

# California County Planning Commissioners Association

[PlanningCommission.org](http://PlanningCommission.org)



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## Message from President

Hello friends and colleagues:

I am looking forward to a great and productive year in 2007, including the 77th Annual CCPCA Conference to be held in Lake Tahoe on Friday, October 26th and Saturday, October 27th.

The mission of the California County Planning Commissioners Association is "to promote and provide education for all county planning commissions". "Knowledge through education" is the motto of the CCPCA. The mission and the motto are the catalysts for this year's conference.

Tuolumne County is the host for this year's State Conference to be held in Lake Tahoe, and an extraordinary team of people have personally endeavored to give you a conference that will be highly educational and informative. We will have some outstanding speakers. You will hear from speakers on laws and regulations covering archaeological and historic sites, the Native American heritage, the California Oakwood Foundation, how to achieve affordable housing, and on general plan improvements.

On Saturday, October 27th, we will be taking buses to Virginia City. The tour will include the historical buildings and other archeological sites in the area. We will have lunch at the famous Sawdust Saloon. We should be back to the Embassy Suites by about 4:00p.m., so all can prepare for a great dinner and a keynote speaker Saturday evening. After receiving the registration packets, please make your reservations as soon as possible so we can accommodate you and your families.

I am looking forward to meeting all the commissioners from the 58 counties in California at the Conference in October.

Jerry Morrow, 2007 CCPCA President



## Planning For Growth

Dear Fellow Planning Commissioners;

Like many other counties in or near the San Francisco Bay area Lake County experienced rapid growth during the past three years. In the past Lake County grew at a very modest rate and demand for land and infrastructure were minimal. For example in the early nineties during one 12 month period there were only about 12 building permits for new housing for the entire county. This year I have 2,400 homes in the pipeline for my district alone, and another 2,000 homes in the rest of the county in the pipeline for construction. This has caused a huge infrastructure problem. Our water treatment and sewer treatment plants can't produce or hold anymore volume. Three cities within the county cannot issue any new water hookups for new homes. The state has put a cease and desist order on those water treatment plants. We must up grade and increase water production to allow any new housing. We have two sewer treatment plants that cannot take anymore waste without upgrades. In other words we grew faster than our infrastructure. Perhaps it is our own fault, but we did not see this coming until it was to late. Now we are dealing with developers fee's and other



Are you planning your infrastructure?

## Planning For Growth (continued)

interesting ways to upgrade our systems. Upgrades cost millions of dollars and we are a rural county with a small population of about 64,000 people. The county does not have the money for improvements at this time. I urge you all to look at your infrastructure and make sure it can handle your projects before approving them.

Cliff Swetnam  
CCPCA Vice President  
Lake County



## Life as a Planning Commissioner...

When I first joined the Planning Commission, some friends told me that it would be a snap. You just attend a few meetings a month and use good common sense.

That sage advice held true for about the first half of the first meeting. Then reality set in. As you all know we are given the County General Plan, various Community Plans, seasoned with a few pounds of ordinances, zoning codes, and exceptions to the above. In a perfect world that would an-

swer all questions and solve all problems and the Planning Commission would not have a job to do. We all know that this is not a perfect world and we do have a job to do.

The public hearing process is the most interesting part of the job. People want and in many cases need variances of one kind or another. There reasons, often very valid, and we agree 100%. The law says that is not enough and that they need to satisfy a very well defined list of findings or we

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**KNOWLEDGEABLE  
SPEAKERS AND  
SPECIALIZED  
EXPERTS ...  
EXPLORED  
CURRENT ISSUES  
WITH AN EYE ON  
“OUT OF THE  
BOX” IDEAS...”**

## 2007 Central District Spring Conference

The Central District welcomed the Spring of 2007 with a one day conference on March 10th.

The conference, sponsored by the Port of Stockton, opened with Color Guards from the American Legion. Karl Ross post unit #16 led by Past Commander Tino Adame. Central District Representative, Donald Holley, gave the invocation, San Joaquin Supervisor Victor Mow, Stockton City Mayor Ed Chavez, CCPCA President Jerry Morrow and San Joaquin County Planning Commissioner Sandra Carter welcomed commissioners.

Conference topics were broad and comprehensive. Knowledgeable speakers and specialized experts from various areas, explored current issues with an eye on “out of the box” ideas for Planning Commissioners to consider as we make decisions for our prospective counties.

Many common and controversial issues were explored, such as, farm mitigations, water issues, transportation problems, alternative energy (liquid gas, ethanol plants with “NIMBY” issues), Living Sustainably (a Greener America) and the economical impact some industries, such as the Port of Stockton, bring to our communities. Speakers shared their concerns and insight on specific problems with innovative solutions from their respective fields. The Q & A sessions were informative and productive for conference attendees.

We were privileged to have had the best of the best experts from their specialized areas and we thank them for their time and effort to be with us for the day.

County staff and Commissioners from Humboldt to Kern Counties were represented at the conference.

Speakers from specialized areas were:

- Kerry Sullivan, Director, Community Development San Joaquin County.
- Bill Heinicke & Judy Corbett, Stafford, King, Wiese, Architects from Sacramento.
- Martin Mahaley, General Manager, Prometheus Energy, Bellevue, Washington.
- Richard Aschieris, Port Director, Port of Stockton.
- Jack Sieglock, San Joaquin County Supervisor (1999-2006) Lodi.
- Carol Whiteside, Founder, Great Valley Center, Modesto.
- Congressman Jerry McNerney, Washington, DC.



Port of Stockton

# News

## Fundraising

Fundraising is a very important and necessary CCPCA activity that must take place each and every year. Why is fundraising necessary? It is necessary in order for the CCPCA to operate and to carry out its' *mission "to promote and provide education for all California County Planning Commissioners"* and the Association **must have the funds** to do so.

All of the Officers, District Directors and District Representatives have been asked to get involved and obtain sponsorships for your CCPCA. However, **every California County Planning Commissioner should be involved** in the fundraising effort. This is your Association and you receive the educational benefits that the Association puts forth through their website, Spring Conferences and the Annual State Conference which will be

held in Lake Tahoe this coming October.

I am asking each and every California County Planning Commissioner to assist their District Directors and District Representatives in this year's fundraising effort. Contact developers, builders, engineers, land-use attorneys etc., who do business in and for your County. Talk to them and get them to become sponsors for your CCPCA. **Sponsorships can be either: Educational Sponsorships \$2000- Conference Sponsorships \$3000 or Sustaining Sponsorships \$5000.** Each level of sponsorship receives certain perks which are explained in the sponsorship letters.

FAQ's and Sponsorship letters are available from your District Directors and/or District Representatives, or you can call our Executive Director: Reneé

Lederer at 707-259-8227 to obtain them.

All sponsorship checks **must be made payable to "CCPCA" and mailed directly to: C. Reneé Lederer-CCPCA Executive Director-1195 Third St., Suite 210-Napa, CA 94559. DO NOT HAVE CHECKS MADE PAYABLE TO YOU OR TO YOUR COUNTY.**

I am asking you to get personally involved in this year's fundraising effort. Contact your District Director or District Representative or our Executive Director. Take the time; make the effort, and commitment in our fundraising activity this year. I look forward to seeing your sponsorships come in and I thank you for your commitment.

Compton Gault,  
Fundraising Chairman



Everyone can participate!

### **DISTRICT DIRECTOR CONTACTS:**

#### **NORTHERN**

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## **Life as a Planning Commissioner... (continued)**

can't help them.

That is where their fertile minds go to work to try to make the findings fit the project instead of making the project fit the required findings.

In our next newsletter I hope to explore the difference between what people are saying at the hearings compared to

what the really mean. We try very hard to bring all of these things into some sort of unity so that everybody leaves with a smile. All too often that cannot be done.

We now have a new webmaster by the name of Bob Lema of Ideaworks. He is now in the process of updating several things and those should be

done by the time this message gets to you.

Ted Allured,  
2007 CCPCA  
Secretary Treasurer



The Public Hearing process is the most interesting part of the job.

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## 2007 Northern District Spring Conference

### COUNTY HOUSING – TODAY AND TOMMOROW

**SATURDAY, MAY 19,  
2007, 9:00 a.m. to 3:45 p.m.**

The spring conference for the CCPCA will be held at the Chateau Hotel, 4195 Solano Avenue in Napa.

This will be a one-day conference with a light breakfast and lunch served.



Northern District Spring Conference to be held in the Napa Valley on May 19, 2007

### Agenda:

- 8:30 Registration
- 9:00 Introduction – Jerry Morrow, president CCPCA
- 9:15 Welcome from the Napa County Planning Commissioners
- Part I – Where do my numbers come from?**
- 9:30 ABAG representative  
**Topic: Review of how numbers are established**
- 10:15 Q & A
- 10:30 Break
- Part II – What do our numbers mean for us?**
- 11:00 Hillary Gitelman, Napa County Planning Director  
**Topic: Meeting the numbers, negotiating, trading out – Napa and beyond**

- 11:45 Q&A
- 12:00 Walk to Lunch at Red Hen Cantina (*next door to hotel*)
- 1:15 Walk back to hotel
- Part III – Planning for the future and solutions**
- 1:30 Mark Luce, Napa County Supervisor  
**Topic: Efforts at State level**
- 2:15 Q&A
- 2:30 Housing Representative  
**Topic: How to get affordable housing in the California market**
- 3:15 Q&A
- 3:30 Wrap-up
- 3:45 Coffee and cookies

For room reservations please call the Chateau Hotel at 1-800-253-NAPA. Tell them you are making reservations for the CCPCA, Group Number 3470, to get the discount rate of \$119.00, plus tax.