



FEBRUARY 2006

# Northern News

NORTHERN SECTION, CALIFORNIA CHAPTER, AMERICAN PLANNING ASSOCIATION

## Planning tools for environmental, economic, and social sustainability

*Connie Galambos, Regional Sustainability Initiative Coordinator, Redefining Progress*

Redefining Progress (RP) is a nonprofit organization founded in 1994 to lay a foundation for a new vision of progress—one encompassing environmental vitality, economic strength, and social justice. For hundreds of local, state, national, and international advocacy groups, governments, foundations, grassroots movements, and businesses, RP has created a fresh and solid base for the work of sustainability. With offices in Washington, D.C., and Oakland, RP has developed groundbreaking indicators and policies to advance sustainability at all levels of government.

*At the city and regional scale, debates over what, how much, and where to develop... are highly politicized.*

RP may be best known for its two sustainability indicators: the Ecological Footprint (EF) and

the Genuine Progress Indicator (GPI). EF measures the amount of renewable and non-renewable ecologically productive land area required to support the resource demands and absorb the wastes of a nation, region, or city. GPI, with adjustments for income inequality, environmental degradation, depletion of non-renewable resources, and expenditures that are purely “defensive” in nature—such as those needed to clean up toxic waste—provides a more realistic measure of progress than the nationally accepted gross domestic product.

At the city and regional scale, debates over what, how much, and where to develop, along with what form development should take, are highly politicized. To meet a need for impartial analysis, RP developed its Scenarios for Sustainability (S2) toolkit, which adapts the EF and GPI to a local level.

S2 provides decision makers with quantitative information about the degree to which alternative planning and policy options achieve environmental, economic, and social sustainability objectives. S2 identifies direct ecological impacts, such as habitat loss and air pollution, as well as indirect impacts arising from unsustainable consumption. It also quantifies economic externalities associated with longer commutes, air pollution, loss of farmland, and water pollution.

Three recent applications, summarized below, demonstrate S2’s usefulness in a variety of urban planning settings:

**Mature business park.** The Hacienda Business Park, located in Pleasanton, reached its limits for business-related uses. However, it offered additional space, infrastructure capacity, and a prime location near the transit line. RP conducted an S2 analysis to evaluate the impacts of housing alternatives in the City of Pleasanton’s new General Plan, comparing economic and ecological impacts of accommodating housing within the business park (transit-oriented development) as opposed to outlying locations or other infill farther from transit. The analysis quantified many benefits associated with transit-oriented development including significant reductions in gasoline consumption, cost of time spent commuting, and air pollution, in addition to determining that the negative impacts of sprawl would fall disproportionately on the poor.

**Greenfield planned development.** Coyote Valley, a mostly undeveloped tract of agricultural land just south of San José, is the site of the San Francisco Bay Area’s largest development proposal: a projected 70,000-80,000 people, 50,000 jobs, and at least 25,000 homes. RP’s S2 analysis compared two preliminary development scenarios: the

*(continued on page 4)*

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## DIRECTOR'S NOTE *by Hing Wong, AICP*

In January 7, the Northern Section Board held its annual Retreat to discuss projects and goals for 2006. Even though we had lots of rain in December and major intersections were flooded, we were able to meet at Ladd Miyasaki's farmhouse in Sonoma as scheduled. Turnout was great, with 18 Board members attending. Much appreciation goes to Ladd for hosting and to George Williamson for traveling the farthest—over four hours each way! As a Section, we accomplished much in 2005, and we look forward to more progress in 2006.

The election ballots have been counted. Congratulations to Juan Borrelli and to Jeff Baker on becoming Director Elect and Treasurer, respectively. All other vacant (non-elected) positions have been filled, so we currently have a full Board. Alex Amoroso and Mark Rhoades accepted appointments as our new Awards Program Directors. Darcy Kremin moves over from one of the East Bay RACs to become the Professional Development Director.

Our Section stretches from the Oregon border to Monterey—a distance of over 500 miles! Thus we have a large and diverse Section Board, with dedicated planners from all over Northern California. We have urban planners (public and private) as well as rural planners. Planners from various ethnic and social backgrounds serve on the Board. And as part of a continuing effort to be more inclusionary, we are pleased to be part of the Latinos and Planning: Northern California Dialog on Saturday, February 4.

I was recently reminded of a quote from the movie Spiderman 2 in which Peter Parker's professor said "planning is not a major at this university." Congratulations to both San Jose State University and U.C. Berkeley—where planning is a major—on being reaccredited for five additional years by the Planning Accreditation Board. But many other California colleges and universities offer planning courses and programs. As a Board, we hope to reach out more this year to all schools that offer planning and to focus on getting students familiar with APA. We are proud to be the only California Section to plan for and to host the APA Student Planning Conference.

The third APA Student Planning Conference, "Striking the Balance: Housing & Economic Development," will be held Friday afternoon, February 10, at San Jose State University. Keynote speakers William Fulton and Paul Shigley will discuss current planning trends in California. Breakout sessions include "Fiscalization of Land Use: Is Housing Really a Losing Proposition?", "High-rise Housing: Where, Why, When, How", and "Neighborhood Revitalization Strategies." Even though it is organized and labeled as a Student Planning Conference, it is open to all. For further information, <http://www2.sjsu.edu/urbanplanning/SJSU/UPC/Calendar/2006/02-APASPC/index.htm>.

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The deadline for submitting materials for inclusion in the Northern News is the 16<sup>th</sup> day of the month prior to publication.

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# Census 2000, daytime population

WHICH PLACES AMONG US GROW IN THE DAYTIME, AND WHICH SHRINK?

ate in 2005, Census 2000 released estimates of daytime population changes, by county and place (Table PHC-T-40, October 2005). Daytime population should be of interest to all planners, but is “of special interest,” the Census tell us, “in disaster planning, traffic management, and locating new retail outlets.”

In contrast to the normally-quoted population (i.e., a count of all those present during the evening and at night), daytime population measures the number of people present in an area “during normal business hours.” Six Northern Section counties, but notably San Francisco and Santa Clara, house relatively few residents in relation to jobs provided in the same county. Their populations swell substantially during the day, as thousands of people arrive to work. (The figures in the table below show net daytime increases or decreases.)

Conversely, other areas see more of their residents leave the area in the morning to travel to their jobs, with no correspondingly large inflow of workers. We have three counties in Northern Section (Contra Costa, Solano, and San Benito) that, by day, export significantly higher percentages of people than they import (net population decreases of 10.9 to 14.4 percent).

The Census also provided data by urban place. Numerically, the biggest net exporters of workers were San José (50,069), Daly City (34,634), Antioch (22,850), and Vallejo (22,218). Percentage-wise, some of the larger exporters were Pacifica (41 percent), Castro

Valley (29.5 percent), Union City (19.2 percent), and Alameda (17.2 percent).

The biggest importers of labor were, numerically, San Francisco (168,747), Santa Clara (64,448), Palo Alto-Stanford (58,626), and Pleasanton (20,684). No surprises there. Percentage-wise, among the larger labor importers were Colma (232.2 percent), Emeryville (202.6 percent), Brisbane (130.6 percent), Crescent City (72.1 percent), Monterey (59.5 percent), and Eureka (35.5 percent).

For this analysis, the Census defines terms differently from what you might expect. For example:

- The data relates only to worker-related travel, without adjustment as to the time of day the travel occurs.
- The concept of “worker” is different from the concept of “employed persons.” The latter includes people who had a job, even if they did not work at all during the week preceding Census 2000.
- The final column, employment-to-residence ratio, measures the total number of workers working in a place relative to the total number of workers living in that place.

Find the full press release and tables at <http://www.census.gov/population/www/socdemo/daytime/daytimepop.html>. There is a link to the technical definitions.

If you would like a 4-page 92KB PDF of the Census table condensed to just 124 Northern Section cities, email your request to Editor, [knoxnaph@gmail.com](mailto:knoxnaph@gmail.com).



Juan, Connie, and Adam, Retreat

## ESTIMATED DAYTIME POPULATION AND EMPLOYMENT/RESIDENCE RATIOS, NORTHERN SECTION, 2000

Government Unit	Total resident population	Total workers working in the area	Total workers living in the area	Estimated daytime population	Daytime population change due to commuting		Workers who lived and worked in the same county		Employment-to-residence ratio
					Number	%	Number	%	
San Francisco	776,733	587,300	418,553	945,480	168,747	21.7	322,009	76.9	1.40
Santa Clara Co.	1,682,585	946,756	828,927	1,800,414	117,829	7.0	727,915	87.8	1.14
Napa County	124,279	59,875	57,393	126,761	2,482	2.0	44,341	77.3	1.04
Del Norte County	27,507	9,056	8,844	27,719	212	0.8	8,323	94.1	1.02
Alameda County	1,443,741	683,957	678,910	1,448,788	5,047	0.3	453,917	66.9	1.01
Humboldt Co.	126,518	54,283	54,034	126,767	249	0.2	52,963	98.0	1.00
<b>California</b>	<b>33,871,648</b>	<b>14,506,499</b>	<b>14,525,322</b>	<b>33,852,825</b>	<b>-18,823</b>	<b>-0.1</b>	<b>12,043,885</b>	<b>82.9</b>	<b>1.00</b>
San Mateo Co.	707,161	353,376	354,096	706,441	-720	-0.1	206,093	58.2	1.00
Mendocino Co.	86,265	37,574	37,663	86,176	-89	-0.1	35,427	94.1	1.00
Monterey County	401,762	159,157	164,517	396,402	-5,360	-1.3	146,444	89.0	0.97
Marin County	247,289	122,643	126,646	243,286	-4,003	-1.6	78,681	62.1	0.97
Sonoma County	458,614	200,358	224,947	434,025	-24,589	-5.4	184,423	82.0	0.89
Lake County	58,309	16,612	19,886	55,035	-3,274	-5.6	15,566	78.3	0.84
Santa Cruz Co.	255,602	107,407	126,106	236,903	-18,699	-7.3	93,084	73.8	0.85
Contra Costa Co.	948,816	338,408	442,008	845,216	-103,600	-10.9	254,749	57.6	0.77
Solano County	394,542	123,386	174,571	343,357	-51,185	-13.0	99,231	56.8	0.71
San Benito Co.	53,234	15,460	23,105	45,589	-7,645	-14.4	11,909	51.5	0.67

Source: Census 2000, Table PHC-T-40, October 2005

## Sustainable...

(continued from page 1)

City of San José's Specific Plan and the *Getting it Right* vision advanced by the Greenbelt Alliance, a Bay Area land conservation and urban planning non-profit. S2 demonstrated the Greenbelt Alliance initiative to be more sustainable in terms of six quantitative environmental, economic, and social indicators: the ecological footprint, the costs of lost farmland, non-market costs of carbon dioxide emissions, capital exports needed to pay for oil from afar, equity in the distribution of housing types, and access to open space.

**Big box retail.** Large-format ("big box") retail stores are rapidly expanding across California, and their impacts are often difficult to quantify. RP's S2 Big Box Calculator is an interactive tool that uses detailed applicant information to pinpoint and estimate the impacts generated by a particular big box store. Identifying the impacts is an important first step toward protecting environmental, economic, and social assets of importance to local communities.

To learn more about using S2 to analyze and communicate the sustainability of competing land use scenarios to decision makers and their communities, contact Connie Galambos at (510) 444-3041 x322 or [galambos@rprogress.org](mailto:galambos@rprogress.org). To learn more about Redefining Progress, please visit [www.rprogress.org](http://www.rprogress.org).



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ENVIRONMENTAL SCIENCE ASSOCIATES (ESA)

### Transportation Engineer/Planner

Environmental Science Associates (ESA), a leading environmental consulting firm for over 35 years, seeks a Transportation Engineer/Planner for our San Francisco office. We are looking for a mid- to senior-level Transportation Planner with the ability to apply analytical transportation principles in a planning context. Experience in preparing traffic/transportation studies and CEQA/NEPA impact analyses is desired; excellent writing skills are a must. ESA offers a great salary and benefits package, including an Employee Stock Ownership Plan (ESOP) and a 401(k) match. Please send resumes/references to: ESA, 225 Bush Street, Suite 1700, San Francisco, CA 94104 Attn: HR or e-mail [hr@esassoc.com](mailto:hr@esassoc.com) EOE/AA.

## APA trip to China

NSSCAPA's International Division is planning a trip to China, for either fall 2006 or spring 2007. The trip will provide an opportunity for planners to view first hand the results of China's rapid economic development and urbanization and how planning has (or has not) made a difference. This will be an opportunity

to discuss challenges, problems, and opportunities with local and international planners working in China and assess the knowledge and experience gained. If you are interested in joining the trip or assisting in planning it, please contact International Director Rob Eastwood, AICP, at [rob.eastwood@pln.co.santa-clara.ca.us](mailto:rob.eastwood@pln.co.santa-clara.ca.us).



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Current planners to serve our many jurisdictions throughout California and Arizona. These positions will be responsible for various current planning functions such as processing applications, preparing and/or presenting staff reports to Council, commissions and committees, as well as plan check services, assisting with redevelopment projects and other duties as assigned. CEQA knowledge is a benefit!

Advance planners to assist with the preparation of General Plans, Specific Plans, zoning code updates, design guidelines and habitat and tree preservation ordinances. Familiarity with California planning and zoning laws as well as CEQA required.

Housing Analyst/planners to help prepare housing elements, consolidated plans and housing/community development programs (CDBG, HOME, Housing Trust Funds) as well as redevelopment planning and implementation activities.

Environmental Planners and Natural Resource Specialists to develop technical sections for and manage preparation of EIRs, ISs, MNDs and other environmental studies to meet the requirements of CEQA and/or NEPA for development, transportation, and natural resource projects.

Consulting Biologists to develop technical sections for environmental studies. Must have a Bachelor degree with an emphasis in Wildlife Biology, Botany, or Wetland Science. 4-6 years experience with: Federal and State regulatory compliance and permitting; developing technical sections for and coordinating/managing preparation of environmental assessments, management plans, and other environmental studies; conducting field surveys and performing wetland assessments; consultation with resource agency staff a plus; managing complex endangered species-related permitting projects, and preparing proposals. Knowledge of: CEQA/NEPA, CWA, ESA and Wetland Delineations required. The candidate should have a strong background in terrestrial and/or aquatic ecology to perform biological resources evaluations, develop habitat restoration and management programs as well as prepare environmental review documents and permit support documents.

Finance professionals who have experience in governmental infrastructure, financing/development, impact fee programs, operational cost analysis and debt financing. Public Relations professionals to partner with cities, counties and other governmental agencies to provide a broad range of communication services.

We're also looking for people who have experience with field monitoring activities, data collection and conducting impact analyses associated with related environmental projects. PMC offers its employees an extensive benefits package including but not limited to: Medical, Dental, Vision, Life, Chiropractic, Long Term Disability insurance, Employee Assistance Program, Paid Time Off, Paid Holidays, Section 125 spending plans, 401(k) with employer match, 529 College Savings Plan, bonus programs, flexible work schedules & endless opportunities in our growing company.

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**COUNTY OF SANTA CLARA PLANNING OFFICE**

**Planner III**

The Santa Clara County Planning Office is looking for Planner III's to perform land use planning in the current and comprehensive planning sections.

**Minimum Qualifications:**

Bachelor's Degree in Urban and Regional Planning, Architecture, or a related field and three years of professional planning experience. A Master's Degree in Planning may be substituted for 2 years of the required experience.

Filing Deadlines: Continuous filing

Additional information is available at [www.sccjobs.org](http://www.sccjobs.org) or by calling the Planning Office at (408) 299-5770.

# Vallejo waterfront coalition wins international award

Representing the Vallejo Waterfront Coalition, **Marti Brown** and **Stephanie Gomes** accepted the Waterfront Center's Clearwater Award in Savannah, Georgia, on Friday, November 11 for grassroots citizen efforts in waterfront planning.

The Coalition was one of 14 groups honored as part of the 19th "Excellence on the Waterfront" program. The nine-member Vallejo Waterfront Coalition Steering Committee was saluted by the Waterfront Center for being vocal advocates of good planning, urban design, and architecture.

Anne Breen, Co-Executive Director of the Waterfront Center said, "This kind of effort highlights the importance of citizens caring about the waterfront and committing their precious time. This dedicated grassroots citizen effort is

substantial and is bound to importantly increase community awareness about the issues and increase dialogue."

Solano County Supervisor **Barbara Kondylis**, who nominated the group for the award, said, "This is community activism at its best; and to get rewarded

for the effort is phenomenal!"

"Accepting this award in Savannah was my last official act as Chair of the Vallejo Waterfront Coalition," said Stephanie Gomes. "I resigned my position as chair after being elected to the City Council on Tuesday—but what an honorable way to step down! I am proud of this group and everything we have accomplished."

Marti Brown and Katy Miessner are the new co-chairs of the Vallejo Waterfront Coalition. Brown said, "This award is a validation of all the community's hard work. Being in Savannah and seeing all the remarkable possibilities for waterfront development around the world reinforces our commitment to excellent waterfront development and our dedication to making sure it happens in Vallejo."

Other members of the Vallejo Waterfront Coalition Steering Committee are **Diana Lang**, **Debbie Surani**, **Kim White**, **Mark Hutchins**, **Robert Boyce**, and **Elena DuCharme**.



Stephanie Gomes, Marti Brown

## APA Division recruits, changes name

APA's Intergovernmental Affairs Division is now the Regional and Intergovernmental Planning Division. The name change was approved by the APA Board of Directors at the 2005 National Conference in San Francisco. The new name better reflects the division's primary mission and work. While there continue to be federal projects and efforts that involve state and local governments as partners, the major focus of interagency and interjurisdictional planning and coordination has shifted to the regional level. This change has been reflected in the increasing number of regionally themed presentations at national APA conferences, including innovative planning efforts in regions surrounding San Diego, Denver, Salt Lake City, Boise, Seattle, Minneapolis, Tampa, Sacramento, and San Francisco. The ending plenary session at the 2005 conference noted that "regional scale had returned to planning and was the next step beyond the now somewhat old, new urbanism."

As part of the new regional focus, the Division is developing an APA Policy Guide on Regional and Intergovernmental Planning and is strengthening

relationships with other organizations such as the National Association of Regional Councils (NARC), the Association of Metropolitan Planning Organizations (AMPO), and the Brookings Institution. At the same time, the Division plans to take advantage of new initiatives that expand traditional thinking about regional and intergovernmental solutions, such as the Alliance for Regional Stewardship (ARS), the PolicyLink Regional Equity Movement, and Regional Community News.

The Division hopes to enroll APA and AICP members to contribute their experience and energy to a 21st Century course of action for integrated regional planning among local, state, tribal and national governments, and the multi-jurisdictional, interstate, and international agencies and organizations that serve them.

For additional information, visit [www.homestead.com/intergovernmental](http://www.homestead.com/intergovernmental). To join the Division, go to APA's membership website at [www.planning.org/joinapa/index.htm](http://www.planning.org/joinapa/index.htm) and click on the link under "Divisions"; or contact APA membership services at 312-431-9100 or by e-mail at [JoinAPA@planning.org](mailto:JoinAPA@planning.org).

## Onward and Upward

After 20 years in the private and public sectors, **Scott T. Edmondson, AICP**, has left his position as a Senior Planner with the long range planning group of the San Francisco Planning Department to pursue an independent practice: [sustainabilitysolutions2030.com](http://sustainabilitysolutions2030.com). Scott, who is an expert in urban, regional, and international development, expects to concentrate in two areas: research, writing, and consulting on the critical path challenges of sustainable development and planning, and environmental review consulting.

**Carmela Campbell**, an associate planner with the Santa Clara County Planning Office for seven years, is leaving to accept a position as senior planner with Union City. Carmela has a bachelor of science degree in conservation and resource studies from UC Berkeley and a masters in urban planning from San Jose State University. She was actively involved in the National APA Conference in San Francisco last year. Before working at Santa Clara County, Carmela interned for a year with the City of Hayward Advanced Planning Office.



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# Mother Goose, FAICP, Fellow, Avian Institute of Countryside Poets

*Gisèle Sorensen; Anne Burns, AICP; Wendy Cosin, AICP; and Steve Ross, AICP*

Tired of dealing with children and childish adults, and ever concerned about the environment, Mother Goose went back to school and earned a planning degree. She did marvelously in the field, her succinct council reports winning doubters over to her recommendations. Buoyed by success, M. Goose revamped many of her nursery rhymes. Following are previously unpublished, updated versions of her old classics, along with the names of her assistants.

## **HICKORY, DICKORY, DOCK** (ANNE BURNS)

Hickory, dickory, dock;  
The mouse ran up the clock;  
Wait a minute ...  
Where's the Certificate of Occupancy?

## **THE HOUSE THAT JACK BUILT** (WENDY COSIN)

This is the house that Jack built (without permits).  
This is the notice of violation that was Posted on the house that Jack built without permits.  
This is the use permit application that was filed in response to  
The notice of violation that was Posted on the house that Jack built without permits.  
This is the letter from the neighbors Opposing the use permit application That was filed in response to  
The notice of violation that was Posted on the house that Jack built without permits.

## **THE ITSY BITSY SPIDER** (WENDY COSIN)

The itsy bitsy spider climbed up the water spout,  
Down came the rain and washed the spider out,  
This is a very serious problem because National Pollutant Discharge Elimination System (NPDES) requirements prohibit water spouts.

## **JACK AND JILL 1** (GISÈLE SORENSEN)

Jack and Jill went up the hill to fetch a pail of water.  
The toxics guys said that's not wise  
And closed down the well.

## **JACK AND JILL 2 (STEVE ROSS)**

Jack and Jill went up the hill,  
To fetch a pail of water;  
Jack fell down, and broke his crown,  
And Jill came tumbling after.  
Jill decided that the hill was a hazard,  
And not ADA-compliant;  
So off Jill went, and hired a lawyer.  
They sued the city to grade a safe ramp to the well,  
But then the well was Landmarked!  
Oh, well!

## **LITTLE BO-PEEP** (WENDY COSIN)

Little Bo-Peep has lost her sheep,  
And can't tell where to find them;  
Leave them alone, and they'll come home,  
But there better not be more of them than allowed by the zoning ordinance.

## **MARY, MARY, QUITE CONTRARY** (WENDY COSIN)

Mary, Mary, quite contrary,  
How does your garden grow?  
Probably not that well,  
Now that there is a five-story Apartment building next door.

## **PAT-A-CAKE, PAT-A-CAKE** (ANNE BURNS)

Pat-a-cake, pat-a-cake,  
Baker's man!  
Bake me a cake ...  
Wait; is that a conforming use in this district?

## **RIDE A COCK HORSE** (GISÈLE SORENSEN)

Ride a cock horse to Banbury Cross  
To see a fine lady upon a white horse.  
With rings on her fingers and bells on her toes,  
She shall make music wherever she goes.  
But only in accordance with the city noise ordinance,  
And providing she first obtains a special events permit.

## **THERE WAS AN OLD WOMAN** (WENDY COSIN)

There was an old woman who lived in a shoe.  
She had so many children, she didn't know what to do.  
She applied for a use permit to make her shoe larger.  
But the zoning adjustment board said "no,"  
And made the following findings:  
The shoe is too close to a creek, and  
The expansion would block views from neighboring shoes.



## NORTHERN SECTION CALENDAR

### February

- 7** SB 18 Tribal Consultation Training Session at Robinson Rancheria, Nice, CA. RSVP by Feb. 1 to Cuauhtemoc Gonzalez via email at [cuauhtemoc.gonzalez@opr.ca.gov](mailto:cuauhtemoc.gonzalez@opr.ca.gov) or by telephone at (916) 445-0613.
- 10** 3rd California Student Conference at San Jose State University, cosponsored by Northern Section. Contact Katja Irvin at (408) 286-5354 or [abelha@attglobal.net](mailto:abelha@attglobal.net) for details.
- 13** 2nd Annual Seminar NEPA, The Fairmount, San Francisco. Register online at [www.cle.com](http://www.cle.com) or call (800) 873-7130.
- 23** First Early Registration Deadline for 2006 APA National Conference

### March

- 1** Registration Deadline for May AICP Exam
- 2** Northern Section Board Meeting at 6:30 p.m. Location to be announced.
- 23** Second Early Registration Deadline for 2006 APA National Conference

### April

- 20-23** 31st Annual California Preservation Conference by California Preservation Foundation, Sacramento. Visit [www.californiapreservation.org](http://www.californiapreservation.org) for details.
- 22-26** APA 2006 National Planning Conference in San Antonio, Texas. Visit [www.planning.org/2006conference](http://www.planning.org/2006conference) for information.

### FEBRUARY

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### APRIL

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# Holiday Party

## Over 170 attend holiday party

Fluid Ultra Lounge in San Francisco was the scene of the annual Northern Section APA holiday party on December 2, 2005. The event, co-hosted with the San Francisco Chapter of the Association of Environmental Professionals (AEP), mixed delicious food, assorted drinks, interesting people, and a great DJ.

The sponsors wish to thank all who so graciously donated their time and effort to planning the party. An especially big "thank you" goes to Charity Wagner for organizing the event. She did a fantastic job, and all who attended really appreciated her efforts. Thanks, too, to those firms who graciously donated prizes to benefit the California Planning Foundation Scholarship Fund raffle:

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- A. Kari Holmgren and Rebecca Atkinson
- B. 2005 Holiday Party event coordinator Charity Wagner, NSCCAPA treasurer Jeff Baker, and website director Pierce Macdonald
- C. Deborah Diamond, City of Emeryville
- D. NSCCAPA director Hing Wong and Holiday Party co-chair Charity Wagner
- E. Ed Schreiner, Rebekah Ross, Jean Lin (City of Mountain View), and NSCCAPA director elect Juan Borrelli
- F. NSCCAPA director Hing Wong and AEP chapter director Joan Douglas
- G. Dennis Carrington, Joanna Jensen, and Morty Prisament
- H. Margaret Kavanaugh-Lynch, PMC Oakland
- J. Terry Kremin and NSCCAPA professional development director Darcy Kremin

MORE HOLIDAY PARTY PHOTOS CAN BE SEEN ON THE WEB: [www.norcalapa.org](http://www.norcalapa.org)