



NORTHERN NEWS



A Publication of the Northern Section of the California Chapter of APA

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APRIL 2008

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New APA logo

Beginning in Spring 2007, APA embarked on a branding process to bring consistency to the national organization and all of its divisions, chapters, and sections. The result of the process is a revised logo and color at the national level (blue for APA and red for AICP), consistent logos among all chapters, and new mastheads for all newsletters. The requirements and guidelines are set forth in a 139-page document plus a compendium of 44 images to be used by and expressly prepared for Northern Section.

What does this mean for us in Northern Section?

Our name, logo, and color all change. We are now the American Planning Association, California Chapter Northern. The new chapter logo is visible in the masthead above, in a color chosen by the chapter (from a palette provided by national) to represent the Golden State. We also incorporated our old logo in the masthead.

What does not change?

We're still the same group of professional planners, planning officials, and planning students who are committed to our profession and to keeping Northern California a great place to live, work and play!

Let us know what you think

While Presidential hopefuls may tout and promise change, we planners know that people on our beats generally don't like change. We were comfortable in our old logo and colors, but change happens. Did you notice the changes? How do they look to you? We'd like to hear from you; just drop us an email.

Peak Oil: impetus for change

By Isby Swick and Henry Fleischmann

The following article is based on research, analysis, and design presented in the *Post-Peak Oil Vision Plan*, "Transforming Urban Environments for a Post-Peak Oil Future," a comprehensive vision plan prepared for a municipal government. The Vision Plan is a collaborative effort of students, Cal Poly Pomona Studio 606 professors, and City of Ventura community members, council members, and staff. (See "Project" at end of article.) Completed in January 2008, the Vision Plan attempts to initiate a strategic discussion about the world that future generations will inherit as oil supplies decrease. The complete Vision Plan can be downloaded at <http://www.cityofventura.net/depts/environmental/post-peakoil.asp>. Images in this article are all products of the collaborative effort.

(continued on next page)

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Peak Oil: impetus for change *(continued from previous page)*

The necessity and opportunity of Peak Oil planning

Since large scale oil extraction began little more than 150 years ago, oil has made its way into nearly all human enterprises, including the production of clothing, medicine, food, computers and other consumer goods; the transportation of humans and supplies; and the heating and cooling of buildings. Inexpensive oil has also driven energy-intensive land use and development patterns across the globe. While access to oil has allowed for many modern conveniences and more comfortable life styles for many, this seemingly endless energy source also has enabled rapid consumption of resources and environmental pollution.

Modern societies have conveniently ignored that oil is a finite resource. The inevitable peak in global oil supply, known as “peak oil,” will render oil-consumptive development patterns infeasible and increase the cost of living.

The actual date of peak oil and its consequences are disputed. Many oil industry experts, scholars, and scientists believe peak oil has already been or will soon reached, while others believe it won't be reached until 2030.

The inevitable decline of oil supply that follows could be sharp and sudden, or slow and steady, or erratic and unpredictable. Depending on the rate of oil supply decline and the preparations we make, peak oil impacts could range from subtle transformations to catastrophic population decline.

Despite uncertainties regarding peak oil, its impacts likely will ripple beyond the gas pump into all sectors of the economy that depend on oil. The following are probable implications for post-peak oil society extrapolated from Heinberg 2005, Thayer 2006, and the Community Solution (<http://www.communitysolution.org/>), an organization that has studied Cuba's response to a sudden and long lasting oil shortage (<http://www.communitysolution.org/ppts/Low-EnergyCuba.ppt>).

- **Personal Travel**—Private, oil dependent, automobiles account for 88.1 percent of personal transportation (National Transportation Statistics 2006, United States Department of Transportation). Drastic increases in oil prices will hinder residents' ability to travel, even locally. Public transportation and energy efficient alternatives will not adequately support the increased demand.
- **Consumer Goods**—The current production system rewards consolidated processing and mass production of goods. The increased cost to transport goods will make this production system economically inefficient.
- **Agriculture**—Industrial food productivity relies on fossil fuels. Peak oil will require much more land and human labor to produce food for survival.

(continued on next page)

The deadline for submitting materials for inclusion in the *Northern News* is the 15th day of the month prior to publication.

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Peak Oil: impetus for change *(continued from previous page)*



United States energy consumption by sector

- **Water**—Pumping and moving water is energy intensive. Deep groundwater wells and water imported from long distances will be cost prohibitive. Local sources will be heavily relied upon.
- **Housing**—Sprawling suburban development typical throughout the US is energy intensive. Suburban development will be very problematic post-peak oil because of the cost to maintain infrastructure to dispersed communities and energy loss due to building form.
- **Employment**—Peak oil will necessitate a major shift in the nature of employment. Work will become more labor intensive, and consumer goods will be cut back significantly.
- **Carrying Capacity**—Cheap energy has allowed human populations to grow to numbers previously impossible as cheap oil contributed significantly to increased agricultural production. Oil depletion will have a negative effect on the number of people the land will be able to support.

Current planning and research efforts may buffer the impacts of peak oil or even transform them into opportunities, as illustrated by Cuba's reaction to a 53-percent decrease in oil supply that resulted from the fall of the Soviet Bloc (1989) and increased sanctions imposed by the United States (1990). Over the following five years, the average Cuban lost 20 pounds, the automobile became infeasible for the majority of Cubans, and trucking of goods was dramatically reduced. Cuba's response included increased urban agriculture, increased bicycle use, and mandatory ride-sharing. Today, Cubans lead the way in healthcare and sustainable farming innovations. Many of the changes made by Cuba to adjust to decreased oil supply were facilitated by research and experimentation in sustainable and organic farming practices initiated before the crisis.

Now in its infancy, planning for peak oil and post-peak-oil conditions could be undertaken in the same way California is beginning to address water and climate change — through creative site design, proactive legislation that ensures broad and cohesive planning, and collaborative regional efforts.

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DIRECTOR'S NOTE

By Juan Borrelli, AICP, SNI Senior Planner, City of San José

Our Northern Section Awards Program recognizes excellence in planning (projects, programs, and people) and increases the public's awareness of the planning profession. The nominations for this year's awards have all been received, and a distinguished panel of planner jurors is working diligently to evaluate each nomination to determine which are deserving of recognition. This year's **Northern Section Awards Program Ceremony** will be held on Friday, May 16, at the historic Argonaut Hotel on Fisherman's Wharf in San Francisco. I know you won't want to miss it—so reserve your seat early to find out which nominations are selected for a 2008 Northern Section Award. For more event information, and to register and pay online through PayPal (a new service we will be providing this year to facilitate your attending this event), visit the 'Awards Program' page at www.norcalapa.org, or contact **Eileen Whitty, AICP**, at ewhitty@ebmud.com or **Andrea Ouse, AICP**, at andrea.ouse@lsa-assoc.com.

Please join me in sending a very big 'Thank You' to **Michael Bethke, AICP**. After serving for many years on the Northern Section Board as the Monterey Bay RAC Chair, Mike has stepped down from the position and is passing the proverbial baton to two Monterey Bay area planners. Please welcome our new Monterey Bay RAC Co-Chairs—**Elizabeth Caraker, AICP**, and **David Roemer**. Also, please join me in welcoming our new Legislative Director, **Bryan Wenter, AICP**. Elizabeth, David, and Bryan were all unanimously appointed to the Board at our March meeting. Stay tuned for legislative updates and exciting upcoming Monterey Bay RAC events to be announced on our website and in future issues of this newsletter.

Now that APA National's AICP Certification Maintenance (CM) Program has officially begun (January 2008), the Northern Section has proactively set goals and is taking action to provide more opportunities for our AICP members to earn their CM credits locally. For example, the Northern Section has become a registered AICP/CM Provider and has adopted a budget to pay the fees associated with registering local planning-related events for CM credits. These steps will help to ensure that we can host and co-host many CM accredited local trainings, workshops, and events throughout our Northern Section area. Please see the articles on AICP's CM Program on [pages 5–10](#) of this issue. Future issues of this newsletter will update you on this new APA program as it continues to be implemented. If you have questions, concerns, or suggestions, we always welcome letters to the editor.

The display of calling cards from firms offering professional services appears in every issue of *Northern News*. Fees paid by the firms for this service help defray the costs of this newsletter.

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AICP/CM: The saga continues

CM program sparks petition

No one opening the March 8 issue of *Planetizen Newswire* could miss the headline at the top of the page: "AICP's Continuing Education Program Needs To Be Fixed. *The ... program ... is an unfair system that will prevent AICP-certified planners from getting affordable, high-quality education.*"

There followed an essay written by three nationally prominent, planning education providers explaining how they are being "harmed" by the Certification Maintenance program and recommending significant changes.

"We consider the CM program to be predatory, confiscatory, unfair and inequitable. ... The CM program unfairly increases costs to non-AICP members, reduces the number of in-depth courses available for AICP members to take for credit, and leads to an overall dumbing-down of professional education opportunities for planners."

The three authors are:

Arthur C. Nelson, PhD, FAICP; Director, Metropolitan Institute; Editor, Housing Policy Debate; Professor of Urban Affairs and Planning, Virginia Polytechnic Institute and State University;

Leonardo Vazquez, M.Pl, MPA, AICP, PP; Director, Professional Development Institute, Edward J. Bloustein School of Planning and Public Policy, Rutgers University; and

Jennifer Evans-Cowley, PhD, AICP; Associate Professor and Planning Education at a Distance Program Director, City and Regional Planning; Austin E. Knowlton School of Architecture, The Ohio State University.

The paper, which also is signed by Chris Steins, the editor of *Planetizen*, notes that "the current CM program will reduce the number of high-quality, in-depth professional continuing education courses in planning." The authors offer four recommendations for revising the program, including these two: To "ensure fairness and equity ... APA/AICP needs to treat all approved providers equally in terms of promotion, access to resources, and customer service; [and] ... create an oversight board for the CM program composed substantially of continuing education providers..."

The 1900-word article can be found at <http://www.planetizen.com/node/29996>. A link to an online petition (<http://www.ipetitions.com/petition/aicpcmfes/>) had 556 signatures and several hundred comments as of March 25th.

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AICP/CM: The saga continues (continued from previous page)

Selected comments from petition signers

Here are 11 of the hundreds of comments offered by the 550 signers of an online petition circulated in response to the providers' essay on the CM program (Planetizen, March 8). They have been edited to conserve space. To read all the comments, go to <http://www.ipetitions.com/petition/aicpcmfes/signatures.html> —Ed.

While CM is important for the profession, this program does not benefit either the existing AICP members or potential new members. The intent of the CM program should be to spread the benefits of continuing education, not increase attendance at the national and chapter conferences. The implementation parameters of the current program are starkly in contrast to the aspirational goals found in the new ethics principles. —David W. Depew, PhD, AICP, Fort Myers, FL

The CM program has killed attendance at our local Florida Planning and Zoning Association — zero for the last two months, where prior it was typically 30-50. The process does not promote quality educational opportunities, but a means for fulfilling yet another meaningless requirement. —Michelle Johnson, Fort Myers, FL

I am concerned about the availability and cost of training. The current program is too restrictive in that everything has to be from APA/AICP or providers that have to pay APA/AICP. I have engineers working for me as well as planners, and requirements for registered professional engineers (that get a lot more money for their P.E.) are less onerous. —Anonymous

I agree the CM program has had the unfortunate effect of limiting continuing education offerings as well as complicating the process of documenting CM activities. The AIA CM program seems like a good model, although the range of relevant continuing education topics and providers is even wider for the field of planning. —Alison Kendall, AICP, Santa Monica, CA

Every other year I offer a two day Complete Management Course for Planners in 11 cities. I have tried to keep my registration costs as well as hotel costs as low as possible knowing that most students are government employees with difficult government budgets. I am a strong supporter of mandatory continuing education, but the way the costs are currently is not workable. —Paul Zucker, FAICP, San Diego, CA

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AICP/CM: The saga continues ...

Selected comments from petition signers (continued from previous page)

If APA and the Institute truly feel that continuing education is valuable, these educational opportunities should be made widely available and little or no cost. —*Michele Mellgren, AICP, Fort Lauderdale, FL*

Not only are the providers being harmed, so are the AICP qualified planners who cannot afford to junket to Chicago or DC, or pay well over \$1000 and take leave time to attend a national conference. The APA has repeatedly exhibited a bias against a large number of West Coast education providers without basis. It is time to remove the bias and create a market-based program that will prevent the excessive pricing for the APA “approved” providers. —*Cynthia Sabatini, AICP, Simi Valley, CA*

I have worked with the Michigan Association of Planning educational program for many years. We strive to provide educational opportunities for citizens and professionals. It is unreasonable to expect MAP, a chapter of APA, to obtain certification for each of our educational programs. Education—not APA/AICP revenue generation—should be the goal of certification maintenance. —*David A. Nicholson, AICP, Plymouth, MI*

The high costs imposed on providers is evident in the limited number of courses that we now have available to us. —*Anonymous*

The CM program, as it is working right now, limits locally-sponsored educational opportunities in favor of national, APA-sponsored events, such as the APA audio conference series. Costs are prohibitive for local nonprofits to develop and certify events, and the timeframes to receive approval are also restrictive. However, not providing CE credits at an event means that no AICP planners attend. Events developed at the local level are more likely to have locally relevant content, supported by and in support of the local community, something a course that is biased to APA-approved and -developed content can't do. —*Anonymous*

This is especially cumbersome to those of us who live in smaller towns away from large metropolitan areas. We receive a lot of training through many sections of other organizations such as ITE. Short of the state conference and APA web conferences, the closest location for other APA/AICP provided courses is 8 hours away. —*Natasha Longpine, Strafford, MO*

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AICP/CM: The saga continues *(continued from previous page)*

How to get CM credits?

By Kathrin Moore, AICP, Associate AIA, MooreUrban Design, San Francisco

As a Certified Planner (AICP), I am greatly concerned about the State Chapter's ability to create the necessary number and variety of free or for-fee courses that qualify for CM credits.

To date neither National APA nor the Northern Section have published a comprehensive list of CM credit-linked courses available throughout the state.

I don't object to the idea, but I don't think APA is ready to implement such a program without identifying a larger variety of options on how to maintain certification.

Cities and communities throughout California face serious budget shortfalls. Funding for attendance of CM credited courses in faraway locations will be nonexistent. AICP-accredited professionals will not have time nor the necessary funds to attend expensive out-of-state certification maintenance programs.

Others are picking up on what I fear will become an acrimonious issue. AIA, an organization I am also active in, has a broader, more egalitarian way of allowing its members to earn "learning credits." There are on-line venues, free local chapter-sponsored events, trade shows (including sustainability and green product exhibits) with vendors authorized to log credits, evening lectures, discussion groups, LEED preparatory courses, and the list goes on.

AIA members who don't have the funds or time to travel have endless opportunities to maintain their professional license and earn the credits necessary for continuing education.

I urge the Northern California APA/AICP leadership to address this immediately before people will be forced to resign. I suggest APA/AICP team with AIA to share some programs. —KM

(continued on next page)

Lorraine Weiss

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AICP/CM: The saga continues *(continued from previous page)*

AICP responds to Planetizen op-ed

On March 12, Planetizen posted two AICP responses to an article by three CM providers (March 8, "AICP's Continuing Education Program Needs To Be Fixed"). The responses are from Graham Billingsley, AICP President, and Monica Groh, AICP's manager of professional development. It's a long slog through the nearly 3,000 words, so here, in 15 percent of the space, is our condensation of a few main points. AICP's responses can be read in full at <http://www.planetizen.com/node/30102>. —Ed.

AICP—the four letters after a planner's name—signify expertise, credibility, and dedication to ethical practice.

The CM program requires the participation of all 17,000 AICP members—a significant change from the previous volunteer continuing education program in which fewer than 2,000 participated. The need to maintain AICP as a healthy, credentialed organization is not at issue; what is at issue is the CM system of attracting, credentialing, and charging providers to cover the cost of the program.

Last April, after two years of study and two rounds of feedback from AICP and academic members, the AICP Commission decided to create the CM program and amend it as needed. AICP discussed at great length how to pay for the program. The Commission agreed that the administrative costs should not come from increased member dues or fees, but should be paid for by the education providers—including APA and its components.

The AIA is now in the 14th year of its program—one that evolved over approximately the first five years before reaching the current stable program. As the AICP/CM program evolves—potentially over three years—so too will the fee structure. While the current fee structure works for many providers—with fees considerably lower than those of some other programs—it does not meet all needs. The fee system is especially difficult for those who offer training for little or no registration fee, such as small nonprofits, in-house training, and some federal agencies. Multi-day workshops designed for very few attendees also do not match up well.

Accordingly, AICP is exploring alternatives that will allow providers to choose the fee system that works best for them, including flat annual and daily fees, capped per credit fees, and a variety of premium fee packages that offer advertising and marketing. This is a work in progress to find a way that providers of all types can participate in the CM program.

Can AICP promise providers increased attendance? No organization administering a certification maintenance program can. But AICP does promise that 17,000 professional planners—many of whom did not do so in the past—will be actively looking for relevant, high quality training.

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AICP/CM: The saga continues ... (continued from previous page)

Some good news

To speed things along, Northern Section has become a registered CM provider. The Board voted March 6 to begin submitting events for CM credit directly to APA National. The state Professional Development Officer will receive copies of Northern's submittals. Happily, APA's Monica Groh has been very receptive to our requests. Credits for prior Northern Section events are beginning to be posted to the National APA site.

To ensure that Northern Section AICP members will have many local options to earn CM credits, the Board also voted to consider direct sponsorship — paying the fees to register local planning events with APA for CM credit. If you have a planning-related event or course you would like Northern Section to consider sponsoring for credit, contact **Iris Starr** at irisstarr@earthlink.net. ■

Where in the world?



Answer on page 20.

JOBS

RBF CONSULTING

Environmental Planner

RBF Consulting in Walnut Creek is currently seeking an **Environmental Planner** to join our team and collaborate with technical experts throughout RBF on a variety of CEQA-related documents for urban in-fill, transit oriented development, and transportation and public works projects that will improve the quality of life in Northern California for generations to come. Responsibilities include preparation and management of environmental documents, including Initial Studies/Mitigated Negative Declarations and EIR's. The position requires a minimum of 5 years of experience and a BS in Environmental Studies, City and Regional Planning or a related field. The candidate should possess thorough understanding and proven success in the preparation of CEQA documents and EIR's.

RBF offers excellent compensation, benefits packages, bonus plans and relocation assistance.

www.rbf.com

Email resume to: hmail@rbf.com

(Jobs continue on next page)

Peak Oil: impetus for change *(continued from page 3)*

Planning and design

Resource competition, reliance on technological solutions, and decreasing energy consumption through community design and planning are three potential approaches to post-peak oil planning.

Resource competition is the attempt to continue to consume energy and resources at rates that lead to increasingly aggressive competition and severe inequalities in resource distribution.

Reliance on technological solutions focuses on alternative energy sources, however unlikely their ability to provide adequate supply.

Decreasing energy consumption through community design and planning, an approach identified and developed in the *Post-Peak Oil Vision Plan*, requires the localization of resources, the transformation of urban environments, and a general effort to consume less.

National and state planning efforts for peak oil are nonexistent or indirect, and focus on resource competition and/or alternative energy supplies. Leading the way are a handful of US communities that have adopted peak-oil resolutions and are working to develop related preparedness plans. San Francisco passed a peak-oil resolution in April 2006 that led to establishing a Peak Oil Preparedness Task Force. The Task Force is charged with recommending mitigation measures and preparing a comprehensive response plan by December 2008. Similar tasks were completed in Portland, Oregon in 2007.

A major challenge, however, is the lack of a vision to guide the form and function of post-peak oil cities. To meet the challenge, the vision plan for Ventura offers insight into both the future form and function of urban areas. The plan emphasizes conservation of all resources, not just energy, and provides guidance for creating urban environments that will need less energy to function and that will facilitate lifestyle options that reduce resource consumption.

Case study—Ventura

History, landscape, and progressive culture render Ventura an ideal case study for post-peak oil planning and design. A growing coastal community of 106,000 located 70 miles northwest of Los Angeles, Ventura is surrounded by rivers, steep slopes, the Pacific Ocean, and scenic agricultural land.

The city's landscape is a result of its relationship with oil over the last 100 years. From the time oil was discovered in Ventura in 1885, it has been a major thread of the city's industry, economy, and society, despite the industry's regional decline when wells ran dry in the 1980s. Like many cities, Ventura depends on energy-intensive practices to maintain daily life: food and goods

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Apply by April 21, 2008

The City of Santa Rosa, located in beautiful Sonoma County, is seeking a **Senior Planner** to join the Office of Advance Planning and Public Policy in the City Manager's Office, involved in the general plan update, corridor plans, and other long-range planning programs. This is an exciting opportunity for a planner with at least five years of experience in policy planning and citizen involvement, preferably in a challenging, high-volume urban planning environment.

To learn more about the job duties and requirements, apply online or download an application, visit www.srcity.org/jobs.

Or call for materials to be mailed to you; (707) 543-3060. EOE ■

Peak Oil: impetus for change (continued from previous page)

are imported, locally-produced goods are exported, and inefficient structures are maintained, along with an overdependence on vehicular transportation.

The *Post-Peak Oil Vision Plan* analyzes probable implications of peak oil on the city and surrounding region and describes a post-peak oil vision that builds on positive trends already taking place. The vision is supported by planning and design guidelines, and a phased implementation for target dates of 2015, 2025, and 2050. The analysis and vision address energy, water, natural communities, food, mobility, shelter, economy, and community. The plan assumes peak oil is reached in 2007, after which a 5 percent annual decline in oil availability begins.

Regional vision

The Vision Plan identifies "localization" as the most effective way to reduce energy demand and improve resource quality. *Localization* refers to aligning community needs with local resources; decreasing the distance between production and consumption; shrinking the triangle between daily destinations of home, work, and amenities; and empowering relationships between neighbors and community members. A localized community will have a strong connection to the surrounding flora and fauna as well as the human culture. The plan for Ventura would initiate a progressive localization of human and natural resources.

The vision plan emphasizes preserving natural resources, concentrating the developed footprint, and intraregional collaboration. Three strategies are recommended to encourage localization at the regional scale:

Act Now. Begin research, experiments, and education programs to facilitate the post-peak oil shift in society and its critical support systems. Begin to establish the infrastructure needed for localized systems. (The cost of new infrastructure will only increase post-peak oil.)

Adapt. Transition existing infrastructure, land use, and lifestyles to meet the needs of future generations. While there are few examples for adapting existing physical and social environments and infrastructure, many possibilities exist for converting misallocated and underutilized lands, buildings, and roads to uses that fit the needs of a post-peak oil community. The material wealth invested in physical infrastructure (roadways, utilities, and structures) can be reused to create new infrastructure or retrofit existing facilities. By inviting transformation and establishing flexible spaces, policies, and systems, communities will be better equipped to adapt to changing conditions.

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Collaborate. Protect resources including water, agricultural land, transportation systems, and human resources by connecting governing bodies and citizen groups throughout the region. If a region is to decrease its dependence on imported resources, residents and government agencies must collaborate to optimize local resources. Intraregional and local councils should be formed to monitor the quality, protection, and distribution of local resources. Urbanization and other development must be restricted from areas critical to hydrologic function (river beds, flood zones, and recharge areas), wildlife corridors and habitat, and agricultural land. In addition, resource contamination must be minimized, and sustainable levels of resource extraction must be determined.

City vision

Localization at the city scale focuses on condensing the built footprint and optimizing urban resources. The vision for Ventura demonstrates the potential for transforming urban environments so that 85 percent of the population lives on less than a third of the city's land and is within walking distance of daily needs; 50 percent of the food supply is grown within city limits; and 75 percent of urban irrigation needs are supplied by gray- and roof-water. The resulting community design significantly reduces energy demand and increases quality of life.

The *Post-Peak Oil Vision Plan* establishes three planning zones to direct the city vision: **Preserve**, **Release**, and **Condense**.

The **Preserve** zone includes natural habitat, riparian corridors, agricultural land, and the civic beachfront. The goal of the Preserve zone is to maintain existing density while preserving or enhancing scenic beauty, character, and function.

The **Release** zone includes currently developed area and initiates a planned transition to more productive uses. For instance, as suburban areas become isolated and less ideal for living, once-developed land can be restored to habitat or farmland.

The **Condense** zone is oriented around existing pockets of dense development, public amenities, and public transit—areas where public resources and population growth should be concentrated. Implementing the Condense zones will increase the local resource base; create more open space; promote denser, less energy-intensive developments; and provide the critical density needed for efficient public transportation and other services.

(continued on next page)



Three zones of the 2050 City Vision:
Preserve (no color); Release (light gray);
Condense (dark gray)

Onward and upward

Brian Dolan, AICP, a resident of Moraga, is Pleasanton's new community development director. He was previously in Vallejo for eight years, as planning manager for five years and director of development services since 2005. Before that, Brian was principal planner in Concord, CA, and a senior planner with Palo Alto. He was a planning commissioner with the city of El Cerrito for four years. He served on Northern Section's board in the 1990s and is currently on the board of the Bay Area Planning Directors Association (BAPDA). Brian holds a bachelor of arts degree in landscape architecture from UC Berkeley and a master of regional planning degree from the University of North Carolina, Chapel Hill. ■

New ULI Bay Area land use website

The Urban Land Institute's Bay Area chapter has launched a portal to all regional land use information available on the web. The portal, at www.urbanmap.org, is free, with no registration required.

The site is organized into two main categories:

- "Bay Area land use websites" allows viewers to access local and regional maps, conduct property searches, view environmental and other reports, and research smart growth resources.
- "Resources by county" provides links to all Bay Area city and county websites, general plan maps, zoning information, parcel maps, and GIS files.

ULI has also started posting property development RfPs and RfQs at the site. ■

Peak Oil: impetus for change *(continued from previous page)*

Implementation—a sailing metaphor

"If you want to build a ship, don't herd people together to collect wood and don't assign them tasks and work; rather, teach them to long for the endless immensity of the sea." —Anonymous

The Vision Plan's three implementation phases consider the shift in mindset which must accompany the physical transformation of urban environments. Each phase is described below, along with a sampling of related design and planning guidelines. Although many of the guidelines are relevant to more than one phase, they are listed only beneath the phase in which they are emphasized.

2007–2015: Longing for the sea. This phase—during which education, experimentation, and research are critical—focuses on unveiling the potential for the city to adapt. During this phase, incentives and policy changes are employed to encourage positive shifts in behavior, and infrastructure development is initiated to prepare for dense, mixed-use development and the increasing demand on public transportation and a local food supply.

- Research and monitor resource quality, distribution, and consumption to establish a database to guide future programs and priorities.
- Establish programs to educate the public on resource use, peak oil, and the creation of post-peak oil jobs.
- Enhance urban biodiversity.
- Create demonstration sites on civic, commercial, and residential properties.
- Place a moratorium on "greenfield" development.
- Implement flexible building codes.
- Prioritize energy and water use.
- Make public transportation free.
- Prioritize transportation funding for public transit.

2015–2025: Building the ship. This phase emphasizes transforming the built environment. Trends and experiments initiated in the first phase come to fruition as major retrofits, land use conversions, and shifts in behavioral patterns.

- Build and expand infrastructure for public transportation and regional freight.
- Build quality urban centers.
- Start local food programs including farmers markets, farm-to-institution, and urban agriculture.

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Peak Oil: impetus for change *(continued from previous page)*

- Promote, improve, and expand public and alternative transportation by creating inconvenient costs for auto purchase and use, offering free public transportation, and enhancing bike and walking paths.
- Establish infrastructure—such as food processing and distribution centers—needed for a localized economy.
- Decrease public investment in Release zone; concentrate public investment in Condense zone.
- Coordinate production of food and goods to meet local needs. Instigate the change through consumer education, incentives, and creative marketing. Align production and consumption by capturing consumer waste for composting or transformation into new goods.
- Encourage shared backyards.
- Reallocate water to increase natural flows and support urban agriculture.
- Convert underutilized land and the existing expanse of roadways and rooftops to productive and open space. For example, freeways can be modified to support public transit; warehouses can become ground floors for mixed-use developments; suburban homes can be expanded to mixed or multifamily use; and underutilized roads can be reused for public plazas, developed, or removed and cultivated.



Transformation of an urban street into a functioning agricultural corridor

2025–2050: *Sailing the ship.* The final phase continues the journey toward a fully realized post-peak oil community. In this phase, land use conversions have slowed; change is subtler. With much of its food supply and economic base centered in the region, the city is buffered from external disruptions.

- Establish car-free zones.
- Decrease urban footprint.

Conclusion

Implementing the *Post-Peak Oil Vision Plan* will result in estimated energy consumption reductions of 22 percent for water, 67 percent for food, 65 percent for residential use, and significant reductions for transportation. Further, the vision promotes the health of humans and surrounding ecosystems, beautifies urban areas, and builds community and the local economy. By reducing overall energy demand and localizing resources, the city grows resilient to external disruptions, whether brought on by peak oil, drought, or economic crisis.

As post-peak oil planning gains momentum, planners and designers will have opportunities to demonstrate alternative

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Peak Oil: impetus for change *(continued from previous page)*

approaches to reduce energy consumption. If the current planning momentum remains singularly focused on the generation of alternative energy sources, opportunities to utilize peak oil as an impetus for more comprehensive change will have been compromised. The *Post-Peak Oil Vision Plan* for Ventura is far from a conclusion; rather, the document is intended to initiate discussion and collaborative planning in Ventura and other cities.



Project:

“*Transforming Urban Environments for a Post-Peak Oil Future; A Vision Plan For the City of San Buenaventura*”: Yarnie Chen, Matt Deines, Henry Fleischmann, Sonya Reed, and Isby Swick. Prepared as part of the 606 Studio, Department of Landscape Architecture, California State Polytechnic University, Pomona (2007). Faculty: Joan Woodward, FASLA, Co-principle; Ken McCown, Co-principle; Phil Pregill, ASLA; Doug Delgado.

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Peak Oil Task Force, Office of Sustainable Development, Portland, OR:

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Peak Oil Preparedness Task Force, SFEnvironment, San Francisco, CA:

http://www.sfenvironment.org/our_policies/overview.html?ssi=20

About the authors: Isby Swick holds a bachelor of science degree in natural resource planning and interpretation from Humboldt State University and a master of arts in landscape architecture from Cal Poly Pomona. She is a planner at Design, Community & Environment, Berkeley. Henry Fleischman, who holds a bachelor of arts in economics from UCSC and a master of arts in landscape architecture from Cal Poly Pomona, currently works with Peter Walker and Partners, Berkeley. Both authors are interested in developing new models for post-peak oil communities. ■

CLIMATE CHANGE: FOCUS ON EAST AFRICA

Kilimanjaro: Icing on the top (for now)

By Rob Eastwood, AICP, Section International Director, California Northern



On the trail to Kilimanjaro.
Photo: John Carson



Map of Tanzania.
Courtesy Wikimedia Commons

In January, I traveled to Tanzania to climb Kilimanjaro. At approximately 19,340 feet in height, it is the tallest mountain in Africa. Some claim it to be the tallest freestanding mountain in the world, as it quickly rises to tower over its lower surroundings. In Swahili, Kilimanjaro means “the Shining Mountain,” a reference to the snowcapped peak that is a dominant feature in East Africa.

In recent years, the mountain has become a poster child for global warming. Its receding glaciers have been featured and discussed in a number of studies and in the film *An Inconvenient Truth*, <http://www.climatecrisis.net/>. Many scientists and others believe the glaciers and ice fields will likely disappear by 2040.

Despite its height, technical mountaineering skills aren’t needed to climb the mountain. Hiking trails lead through scree (masses of small loose stones) and snow to the top. The climb attracts thousands of hikers each year, although fewer than half make it to the summit.

The unique allure of Kilimanjaro is the chance to climb through five separate ecosystems on the journey to the summit. In spite of knowing what to expect, the view of the crater (Kilimanjaro is a volcano) from the crown is stunning. Only when the massive glaciers and ice fields are seen with the naked eye does the unique significance of Kilimanjaro sink in. It looks like a slice of the Antarctic transported to this place high above the African savanna.

Before starting the climb, I had a chance to talk with Johnson Mbalwe of PAMOJA (“togetherness”) trust, a community development nongovernmental organization (NGO) in Moshi at the foot of Kilimanjaro. The organization, begun in 1997, concentrates on sustainable resource management and education with local communities. To meet some of the larger challenges facing the local population, Johnson explained, PAMOJA’s “Dialogue on Shared Water” campaign (<http://www.pamojatrust.com/water.html>) focuses on sustainable use of the surface water within the Kilimanjaro watershed. Water quality and quantity are threatened by deforestation, overgrazing, and farming on Kilimanjaro’s lower slopes. These human activities have diminished water flow downstream and have caused siltation and erosion.

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Kilimanjaro: Icing on the top (for now)

To address the issues, the organization conducted extensive outreach and education with those who use and affect the watershed. In discussing these challenges with Johnson, I could not help but think how Kilimanjaro's receding ice cap would have potentially devastating effects on local water supply and the surrounding communities. PAMOJA has acknowledged the long term issues while it commits to addressing immediate issues within its potential to control. For more information on PAMOJA and its work in East Africa, go to www.pamojatrust.com.

Tanganyika: Disappearing dagaa**Fewer fish to feed millions**

By Jesse J. Atlas, San Francisco

Dagaa are small herring-like fish. They are dried and eaten by the poor and lower-income peoples of East Africa. In February, sixth grade science students at the Chinese American International School in San Francisco were instructed to research and write a short paper about the impacts of climate change. This is one of those papers. —Ed.

The effect of global warming has been devastating on Lake Tanganyika, adversely impacting fish populations and local residents. The environmental damage is threatening the economies, cultures, and survival of the people of the region.

Lake Tanganyika holds 18 percent of the world's liquid fresh water and is a critical food source to East Africa. The lake's ecosystem is being diminished, decreasing fish stocks by as much as 30 percent over the past 80 years. The lake supports many types of fish. Only a few species are eaten by people, yet the lake supplies up to 40 percent of the animal protein for the communities of that region.

The revenue from the sales of the fish accounts for 35 percent of the economy for the countries that border the lake—Tanzania, The Democratic Republic of Congo, Burundi, and Zambia. The economies of these countries are being affected by two main problems that are affecting the lake's ecosystem.

The winds that blew across the lake to keep it cold have now vanished because of global warming. The lake needs to be cooled by winter winds, but the winds are not blowing. Winter cooling is absent. Since the winds have stopped, there has been a 0.8 degree temperature rise in the lake, which is killing the algae. The zoo plankton in the lake eat the algae. All the edible fish feed off algae or zoo plankton. Recently, the fish supplies have diminished and catches are shrinking because the fish have nothing to eat and are dying.

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Dagaa. Photo: Mama Moses, Kvarngärdet, Sweden; <http://mamamoses.blogspot.com/>

Form-based best in Benicia

The City of Benicia 2007 Downtown Mixed Use Master Plan won one of three annual awards given nationally by The Form Based Codes Institute. The other awards went to Ventura and Fort Worth for district-specific codes. The awards will be presented April 5th at the Congress for New Urbanism annual conference in Austin, TX.

The Benicia plan, prepared by a consultant team led by Opticos Design of Berkeley, combines development standards with design proposals. Team members included Strategic Economics, Berkeley; Prentice & Prentice, Inc., Berkeley (design and historic resources); Nelson Nygaard, San Francisco (transportation); and Crawford Multari & Clark Associates, San Luis Obispo (planning and zoning).

The plan can be downloaded via the City's website at http://www.ci.benicia.ca.us/index.asp?Type=B_BASIC&SEC={B60A2F62-3CAC-40A6-A63B-3E732E96518C}&DE={4ED61EC3-833C-444C-AB2D-E0E3E34D417A}

A form based Specific Plan for the Benicia Arsenal area, also prepared by Opticos Design, is scheduled for adoption this summer.

Regulating Plan

Downtown Mixed Use Master Plan Area and Parcels South of B Street



Downtown Mixed Use Master Plan
Opticos Design, Inc.

CLIMATE CHANGE: FOCUS ON EAST AFRICA

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Tanganyika: Disappearing dagaa—Fewer fish to feed millions

There is another problem a mile up from the banks of the lake. Logging companies and locals have cleared whole forests on the mountains. Now when it rains, a huge amount of mud and dirt slides into the water and covers the plants that grow at the bottom of the lake, hampering the re-supply of nutrients from the deep water to the surface areas of the lake to grow algae. Since the plants are covered with mud and soil, there is nothing for the fish that feed off plants to eat. Some of the fish die, but some eat zoo plankton, which is not one of their designated food sources. Zoo plankton are already scarce; eventually there will be no more zoo plankton left in the lake. Without plankton, the fish will have no food, which will result in no fish.

To stop the mud slides from clear cut tree areas around the lake, the timber companies and the African governments could buy half-grown trees and plant them in between the stumps of old trees. They could also build screen nets into the ground to prevent the mud slides.

These ideas are very practical but still need work and funding to actually be effective, and will only work unless the population around the lake is reduced. The society of tribes, and 10 million people who use the lake's resources, will have to be moved and might be put into refugee camps.

A problem about moving them is that the people who live on the banks of the river are some of the poorest in Africa. Almost everyone who lives along the shores of Lake Tanganyika grows crops, weaves, or most likely is a fisherman-woman. Most would not have enough money to sustain a life somewhere else unless fellow Africans helped them get a job. In a more urban area they might not be able to do any of these things, and they would have to learn a new trade so that they could earn money. Many of these people don't have electricity; they just have fire and kerosene lamps. In a new society, fellow Africans will have to teach the river people how to use all the new technology. I also think that if you moved them, their cultures would change dramatically because in more evolved places their rituals might be against the law or they might have to change their cultures to accommodate more people.

There is only one way that these people can keep fishing, and that is to have lots of hatcheries and release a large amount of fish into the lake. You would also have to put a new source of algae into the lake that will be able to live with the temperature rise.

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Free DVD: Livable communities in the Bay Area

Building communities that meet the needs of current and future generations is more important than ever in light of climate change, the cost of oil, and housing prices. Fortunately, many Bay Area cities are addressing these needs in ways that deliver a higher quality of life for their residents. To document successes, the Bay Area Alliance for Sustainable Communities recently produced a short film, "Building Communities We Care About." It features heart-warming stories from Bay Area residents who live in affordable, attractive homes in compact urban areas, along with personal accounts of people who have made a positive difference in their communities by getting involved in planning.

The Bay Area Alliance for Sustainable Communities made the film with the intent of helping residents understand that well-designed development can make a positive contribution in their community. The film can be a catalyst for encouraging new perspectives from residents on development choices. The Alliance also developed an accompanying discussion guide, which local governments can use to discuss the film at public showings and other appropriate venues.

You can view the 14-minute film online at <http://www.bayareaalliance.org/video.html>

You can also order a **FREE DVD** of the film. Call Allison Quaid at 415-352-3648 or email her: allison@bayareaalliance.org Or write to the

Bay Area Alliance for Sustainable Communities
50 California Street, Suite 2600
San Francisco, CA 94111

CLIMATE CHANGE: FOCUS ON EAST AFRICA

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Tanganyika: Disappearing dagaa—Fewer fish to feed millions

If the plan did work the fishermen in the area would have to agree not to over-fish and not to use inappropriate fishing gear such as mercury and lead hooks and weights to attract the fish. This is the only way the plan would have a lasting effect. A lot of the fishermen might be tempted to over-fish because the fish would sell at a high price. The fisherman would make a lot of money and get food to his family and children who might not otherwise have healthy diets and suffer from malnutrition. If there were fishermen who did not obey rules, it might ruin the whole plan because a lot of a little thing ends up making a large impact just like global warming.

Even though we as people hurt the environment every day, most of us don't seem to think about what we are actually doing. This lake is a perfect example of how badly we are hurting ourselves, yet we don't stop. Sometime just think about what you're actually doing to the world and other people—but most importantly yourself.

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Answer to "Where in the world?"

Bangkok, Thailand. Photo by: Joanna Jansen, AICP

NORTHERN SECTION CALENDAR

APRIL

Sun	Mon	Tue	Wed	Thu	Fri	Sat
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27	28	29	30			

APRIL

4/12

AICP Test Preparation

10 AM – 3 PM. San José State University King Library, Room 525 – Cultural Heritage Center, 4th and San Fernando, San José. Materials charge is \$50 – 75. Last session is May 3. Call Don Bradley, AICP Director, 650-592-0915 or email dr.donbradley@comcast.net with your name, email, phone numbers, and any questions.

4/18

East Bay RAC Meet the Author Event

5:30 – 7:30 PM. Arsimona's Restaurant and Lounge, 561 - 11th St., Oakland. The East Bay RAC is sponsoring a happy hour “meet the author” mixer in honor of Carl Anthony, founder of Urban Habitat. Carl has written extensively on issues of environmental justice, including his forthcoming book, “Break Through Stories and Strategies for Sustainable Metropolitan Communities” (MIT Press). Light snacks will be provided. Drink tickets will be available for all APA members. RSVP to David Ralston, dralston@oaklandnet.com

4/24

Spring Speaker Series, SJSU Urban Planning Coalition

6 – 7:30 PM. San José State University, Martin Luther King, Jr. Library, Room 255, 4th and San Fernando, San José (see map http://www.sjsu.edu/about_sjsu/visiting/campus_maps/#main_campus). Topic: “Urban Planning for Bicycle Friendly Communities,” Corrine Winter (Silicon Valley Bicycle Coalition) and John Brazil (City of San José). Light refreshments. Event is free but \$5 donations are encouraged. For more information, contact Taryn Hanano, taryn.hanano@gmail.com

4/27 – 5/1 **APA National Planning Conference**

Paris and Bally's Hotels, Las Vegas, Nevada. An opportunity to learn and see planning practice in action. Mobile workshops provide a living laboratory experience in the host city and surrounding region. AICP members earn CM credits for participating in sessions and mobile workshops. Register online at www.planning.org

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MAY						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

MAY

5/2

Great Places Walking Tour

9 AM – 3:30 PM. “Trekking through the Streets of San Francisco,” a professional development workshop (AICP CM credits pending) sponsored by the California Planning Foundation. Visit and hear presentations at the Ferry Building, Mission Street, Transbay Transit Center, North Beach and BCDC. \$100 for APA members, \$135 for non-APA members, \$35 for students. To register, contact Theda Justiniani at mintier@jlmintier.com or phone: 916-446-0522. For more information, see www.californiaplanningfoundation.org

5/7

Spring Speaker Series, SJSU Urban Planning Coalition

6 – 7:30 PM. San José State University, Martin Luther King, Jr. Library, Room 255, 4th and San Fernando, San José (see map http://www.sjsu.edu/about_sjsu/visiting/campus_maps/#main_campus). Topic: “San José’s Strong Neighborhoods” by Salvador Alvarez (Neighborhood Team Manager, San José Redevelopment Agency). Light refreshments. Event is free but \$5 donations are encouraged. For more information, contact Taryn Hanano, taryn.hanano@gmail.com

5/8

NSCCAPA Board Meeting

6:30 – 8:30 PM. ENTRIX, Inc., 2300 Clayton Road, Suite 200, Concord. RSVP DKremin@entrix.com

5/16

2008 Northern Section Awards Banquet

Argonaut Hotel, Cannery Building, Fisherman’s Wharf, San Francisco. Contact Andrea Ouse, andrea.ouse@lsa-assoc.com or Eileen Whitty, ewhitty@ebmud.com