

**MINUTES OF THE PROCEEDINGS  
OF THE BOARD OF DIRECTORS OF THE  
ASSOCIATION OF MONTEREY BAY AREA GOVERNMENTS**

August 14, 2019

**1. CALL TO ORDER**

The Board of Directors of the Association of Monterey Bay Area Governments, President, Scott Funk presiding, convened at 6:01 p.m. Wednesday, August 14, 2019 at the Marina Library, Community Room, 190 Seaside Circle, Marina, CA 93933.

**2. PLEDGE OF ALLEGIANCE**

Director Funk led the Pledge of Allegiance.

**3. ROLL CALL**

<b><u>AMBAG Board of Directors</u></b>			
<b>PRESENT:</b>			
<b>Agency</b>	<b>Representative</b>	<b>Agency</b>	<b>Representative</b>
Del Rey Oaks	Louise Goetzelt	County of Monterey	John Phillips
Gonzales	Scott Funk	County of Santa Cruz	Bruce McPherson
Greenfield	Angela Untalon	County of Santa Cruz	Greg Caput
Hollister	Carol Lenoir	<b><u>Ex-Officio Members:</u></b> MBARD TAMC	Richard Stedman Debbie Hale
King City	Carlos Victoria		
Marina	Lisa Berkley		
Monterey	Ed Smith		
Pacific Grove	Jenny McAdams		
San Juan Bautista	John Freeman		
Scotts Valley	Jack Dilles		
Seaside	Alissa Kispersky		
Watsonville	Felipe Hernandez (6:14)		
<b>ABSENT:</b>			
Capitola	Kristen Petersen	<b><u>Ex-Officio Members:</u></b> Caltrans, District 5 MBCP MST SBtCOG SC METRO SCCRTC	Tim Gubbins Tom Habashi Lisa Rheinheimer Mary Gilbert Alex Clifford Guy Preston
Carmel-by-the-Sea	Bobby Richards		
Salinas	Steve McShane		
Sand City	Mary Ann Carbone		
Santa Cruz	Justin Cummings		
Soledad	Carla Stewart		
County of Monterey	Mary Adams		
County of San Benito	Jim Gillio		
County of San Benito	Mark Medina		

**Others Present:** Heather Adamson, Director of Planning; Errol Osteraa, Director of Finance and Administration; Bhupendra Patel, Director of Modeling; Paul Hierling, Senior Planner; Bobbie Grant, Office Assistant; Maura Twomey, Executive Director; and Ana Flores, Senior Executive Assistant.

#### **4. ORAL COMMUNICATIONS FROM THE PUBLIC ON ITEMS NOT ON THE AGENDA**

John Baker, CPUC introduced himself as the local government liaison for the counties of Monterey, San Benito and Santa Cruz.

#### **5. ORAL COMMUNICATIONS FROM THE BOARD ON ITEMS NOT ON THE AGENDA**

None.

#### **6. Ex-Officio Board Membership: Monterey Peninsula Airport District**

Maura Twomey, Executive Director reported that the Monterey Peninsula Airport District requested appointment as an ex-officio member of the AMBAG Board.

**Motion made by Director McPherson, seconded by Director Smith to appoint the Executive Director of the Monterey Peninsula Airport District as ex-officio of the AMBAG Board of Directors. Motion passed unanimously.**

#### **7. COMMITTEE REPORTS**

##### **A. Executive/Finance Committee**

President Funk reported that the Executive/Finance Committee approved the consent agenda that included 1) the minutes of the June 12, 2019 meeting; 2) list of warrants as of May 31, 2019; and 3) the accounts receivable as of May 31, 2019. The Executive/Finance Committee also received 1) the financial update report from Errol Osteraa, Director of Finance and Administration; and 2) an update on the Local Government Planning Support Grants Program from Heather Adamson, Director of Planning.

##### **B. Monterey Bay National Marine Sanctuary (MBNMS) Advisory Council (SAC) Meeting**

Director Smith reported that the SAC approved the anti-plastics pollution resolution at their June 21, 2019 meeting. The SAC also received informational presentation on wildlife disturbance in Cambria. The next SAC meeting is scheduled on August 15, 2019 in Half Moon Bay.

#### **8. EXECUTIVE DIRECTOR'S REPORT**

Maura Twomey, Executive Director reported that AMBAG been awarded the Certificate of Achievement for Excellence in Financial Reporting from the Government Finance Officers Association (GFOA) for the Comprehensive Annual Financial Report (CAFR) for FY 2017 – 2018. Ms. Twomey also reported that AMBAG will be hosting a public workshop on August 29, 2019 on the Central Coast Highway 1 Climate Resiliency Study. The workshop will be held at the Moss Landing Marine Labs and start at 6:00 pm.

**9. CONSENT AGENDA**

**A. Minutes of the June 12, 2019 AMBAG Board of Directors Meeting**

The minutes of the June 12, 2019 AMBAG Board of Directors meeting were approved.

**B. AMBAG Regional Clearinghouse Monthly Newsletter**

The AMBAG Regional Clearinghouse Monthly Newsletter was accepted.

**C. AMBAG Energy Watch**

The Energy Watch update report was accepted.

**D. Formal Amendment No. 8 to the Monterey Bay Metropolitan Transportation Improvement Program (MTIP): FFY 2018-19 to FFY 2021-22**

The Formal Amendment No. 8 to the MTIP FFY 2018-19 to FFY 2021-22 was approved.

**E. Disposal of Surplus Property**

The disposal of surplus property was approved.

**F. Environmental Legal Services – Consultant Agreement**

The Board authorized the Executive Director to negotiate and execute an agreement with Sohagi Law Group, PLC for environmental legal services in an amount not to exceed \$75,000.

**G. Financial Update Report**

The financial update report was accepted.

**Motion made by Director Lenoir, seconded by Director Victoria to approve the consent agenda. The motion passed unanimously.**

**10. ITEMS REMOVED FROM CONSENT CALENDAR FOR DISCUSSION AND POSSIBLE ACTION**

None.

**11. PLANNING**

**A. Draft 2019 Public Participation Plan**

Director Hernandez arrived.

President Funk opened the public hearing. No comments were received. President Funk closed the public hearing.

## **B. Update on Housing Planning and Production Grants Program**

Heather Adamson, Director of Planning gave an update on the Housing and Planning Production Grants Program. The Housing and Planning Production Grants Program provides regions and jurisdictions with one-time funding for planning activities to meet RHNA and is administered by the California Department of Housing & Community Development (HCD). Under the new program funding will be allocated to mega-regions throughout the state. For the Central Coast, the funding will be allocated to the Central Coast Working Group. A total of \$250 million will be available statewide. \$125 million is available to local jurisdictions and \$125 million to the regions. The Central Coast mega-region is estimated to receive \$6.5 million plus a \$2 million incentive. One COG will be named fiscal agent of the Central Coast Working Group. The Central Coast Working Group is a multi-county working group made up of at least two city members and a county supervisor from each county. The Central Coast Working Group is made up of AMBAG, Council of San Benito County Governments (SBtCOG), San Luis Obispo County of Governments (SLOGOG), and Santa Barbara County Association of Governments (SBCAG). The Central Coast Working Group will notify all member cities and counties of 1) its purpose; 2) its membership; 3) timeline; and 4) proposed meeting schedule. If the Central Coast Working Group cannot agree on a fiscal agent, HCD will select one based on capacity and experience in administering programs. Each region shall establish priorities and allocate funds by 1) sub-allocate funds directly and equitable to local agencies or sub-regional entities in a grant program; 2) providing local agencies with technical assistance, and planning to accelerate additional housing production; 3) updating a housing element to comply with state law; 4) supporting enhanced local planning activities, and environmental analysis that will support housing development and location-efficient housing consistent with adopted regional plans; 5) providing funding for the formation or augmentation of a regional, sub-regional, or local housing trust funds; 6) infrastructure planning, including sewers, water, transit, roads, or other public facilities necessary to support new housing; and 7) implementing the new RHNA requirements. Expenditures shall be limited to housing-related planning activities to promote and streamline development by 1) rezoning and encouraging development by updating planning documents and zoning ordinances; 2) completing environmental clearance to eliminate the need for project-specific review; 3) establishing Workforce Housing Opportunity Zones; 4) revamping local planning processes to speed up production; and 5) creation or improvement of accessory dwelling unit ordinances. The maximum grant amounts shall be awarded as follows 1) \$1,500,000 to very large localities (with populations over 750,000); 2) \$750,000 to large localities (population 300,000 to 749,999); 3) \$500,000 to medium to large localities (population 100,000 to 299,999); 4) \$300,000 to medium localities (population 60,000 to 99,999); 5) \$150,000 to small localities (population 20,000 to 59,999) and 6) \$65,000 to very small localities (population under 20,000). The timeline is as follows 1) November 30, 2019: Deadline to form Central Coast Housing Working Group; 2) Early 2020: HCD issues guidelines and notice of funding availability; 3) July 1, 2020: Deadline for local jurisdictions to submit planning grant applications; 4) January 31, 2021: Regions deadline to request funds. HCD had 30 days to review; 5) December 31, 2023: Deadline for regions to expend funds; and 6) December 31, 2024: Regions submit report on status of plans and use of planning grant funds. The long term reforms to RHNA are included in the bill. These include a process to “revamp” RHNA and look for ways to better connect transportation and housing policies. Ms. Adamson reported that new RHNA compliance enforcement measure were included in the final budget bill 1) beginning July 1, 2019, the Attorney General must offer two meetings to a jurisdiction before filing suite to enforce zoning compliance with RHNA; 2) if a court finds a jurisdiction out of compliance, it can impose fines of

\$10,000 - \$100,000 per month; 3) if a jurisdiction does not come into compliance, fines can be increased by a factor of 3x-6x; 4) if a jurisdiction fails to pay fines, the State Controller may intercept state and local funds due to the jurisdiction; and 5) it is critical that jurisdictions bring their housing elements into compliance with RHNA by updating their zoning to avoid potential litigation from the Attorney General. Ms. Adamson added that the Board will be asked to approve the county appointments to the Central Coast Housing Working Group and confirm AMBAG as the recommended fiscal agent at their September 2019 Board of Directors meeting. Staff will be coordinating with the City Selection Committees on selection of city representatives. Staff will also continue to coordinate with other Central Coast COG's on the formation of the new multi-agency working group. Brief discussion followed.

## **12. ADJOURNMENT**

The Board of Directors meeting adjourned at 6:38 p.m.

**AMBAG BOARD OF DIRECTORS MEETING ATTENDANCE & VOTING RECORD**

**BOARD MEETING DATE: August 14, 2019**

Attendance (X= Present; AB= Absent) Voting (Y= Yes; N=No; A=Abstain)						
MEMBER	AMBAG REP	Attendance	Item# 6 Ex-Officio Appointment	Item# 9 Consent	--	--
Capitola	Kristen Petersen	AB	-	-	-	-
Carmel-by-the-Sea	Bobby Richards	AB	-	-	-	-
Del Rey Oaks	Louise Goetzelt	X	Y	Y	-	-
Gonzales	Scott Funk	X	Y	Y	-	-
Greenfield	Angela Untalon	X	Y	Y	-	-
Hollister	Carol Lenoir	X	Y	Y	-	-
King City	Carlos Victoria	X	Y	Y	-	-
Marina	Lisa Berkley	X	Y	Y	-	-
Monterey	Ed Smith	X	Y	Y	-	-
Pacific Grove	Jenny McAdams	X	Y	Y	-	-
Salinas	Steve McShane	AB	-	-	-	-
San Juan Bautista	John Freeman	X	Y	Y	-	-
Sand City	Mary Ann Carbone	AB	-	-	-	-
Santa Cruz	Justin Cummings	AB	-	-	-	-
Scotts Valley	Jack Dilles	X	Y	Y	-	-
Seaside	Alissa Kispersky	X	Y	Y	-	-
Soledad	Carla Stewart	AB	-	-	-	-
Watsonville	Felipe Hernandez	X (6:14)	*	Y	-	-
County-Monterey	Mary Adams	AB	-	-	-	-
County-Monterey	John Phillips	X	Y	Y	-	-
County-Santa Cruz	Bruce McPherson	X	Y	Y	-	-
County-Santa Cruz	Greg Caput	X	Y	Y	-	-
County-San Benito	Jim Gillio	AB	-	-	-	-
County-San Benito	Mark Medina	AB	-	-	-	-

(\* = Board Member(s) arrived late or left early, therefore, did not vote on the item. Please refer the minutes)