



AMBAG Board of Directors Agenda

Association of Monterey Bay Area Governments

P.O. Box 2453, Seaside, California 93955-2453

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Voting members must attend the physical meeting to count toward quorum.

DATE: August 9, 2023

Time: 6:00 PM

**LOCATION: Monterey Bay Air Resources District , Board Room, 3rd Floor
24580 Silver Cloud Court
Monterey, CA 93940**

**Members of the public and non-voting members may use the following link to join the
AMBAG Board of Directors meeting online:**

<https://us06web.zoom.us/j/86706772688?pwd=enlwVGR0TzV6NkozekZwSGsrV0xJQT09>

Or Telephone: US: +1 669 900 6833

Webinar ID: 867 0677 2688

Passcode: 462517

On September 13, 2022, California Governor Gavin Newsom signed into law Assembly Bill (AB) 2449 (Rubio). The new amendments to the Brown Act go into effect on January 1, 2023. AB 2449 provides alternative teleconference procedures to allow members of the AMBAG Board of Directors to participate remotely under very limited circumstances.

Persons who wish to address the AMBAG Board of Directors on an item to be considered at this meeting are encouraged to submit comments in writing at info@ambag.org by Wednesday, August 8, 2023 at 5 PM. The subject line should read "Public Comment for the August 9, 2023 Board of Directors Meeting." The agency clerk will read up to 3 minutes of any public comment submitted. If you have any questions, please contact Ana Flores, Clerk of the Board at aflores@ambag.org or at 831-883-3750 Ext. 300.

AMBAG Board Member(s) Meeting Remotely:

Manu Koenig: 5200 Soquel Ave, Santa Cruz, CA 95062

831-234-3922

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. AB 2449 VOTE ON “JUST “ AND “EMERGENCY” CAUSE

Recommended Action: APPROVE

- Heather Adamson, Director of Planning

Receive oral report.

4. ROLL CALL

**5. ORAL COMMUNICATIONS FROM THE PUBLIC ON ITEMS NOT ON THE AGENDA
(A maximum of three minutes on any subject not on the agenda)**

6. ORAL COMMUNICATIONS FROM THE BOARD ON ITEMS NOT ON THE AGENDA

7. COMMITTEE REPORTS

A. Executive/Finance Committee

Recommended Action: INFORMATION

- President Freeman

Receive oral report.

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

Recommended Action: DIRECT

- Director Brown

The next meeting is scheduled on August 18, 2023. The agenda will be provided at the meeting.

8. EXECUTIVE DIRECTOR’S REPORT

Recommended Action: INFORMATION

- Heather Adamson, Director of Planning

Receive a report from Heather Adamson, Director of Planning.

9. CONSENT AGENDA

Recommended Action: APPROVE

Note: Actions listed for each item represents staff recommendation. The Board of Directors may, at its discretion, take any action on the items listed in the consent agenda.

A. Draft Minutes of the June 14, 2023 AMBAG Board of Directors Meeting

- Ana Flores, Clerk of the Board

Approve the draft minutes of the June 14, 2023 AMBAG Board of Directors meeting. (Page 5)

B. AMBAG Regional Clearinghouse Monthly Newsletter

- Amaury Berteaud, Sustainability Program Manager

Accept the clearinghouse monthly newsletter. (Page 11)

C. AMBAG Sustainability Program Update

- Amaury Berteaud, Sustainability Program Manager

Accept the AMBAG Sustainability Program update. (Page 23)

D. Financial Update Report

- Errol Osteraa, Director of Finance & Administration

Accept the financial update report which provides an update on AMBAG's current financial position and accompanying financial statements. (Page 25)

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

11. PLANNING

A. Public Hearing: Draft 2023 Public Participation Plan

Recommended Action: PUBLIC HEARING

- Heather Adamson, Director of Planning

The AMBAG Board of Directors will hold a public hearing on the *Draft 2023 Public Participation Plan* to accept public comment. The close of the public comment period is August 23, 2023. (Page 31)

B. 2026 Regional Growth Forecast

Recommended Action: INFORMATION

- Heather Adamson, Director of Planning

Staff will present methodology options and the timeline for developing the tri-county regional employment, population, and housing forecast. (Page 35)

C. Rural Regional Energy Network Update

Recommended Action: INFORMATION

- Amaury Berteaud, Sustainability Program Manager

AMBAG Sustainability Program staff will be providing the Board with a presentation on the Rural Regional Energy Network. (Page 43)

12. ADJOURNMENT

REFERENCE ITEMS:

- A. 2023 Meeting Schedule (Page 47)
- B. Acronym Guide (Page 49)

NEXT MEETING:

Date: September 13, 2023

Location: MBARD Board Room, 24580 Silver Cloud Court, Monterey, CA 93940

Executive/Finance Committee Meeting: 5:00 PM

Board of Directors Meeting: 6:00 PM

If requested, the agenda shall be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 USC Sec. 12132), and the federal rules and regulations adopted in implementation thereof. If you have a request for disability-related modification or accommodation, including auxiliary aids or services, contact Ana Flores, AMBAG, 831-883-3750, or email aflores@ambag.org at least 48 hours prior to the meeting date.

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

June 14, 2023

1. CALL TO ORDER

The Board of Directors of the Association of Monterey Bay Area Governments, President, John Freeman presiding, convened at 6:01 p.m. Wednesday, June 14, 2023 at the MBARD Board Room, 24580 Silver Cloud Court, Monterey, CA 93940.

2. PLEDGE OF ALLEGIANCE

3. AB 2449 VOTE ON 'EMERGENCY' CAUSE

None.

4. ROLL CALL

<u>AMBAG Board of Directors</u>			
PRESENT:			
Agency	Representative	Agency	Representative
Capitola	Kristen Brown	County of Monterey	Glenn Church
Carmel	Karen Ferlito	County of San Benito	Kollin Kosmicki
Del Rey Oaks	Kim Shirley	County of San Benito	Dom Zanger (6:07)
Gonzales	Maria Orozco	County of Santa Cruz	Felipe Hernandez
Greenfield	Robert White	County of Santa Cruz	Manu Koenig
King City	Carlos Victoria		
Marina	Brian McCarthy	<u>Ex-Officio Members:</u>	
Monterey	Alan Haffa	3CE	Catherine Stedman
Pacific Grove	Nick Smith	Caltrans, District 5	Scott Eades
Salinas	Steve McShane	MBARD	Richard Stedman
San Juan Bautista	John Freeman		
Sand City	Mary Ann Carbone		
Santa Cruz	Sandy Brown		
Scotts Valley	Derek Timm		
Seaside	Alex Miller		
ABSENT:			
Hollister	Rick Perez	<u>Ex-Officio Members:</u>	
Seaside	Alex Miller	MPAD	Carl Miller
Soledad	Anna Velazquez	MST	Lisa Rheinheimer
Watsonville	Eduardo Montesino	SBtCOG	Binu Abraham
County of Monterey	Mary Adams	SCCRTC	Guy Preston
		SC Metro	Michael Tree
		TAMC	Todd Muck

Others Present: Nina Bedi; Amaury Berteaud, Sustainability Program Manager; Heather Adamson, Director of Planning; Paul Hierling, Senior Planner; Bhupendra Patel, Director of Modeling; Diane Eidam, Retired Annuitant; Chris Duymich, Senior Planner; Liz Hurtado-Espinosa, Principal Accountant;

Gina Schmidt, GIS Coordinator; Will Condon, Associate Planner; Maura Twomey, Executive Director; and Ana Flores, Clerk of the Board.

5. ORAL COMMUNICATIONS FROM THE PUBLIC ON ITEMS NOT ON THE AGENDA

None.

6. ORAL COMMUNICATIONS FROM THE BOARD ON ITEMS NOT ON THE AGENDA

None.

7. COMMITTEE REPORTS

A. Executive/Finance Committee

President Brown reported that the Executive/Finance Committee approved the consent agenda that included 1) Minutes of the May 10, 2023 meeting 2) list of warrants as of March 31, 2023; and 3) accounts receivable as of March 31, 2023. The Executive/Finance Committee also received a report on the financials from Maura Twomey, Executive Director.

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

Director Brown reported that the next meeting is scheduled on August 18, 2023.

7. EXECUTIVE DIRECTOR'S REPORT

Maura Twomey, Executive Director reported that on May 26, 2023, the California Public Utilities Commission (CPUC) issued a proposed decision on the 2024-2027 energy efficiency portfolios. This proposed decision included the approval of the Rural Energy Network also known as the Rural REN, and its business plan with a budget of 84 million for the 4-year period and a preliminary 8-year budget of 177 million. The CPUC will make its final decision at its June 29, 2023 meeting. If approved, the Rural REN will serve 31 rural communities throughout California, including the three counties in the AMBAG region. In the AMBAG region, we will be launching 5 residential programs around residential energy efficiency codes and standards, workforce education and training, and public infrastructure and efficiency. The Rural REN business plan was developed in partnership with the Redwood Coast Energy Authority, the counties of San Luis Obispo and Ventura, San Joaquin Valley Clean Energy Organization, the High Sierra Energy Foundation, and the Sierra Business Council under an MOU approved by the AMBAG Board on June 9, 2021. If approved by the CPUC, staff plans to bring a successor MOU at the August meeting to move forward with the implementation of the Rural REN.

8. CONSENT AGENDA

A. Draft Minutes of the May 10, 2023 AMBAG Board of Directors Meeting

The draft minutes of the May 10, 2023 AMBAG Board of Directors meeting were approved.

B. AMBAG Regional Clearinghouse Monthly Newsletter

The AMBAG Clearinghouse monthly newsletter was accepted.

C. AMBAG Sustainability Program Update

The Sustainability Program update was accepted.

D. Extension of Legal Services Contract

The contract extension for legal services was approved for a one-year extension.

E. Financial Update Report

The financial update report was accepted.

Motion made by Director Sandy Brown seconded by Director Kristen Brown to approve the consent agenda. The motion passed unanimously.

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

None.

11. ADMINISTRATION

A. Revised Draft of AMBAG Administration Policy No. 01 – Official Travel

Maura Twomey, Executive Director, reported that the primary revision to AMBAG's Administrative Policy No. 1 for Official Travel consisted of raising the actual expense not to exceed AMBAG established maximum meal rates for breakfast, lunch, and dinner by 20%.

Motion made by Director McShane, seconded by Director Carbone to approve the revised draft of AMBAG's Administrative Policy No. 01 for Official Travel. Motion passed unanimously.

12 PLANNING

A. Release of the Draft 2023 Public Participation Plan (PPP)

Heather Adamson, Director of Planning gave a presentation on the Draft 2023 Public Participation Plan (PPP). The PPP 1) guides regional efforts in the public participation process; 2) emphasizes the transportation decision making process; 3) federally required update every 4 years; and 4) is a required guide for all federally funded public involvement activities. The key sections of the PPP are 1) requirements for public participation; 2) requirements as it relates to interested parties and engagement; 3) Public Participation Best Practices Guide; and 4) Significant regional information listed in Appendices. The changes from 2019 to 2023 were 1) added emphasis on equity as a guiding principle moving forward; 2) inclusion of the impact COVID-19 had on public participation and the technological/best practices that advanced due to the pandemic; and 3) regional survey conducted in both English and Spanish prior to the development of the Draft Plan. Ms. Adamson reported on the 2023 PPP survey results. Some of the survey results were 1) 76% of the respondents reside in Santa Cruz County; 2) 29 % of the respondents work outside of the region; and 3% of the respondents can only access internet from a public location/have no internet access at home. Next steps include 1) the public comment period is June 14, 2023 through August 23, 2023; 2) staff scheduled

presentations to various Committees and Working groups; and 3) a public hearing will be held at the August 9, 2023 AMBAG Board of Directors meeting. Brief discussion followed.

Motion made by Director Victoria, seconded by Director Hernandez to approve the release of the draft 2023 PPP for a 70-day public comment period. Motion passed unanimously.

B. Regional Early Action Planning Grants 2.0 Program: AMBAG's Final Guidelines

Heather Adamson, Director of Planning reported that the REAP 2.0 Program was established through AB 140 (July 2021) to fund transformative and innovative projects that advance the 6th Cycle housing element objectives, reduce VMT, and implement the regions Sustainable Communities Strategy. The AMBAG program is based on HCD's REAP 2.0 Program Guidelines. The three core REAP 2.0 program objects are 1) accelerating infill development that facilitates housing supply, choice, and affordability; 2) affirmatively furthering fair housing; and 3) reducing vehicle miles traveled. AMBAG's funding of \$10,133,742 is split between the following programs 1) \$6,000,000 for the Regional Competitive Grant Program; 2) \$2,625,000 for the Local Suballocation Grant Program; and 3) \$1,508,742 for SCS implementation, technical assistance, REAP 2.0 Program development outreach, and administration. Ms. Adamson reported on 1) the development of the REAP 2.0 Program; 2) examples of eligible projects; and 3) the scoring factors for the Regional Competitive and Local Suballocation Grant Programs. The timeline includes 1) public review of the draft guidelines from April – May 2023; 2) AMBAG staff issues the Notice of Funding Ability in June 2023; 3) applications from eligible applicants due to AMBAG in August 2023; 4) grant applications are reviewed and evaluated in September 2023; 5) AMBAG approves applications are reviewed and evaluated in October/November 2023; 6) execute grant agreements with awardees in December 2023 through February 2024; 7) deadline to encumber REAPS 2.0 funds on March 1, 2024; and 8) all REAP projects and activities must be completed, final activity reports due to AMBAG, and final project invoices due to AMBAG on March 31, 2026. Brief discussion followed.

Motion made by Director Hernandez, seconded by Director McCarthy to approve AMBAG's Regional Competitive and the Local Suballocation Grant Programs and direct staff to issue a Notice of Funding Availability. Motion passed unanimously.

13. ADJOURNMENT

The Board of Directors meeting adjourned at 7:04 PM.

John Freeman, President

Maura F. Twomey, Executive Director

DRAFT AMBAG BOARD OF DIRECTORS MEETING ATTENDANCE & VOTING RECORD

BOARD MEETING DATE: June 14, 2023

		Attendance (X= Present; AB= Absent) Voting (Y= Yes; N=No; A=Abstain)			
MEMBER	AMBAG REP	Attendance	Item # 8	Item # 11	Item # 12.A
Capitola	Kristen Brown	X	Y	Y	Y
Carmel-by-the-Sea	Karen Ferlito	X	Y	Y	Y
Del Rey Oaks	Kim Shirley	X	Y	Y	Y
Gonzales	Maria Orozco	X	Y	Y	Y
Greenfield	Robert White	X	Y	Y	Y
Hollister	Rick Perez	AB	n/a	n/a	n/a
King City	Carlos Victoria	X	Y	Y	Y
Marina	Brian McCarthy	X	Y	Y	Y
Monterey	Alan Haffa	X	Y	Y	Y
Pacific Grove	Nick Smith	X	Y	Y	Y
Salinas	Steve McShane	X	Y	Y	Y
San Juan Bautista	John Freeman	X	Y	Y	Y
Sand City	Mary Ann Carbone	X	Y	Y	Y
Santa Cruz	Sandy Brown	X	Y	Y	Y
Scotts Valley	Derek Timm	X	Y	Y	Y
Seaside	Alex Miller	AB	n/a	n/a	n/a
Soledad	Anna Velazquez	AB	n/a	n/a	n/a
Watsonville	Eduardo Montesino	AB	n/a	n/a	n/a
County-Monterey	Mary Adams	AB	n/a	n/a	n/a
County-Monterey	Glenn Church	X	Y	Y	Y
County-Santa Cruz	Manu Koenig	X	Y	Y	Y
County-Santa Cruz	Felipe Hernandez	X	Y	Y	Y
County-San Benito	Kollin Kosmicki	X	Y	Y	Y
County-San Benito	Dom Zanger	X	Y	Y	Y

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

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MEMORANDUM

TO: AMBAG Board of Directors

FROM: Maura F. Twomey, Executive Director

RECOMMENDED BY: Amaury Berteaud, Sustainability Program Manager

SUBJECT: AMBAG Regional Clearinghouse Monthly Newsletter

MEETING DATE: August 9, 2023

RECOMMENDATION:

It is recommended that the Board of Directors accept the June-July 2023 Clearinghouse monthly newsletter.

BACKGROUND/DISCUSSION:

Since March 12, 1984, under adopted State Clearinghouse Procedures, the Association of Monterey Bay Area Governments (AMBAG) was designated the regional agency responsible for clearinghouse operations in Monterey, San Benito and Santa Cruz Counties. These procedures implement Presidential Executive Order 12372 as interpreted by the "State of California Procedures for Intergovernmental Review of Federal Financial Assistance and Direct Development Activities." They also implement the California Environmental Quality Act of 1970 as interpreted by CEQA Guidelines.

The purpose of the Clearinghouse is to provide all interested parties within the Counties of Monterey, San Benito and Santa Cruz notification of projects for federal financial assistance, direct federal development activities, local plans and development projects and state plans that are proposed within the region. These areawide procedures are intended to be coordinated with procedures adopted by the State of California.

FINANCIAL IMPACT:

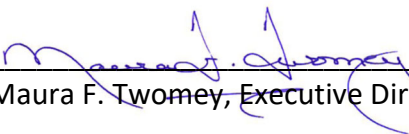
There is no direct financial impact. Staff time for monitoring clearinghouse activities is incorporated into the current AMBAG Overall Work Program and budget.

COORDINATION:

Notices for the Clearinghouse are sent by lead agencies to AMBAG. Interested parties are sent email notifications twice a month with the newsletter attached.

ATTACHMENT:

1. Monthly Newsletter - Clearinghouse items June 1 – July 31, 2023.

APPROVED BY:

Maura F. Twomey, Executive Director

Attachment 1

AMBAG REGIONAL CLEARINGHOUSE

The AMBAG Board of Directors will review these items on 08/09/2023

Association of Monterey Bay Area Governments PO Box 2453 Seaside CA 93955 | 831.883.3750

ENVIRONMENTAL DOCUMENTS

20230601

Downtown Watsonville Specific Plan

City of Watsonville
Justin Meek
(831) 768-3050

Notice of Availability

Draft Environmental Impact Report* (DEIR)

The project consists of the Downtown Watsonville Specific Plan (DWSP). Generally, a specific plan is a regulatory tool that local governments use to implement their General Plan and to guide development in a localized area. The proposed DWSP has been developed to articulate a community vision and a planning framework for the downtown area of Watsonville that would serve as a guide for the City and other public agency decision makers, community members, and stakeholders over the next 20 to 30 years. The proposed DWSP provides a land use and mobility plan along with development and design regulations to guide future public and private development projects in the downtown area. Additionally, the DWSP includes an implementation strategy and mechanisms to ensure development is coordinated and satisfying the intent of the DWSP. Implementation of the DWSP would require an amendment to the City's current General Plan.

The land use components of the DWSP would help the City achieve its objective of incorporating higher density commercial and housing opportunities by accommodating additional residential uses in a compact and active mixed-use environment through both new construction and adaptive reuse of historic or existing buildings. The DWSP envisions the addition of up to 3,886 new residential units, 231,151 square feet of commercial development, 376,827 square feet of industrial development, and 114,572 square feet of civic space within the downtown area. Because the planning area is mostly developed with commercial buildings and established residential neighborhoods, the DWSP directs future potential growth toward a limited number of vacant or under-utilized sites that could be redeveloped.

The mobility components of the DWSP focus on the provision of multi-modal transportation options in the downtown area, such as vehicle, transit, bicycle, and pedestrian mode options. It includes design concepts for downtown streets, as well as bicycle and pedestrian network improvements. In addition, the mobility component identifies mobility goals, such as the provision of complete streets, effective and sufficient parking, curb management, a road diet, a roundabout, and travel demand management strategies.

Project Location:

Santa Cruz County
City of Watsonville

Parcel: NA

Public hearing information:

TBD

Public review period ends **Monday, June 26, 2023**

City of Watsonville
Matt Orbach
(831) 768-3050

Notice of Intent (NOI)

Mitigated Negative Declaration (MND)

The 13.4-acre project site is currently vacant and is located at 100 Manabe Ow Road (APN 018-711-38) at the southwest corner of the intersection of Manabe Ow Road and Ohlone Parkway in the southwest portion of the City. The project proposes to construct a rectangular shaped one-story industrial warehouse structure totaling 175,760 square feet, which includes 10,000 square feet of office space half of which is proposed to be located on an interior mezzanine level. The Manabe Ow Road frontage area would be landscaped and includes two stormwater retention/detention basins. In addition to the primary development site, the project also includes the stockpiling of fill soil and use of an access route on a separate vacant property located directly east of the development site on the east side of Ohlone Parkway.

The project lies within the boundaries of the existing Manabe Ow Business Park and is therefore subject to conformance with the provisions of the Manabe Ow Business Park Specific Plan. The future tenant and thus specific use of the building is speculative at this time, but the proposed warehouse is anticipated to function as a distribution facility that operates 24 hours per day, Monday through Sunday (7 days per week). Future uses could include warehousing/storage for dry goods, truck trailer/container storage, or other uses permitted by the Specific Plan.

The proposed building has space for 41 truck docks, located at the rear of the building. The project includes a Condition of Approval that only allows nine (9) dock packages (the kits containing the doors that allow the docks to be utilized) to be installed with the initial construction of the building. Additional dock packages may be added for the future building tenant(s), however, the Condition of Approval states that any future proposal to increase the number of dock doors would require additional permitting and subsequent CEQA review.

Project Location:

Santa Cruz County
Watsonville

Parcel: 01871138

Public hearing information:

TBD

Public review period ends **Friday, June 23, 2023**

Monterey County
Kayla Nelson
(831) 796-6408

Negative Declaration (Neg)

Combined Development Permit to allow an: 1) Administrative Permit for commercial cannabis operation to allow demolition of 232,986 square feet of existing greenhouse structures & the reconstruction of 243,587 square feet of greenhouse structures for cannabis cultivation, nursery, processing, non-volatile manufacturing & distribution; and 2) Use Permit to exceed the maximum allowed building site coverage of 50% to 59.6%. Historical greenhouse structures total 254,000 square feet.

Project Location:

Monterey County
Salinas

Parcel: 137141012000

Public hearing information:

TBD

Public review period ends **Wednesday, July 5, 2023**

City of San Juan Bautista
Brian Foucht
(831) 623-4661

Draft Environmental Impact Report* (DEIR) Notice of Preparation (NOP)

Per the U.S. Army Corps of Engineers (USACE) preliminary jurisdictional determination, approximately 3.25 acres of the project site contains seasonal wetland and 1,500 linear feet along the western and northern border of the site are designated as other waters of the U.S. with instream wetlands (San Juan Creek). Over a period of three years (2019-2022), unpermitted grading activities have occurred on-site, including adjacent to the eastern and southern banks of San Juan Creek. Unpermitted work included grading of imported fill material within the floodplain and stockpiling of substantial on-site grading spoils mixed with shrubs, trees, and other vegetation from the site adjacent to and over the easterly and southernly banks of San Juan Creek located along the western and northern boundaries of the property. Earlier, similar activities in 2019 were found to be in violation of Fish and Game Code Section 1602 (CDFW Violation File No. 1600-2019-0800-R4 San Juan Canyon Creek - San Benito County). Remediation of 2019 unpermitted grading had not yet been accepted by the City of San Juan Bautista when similar activities occurred again in 2022, with expansion to include removal of significant vegetation and deposition of substantial quantities of spoils along the toe and top of bank and within portions of the San Juan Creek. The grading activities that occurred in 2019 and 2022 are, therefore, considered ongoing violations of the City's Flood Hazard Prevention Ordinance.

As a result, the City of San Juan Bautista issued an immediate Stop Work Order in March 2022, followed by three successive Compliance Orders requesting 1) characterization of the fill and 2) a program be developed for remediation including removal of grading spoils, and restoration of the hydraulic capacity and biological habitat of the San Juan Creek to the satisfaction of the jurisdictional agencies. In September 2022, the City issued the first of several administrative citations and initiated public nuisance procedures. The San Juan Bautista City Council, thereafter, adopted Resolution 2022-81 and 2022-87A in October and November 2022, respectively, declaring that the placement of grading and spoils along the San Juan Creek and the changes to the topography of the floodplain are a public nuisance and ordering the City Manager to abate the nuisances and to take all appropriate steps to recover costs incurred by the City.

Project Location:

San Benito County

San Juan Bautista

Parcel: 002550008

Public hearing information:

TBD

Public review period ends **Friday, August 4, 2023**

20230702

ZIMMERMAN DANIEL R TR (FORMERLY WATERSUN)

Monterey County
Fionna Jensen (831)
796-6407

Notice of Intent (NOI)

Mitigated Negative Declaration (MND)

Combined Development Permit consisting of: 1) Coastal Administrative Permit and Design Approval to allow construction of a 2,710 square foot detached habitable structure with an attached 722 square foot carport and associated site improvements including a 524 square foot patio and spa; and 2) Coastal Development Permit to allow development within 100 feet of Environmentally Sensitive Habitat Area (ESHA).

Project Location:

Monterey County

Big Sur

Parcel: 419241030000

Public hearing information:

TBD

Public review period ends **Monday, August 7, 2023**

20230703

2101 North Fremont Street Hotel Project

City of Monterey
Chris Schmidt
(831) 646-3910

Draft Environmental Impact Report*
(DEIR)

Notice of Preparation (NOP)

The project includes demolition of an existing one-story, 18-guest room hotel and 134-seat restaurant and the construction of a new four-story, 42-guest room branded hotel. The project requires approval of a conditional use permit, architectural review permit, and building permit from the City of Monterey and a water permit from the Monterey Peninsula Water Management District. The project requires a text amendment to the North Fremont Specific Plan clarifying that: (a) for VAF zoned properties, the VAF zone requirements apply as required by City Charter; and (b) the Specific Plan is consistent with, but not part of the General Plan. The project also includes an amendment to the City's off-street parking standards and loading zone requirement, and readoption of the parking calculation in Section 38-36(A) of the City Municipal Code.

Project Location:

Monterey County

Parcel: 013112045000

Public hearing information:

TBD

Public review period ends **Monday, August 21, 2023**

20230704

Ranch 35 Quarry

San Benito County
Arielle Goodspeed
(831) 902-2547

Notice of Preparation (NOP)

Draft Environmental Impact Report* (DEIR)

Stevens Creek Quarry, Inc. is seeking approval of a use permit and reclamation plan from San Benito County to develop, operate, and ultimately reclaim the Ranch 35 Quarry, a new aggregate mining and processing operation in unincorporated San Benito County. The Ranch 35 Quarry operation would include mining, processing, and materials recycling operations. Mining would occur in phases over an anticipated 75-year period with maximum annual sales not to exceed 1 million tons. Upon completion of the proposed mining, all mining equipment and ancillary structures would be removed, and the site would be reclaimed as grazing land in accordance with a reclamation plan that would be prepared and approved as part of this project.

Project Location:

San Benito County
San Juan Bautista

Parcel: 012090023

Public hearing information:

TBD

Public review period ends **Monday, August 21, 2023**

20230705

San Juan Apartments Project

City of Hollister
Erica Fraser
(925) 918-2822

Notice of Intent (NOI)

Mitigated Negative Declaration (MND)

Initial Study/Mitigated Negative Declaration for the San Juan Apartments Project located at 1550 San Juan Road in the City of Hollister. The project proposes a mix of uses within eight (8) buildings on a 5.5- acre site consisting of 157 apartments, a 3-story community building with 1,665 square feet of community space with apartments above, and a 3-story commercial building with 3,750 square feet of retail commercial space with apartments above.

Project Location:

San Benito County
Hollister

Parcel: 052090008

Public hearing information:

TBD

Public review period ends **Monday, August 21, 2023**

20230708**Sandraya Heights Land Division**

City of Scotts Valley
Sarah Wikle
(831) 440-5634

Notice of Intent (NOI)

Mitigated Negative Declaration (MND)

The proposed Sandraya Height Land Division (the project) is a land division to create nine single-family residential lots, on an existing 5.88-acre lot (the project site). The project site is located within the R-1-20 Single Family Residential Zoning District, which requires a minimum lot size of 20,000 square feet. The residential lots would range in size from 20,053 sf to 22,852 sf. Six of the proposed lots would accessed via a new access road that would connect to Grace Way and Casa Way and would include a cul de sac and concrete driveway aprons. The remaining three lots would be accessed from a new cul de sac at the end of San Augustin Way.

Project Location:

Santa Cruz County
Scotts Valley

Parcel: 02311336

Public hearing information:

TBD

Public review period ends **Thursday, August 24, 2023****20230709****125 Bethany Drive**

City of Scotts Valley
Sarah Wikle
(831) 440-5634

Notice of Intent (NOI)

Negative Declaration (Neg)

The project would demolish the two existing one- and two-story commercial buildings (totaling 12,200 sf) on the project site. The proposed 125 Bethany project (the project) is a mixed-use three-story commercial redevelopment which consists of one 52,822 gross square feet (sf) building. The building would include 10,465 net sf of professional and administrative office space, and 42,357 net sf of storage for up to 227 user spaces. The project would provide 54 parking spaces to the north and south extents of the project site and along a central corridor which would also include loading spaces.

Project Location:

Santa Cruz County
Scotts Valley

Parcel: 02310215

Public hearing information:

TBD

Public review period ends **Thursday, August 24, 2023**

PUBLIC HEARINGS

20230604

Sand City West End Parking Plan

City of Sand City
Vibeke Norgaard
(831) 394-3054

Mitigated Negative Declaration (MND) Notice of Intent (NOI)

The Sand City West End Parking Plan (proposed plan) analyzes parking supply and demand; identifies potential parking opportunities in public and private locations; proposes potential parking layouts; outlines financing, management programs, and strategies to create more efficient parking; suggests revisions to existing parking regulations to address common issues; and presents an action plan for implementation. Parking developed under the proposed plan would be located on sites that are currently vacant/lightly developed, within West End District. The proposed plan presents a range of parking options. It is expected that only some of the options will be implemented. Timing for new parking development will be dependent on the rate of change in land uses.

Project Location:

Monterey County
Sand City

Parcel: NA

Public hearing information:

1 Pendergrass Way, Sand City, Ca, 93955

8/1/2023 5:30 PM

Public review period ends **Thursday, July 27, 2023**

20230706

City of Capitola Local Coastal Program Amendment

California Coastal Commission
Kiana Ford
(831) 427-4863

Other

Public hearing to determine whether the Commission concurs with the Executive Director's determination that the request by the City of Capitola to amend its certified LCP Implementation Plan to modify the LCP's provisions related to parking rates and zones is de minimis, and thus should be approved as submitted, and if the Commission objects to such determination, possible action to extend the deadline for final Commission action on the amendment.

Project Location:

Santa Cruz County
Capitola

Parcel: NA

Public hearing information:

300 W. 3rd street, Oxnard, CA, 93030,
<https://www.coastal.ca.gov/meetings/agenda/#/2023/8>

8/10/2023 9:00 AM

Public review period ends **Thursday, August 10, 2023**

City of Watsonville
Matt Orbach
(831) 768-3050

Notice of Intent (NOI)

Mitigated Negative Declaration (MND)

The 13.4-acre project site is currently vacant and is located at 100 Manabe Ow Road (APN 018-711-38) at the southwest corner of the intersection of Manabe Ow Road and Ohlone Parkway in the southwest portion of the City. The project proposes to construct a rectangular shaped one-story industrial warehouse structure totaling 175,760 square feet, which includes 10,000 square feet of office space half of which is proposed to be located on an interior mezzanine level. The Manabe Ow Road frontage area would be landscaped and includes two stormwater retention/detention basins. In addition to the primary development site, the project also includes the stockpiling of fill soil and use of an access route on a separate vacant property located directly east of the development site on the east side of Ohlone Parkway.

The project lies within the boundaries of the existing Manabe Ow Business Park and is therefore subject to conformance with the provisions of the Manabe Ow Business Park Specific Plan. The future tenant and thus specific use of the building is speculative at this time, but the proposed warehouse is anticipated to function as a distribution facility that operates 24 hours per day, Monday through Sunday (7 days per week). Future uses could include warehousing/storage for dry goods, truck trailer/container storage, or other uses permitted by the Specific Plan.

The proposed building has space for 41 truck docks, located at the rear of the building. The project includes a Condition of Approval that only allows nine (9) dock packages (the kits containing the doors that allow the docks to be utilized) to be installed with the initial construction of the building. Additional dock packages may be added for the future building tenant(s), however, the Condition of Approval states that any future proposal to increase the number of dock doors would require additional permitting and subsequent CEQA review.

Project Location:

Santa Cruz County
Watsonville

Parcel: 01871138

Public hearing information:

Old City Council Chambers 250 Main Street Watsonville, CA 95076

8/1/2023 6:00 PM

Public review period ends **Tuesday, August 1, 2023**

More detailed information on these projects is available by calling the contact person for each project or through AMBAG at (831) 883-3750. Comments will be considered by the AMBAG Board of Directors in its review. All comments will be forwarded to the applicants for response and inclusion in the project application. If substantial coordination or conflict issues arise, the Clearinghouse can arrange meetings between concerned agencies and applicants.



MEMORANDUM

TO: AMBAG Board of Directors

FROM: Maura F. Twomey, Executive Director

RECOMMENDED BY: Amaury Berteaud, Sustainability Program Manager

SUBJECT: AMBAG Sustainability Program Update

MEETING DATE: August 9, 2023

RECOMMENDATION:

It is recommended the Board of Directors accept this report.

BACKGROUND/ DISCUSSION:

AMBAG Sustainability Program Elements

Energy Efficiency Program Development

AMBAG is a founding member of the Rural and Hard to Reach (RHTR) working group, which was created in 2015 to promote the deployment of energy efficiency resources to California's rural communities. In the past two years AMBAG staff has been working with RHTR partners to create a Regional Energy Network (REN). RENs are entities which submit business plans to the California Public Utilities Commission (CPUC) to obtain ratepayer funds and implement energy efficiency programs.

In June 2021, RHTR partners executed a memorandum of understanding for the development of the RuralREN. RHTR partners submitted a motion for the creation of the RuralREN as well as the RuralREN 2023-2031 strategic business plan to the CPUC in March 2022. In June 2022, Commissioner Shiroma issued a ruling which determined that the RuralREN motion should be considered on the same timeline, and in the same proceeding as the 2024-2031 business plans from existing energy efficiency portfolio administrators. On June 29, 2023, the CPUC issued Decision D.23.06.055 which included approval of RuralREN, and its business plan, with a 2024-2027 budget of \$84 million and an 2028-2031 preliminary budget of \$93 million. In the coming months AMBAG will be working with partners to conduct ramp up activities for the RuralREN programs, which are slated to launch in early 2024.

Monterey Bay Natural and Working Lands Climate Mitigation and Resiliency Study

On December 6, 2021, the California Department of Conservation awarded AMBAG a \$250,000 Sustainable Agricultural Lands Conservation (SALC) program planning grant to fund the creation of a Monterey Bay Natural and Working Lands Climate Mitigation and Resiliency Study.

The Monterey Bay Natural and Working Lands Climate Mitigation and Resiliency Study project seeks to create an inventory of natural and working lands carbon stock in the AMBAG region and forecast its evolution based on different climate change and land use scenarios, as well as the implementation of different adaptation and mitigation strategies. This project will empower the Monterey Bay region to consider the health of natural and working lands as a part of long-range planning as well as provide an opportunity for cities and counties to further integrate natural and working land GHG mitigation strategies as part of their climate action planning process.

In the past months AMBAG staff worked with Ascent Environmental Inc. to refine the draft carbon stock inventory for the natural and working lands of the Monterey Bay region and hosted three focus group meetings to receive feedback on the draft.

ALTERNATIVES:

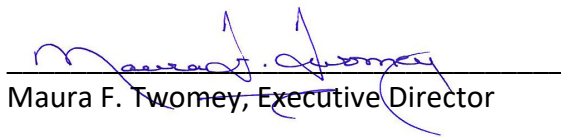
There are no alternatives to discuss as this is an informational report.

FINANCIAL IMPACT:

The budget is fully funded under a SALC planning grant, and SB1 Planning Funds. All funding is programmed in the FY 2023-24 Overall Work Program and Budget.

COORDINATION:

AMBAG staff is coordinating with the RHTR partners, local jurisdictions, and local community stakeholders.

APPROVED BY:
Maura F. Twomey, Executive Director



MEMORANDUM

TO: AMBAG Board of Directors

FROM: Maura F. Twomey, Executive Director

RECOMMENDED BY: Errol Osteraa, Director of Finance and Administration

SUBJECT: Financial Update Report

MEETING DATE: August 9, 2023

RECOMMENDATION:

Staff recommends that the Board of Directors accept the Financial Update Report.

BACKGROUND/ DISCUSSION:

The enclosed financial reports are for the 2022-2023 Fiscal Year (FY) and are presented as a consent item. The attached reports contain the cumulative effect of operations through May 31, 2023, as well as a budget-to-actual comparison. Amounts in the Financial Update Report are unaudited.

FINANCIAL IMPACT:

The Balance Sheet for May 31, 2023, reflects a cash balance of \$4,762,263.14. The accounts receivable balance is \$607,860.09, while the current liabilities balance is \$1,368,419.21. AMBAG has sufficient current assets on hand to pay all known current obligations.

AMBAG's Balance Sheet as of May 31, 2023, reflects a positive Net Position in the amount of \$222,560.96. This is due to the Profit and Loss Statement reflecting an excess of revenue over expense of \$229,429.15. Changes in Net Position are to be expected throughout the fiscal year (FY), particularly at the beginning due to collection of member dues which are received in July and the timing of various year-end adjustments required after our financial audit.

The following table highlights key Budget to Actual financial data:

Budget to Actual Financial Highlights
For Period July 1, 2022 through May 31, 2023

Expenditures	Budget Through May 2023	Actual Through May 2023	Difference
Salaries & Fringe Benefits	\$ 3,063,231.00	\$ 2,241,987.90	\$ 821,243.10
Professional Services	\$ 13,704,878.00	\$ 2,568,500.64	\$ 11,136,377.36
Lease/Rentals	\$ 75,625.00	\$ 73,578.11	\$ 2,046.89
Communications	\$ 25,483.00	\$ 28,336.21	\$ (2,853.21)
Supplies	\$ 124,575.00	\$ 53,724.09	\$ 70,850.91
Printing	\$ 9,808.00	\$ 835.81	\$ 8,972.19
Travel	\$ 64,808.00	\$ 30,295.07	\$ 34,512.93
Other Charges	\$ 349,923.00	\$ 343,830.01	\$ 6,092.99
Total	\$ 17,418,332.00	\$ 5,341,087.84	\$ 12,077,243.16
Revenue			
Federal/State/Local Revenue	\$ 17,521,106.00	\$ 5,570,516.99	\$ 11,950,589.01
Note: AMBAG is projecting a surplus, therefore budgeted revenues do not equal expenses.			

Revenues/Expenses (Budget to Actual Comparison):

The budget reflects a linear programming of funds while actual work is contingent on various factors. Therefore, during the fiscal year there will be fluctuations from budget-to-actual.

Professional Services are under budget primarily due to the timing of work on projects performed by contractors. Projects early in their implementation are Integrated Land Use Model and Development Monitoring Framework Tool, Monterey Bay Natural and Working Lands Climate Mitigation and Resiliency Study, California Central Coast Sustainable Freight Study, and Complete Streets. This work is not performed in a linear fashion while the budget reflects linear programming. In addition, the Regional Early Action Planning Housing Program (REAP) provides \$7,931,311 in funding of which a large portion will pass through to partner agencies. This program is approximately 67% completed. The current budget includes a proportionate share of \$10,133,742 in funding for the REAP 2.0 program. It is in its early stages.

Since AMBAG funding is primarily on a reimbursement basis, any deviation in expenditure also results in a corresponding deviation in revenue. Budget-to-actual revenue and expenditures are monitored regularly to analyze fiscal operations and propose amendments to the budget if needed.

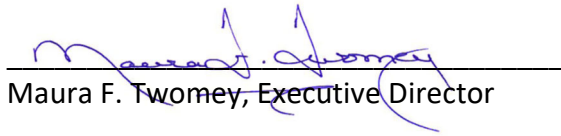
COORDINATION:

N/A

ATTACHMENTS:

1. Balance Sheet as of May 31, 2023
2. Profit and Loss: July 1, 2022 – May 31, 2023
3. Cash Activity for June 2023

APPROVED BY:



Maura F. Twomey, Executive Director

AMBAG

Balance Sheet - Attachment 1

As of May 31, 2023

May 31, 2023		May 31, 2023	
Assets		Liabilities & Net Positic	
Current Assets		Liability:	
Cash and Cash Equivalents		Current Liabilities	
Mechanics Bank - Special Reserve	355,756.16	Accounts Payable	1,201,496.68
Mechanics Bank - Checking	666,840.13	Employee Benefits	166,922.53
Mechanics Bank - REAP Checking	2,877,240.94	Mechanics Bank - Line of Credit	0.00
Mechanics Bank - REAP 2.0 Checking	858,171.91	Total Current Liabilities	1,368,419.21
Petty Cash	500.00		
LAIF Account	3,754.00		
Total Cash and Cash Equivalen	4,762,263.14	Long-Term Liability	
Accounts Receivable		Deferred Inflows - Actuarial	258,986.95
Accounts Receivable	607,860.09	Net Pension Liability (GASB 68)	1,888,153.69
Total Accounts Receivable	607,860.09	OPEB Liability	4,149.27
Other Current Assets		Deferred Revenue	2,686,108.69
Due from PRWFPA/RAPS	340.10	Total Long-Term Liabilitie	4,837,398.60
Prepaid Items	3,527.11		
Total Other Current Asset	3,867.21	Total Liability	6,205,817.81
Total Current Assets	5,373,990.44		
Long-Term Assets			
Net OPEB Asset	96,473.00		
FY 2002-2003 Housing Mandate Receivable	82,186.00		
Allowance for Doubtful Accounts	(16,437.20)		
Deferred Outflows - Actuarial	533,833.49		
Deferred Outflows - PERS Contribution	272,963.59		
Total Long-Term Assets	969,018.88		
Capital Asset:		Net Positor	
Capital Assets	319,089.93	Beginning Net Position	(6,868.19)
Accumulated Depreciation	(233,720.48)	Net Income/(Loss)	229,429.15
Total Capital Assets	85,369.45	Total Ending Net Position	222,560.96
Total Assets	6,428,378.77	Total Liabilities & Net Position	6,428,378.77

AMBAG
Profit & Loss - Attachment 2
 July - May 2023

	July - May 2023	July - May 2023
Income		
AMBAG Revenue		178,088.43
Cash Contributions		118,164.20
Grant Revenue		5,053,802.89
Non-Federal Local Match		220,461.47
Total Income		5,570,516.99
Expense		
Salaries		1,426,993.27
Fringe Benefits		814,994.63
Professional Services		2,568,500.64
Lease/Rentals		73,578.11
Communications		28,336.21
Supplies		53,724.09
Printing		835.81
Travel		30,295.07
Other Charges:		
BOD Allowances	7,100.00	
Workshops/Training	7,118.82	
GIS Licensing/CCJDC Support	8,632.98	
REAP Travel/Courses/Events	2,619.02	
SB1/MTIP/MTP/SCS/OWP/Public Participation Expenses	10,510.21	
Recruiting	266.14	
Model Expenses	1,950.00	
Dues & Subscriptions	25,352.13	
Depreciation Expense	30,963.63	
Maintenance/Utilities	704.99	
Insurance	27,889.84	
Interest/Fees/Tax Expense	260.78	
Total Other Charges		123,368.54
Non-Federal Local Match		220,461.47
Total Expense		5,341,087.84
Net Income/(Loss)		229,429.15

AMBAG
Cash Activity - Attachment 3
For June 2023

Monthly Cash Activity	July-22	August-22	September-22	October-22	November-22	December-22	January-23	February-23	March-23	April-23	May-23	June-23	TOTAL
1. CASH ON HAND													
[Beginning of month]													
	2,409,296.43	2,471,572.68	4,954,575.33	4,841,074.29	5,055,002.19	4,319,314.89	4,028,724.33	4,225,576.43	4,445,814.98	4,742,907.72	4,727,115.79	4,762,263.14	
2. CASH RECEIPTS													
(a) AMBAG Revenue	172,481.12	93,435.89	948.55	21,026.16	31,089.64	8,481.99	14,099.57	19,151.96	3,104.06	40,621.15	1,469.00	1,281.15	407,190.24
(b) Grant Revenue	164,090.73	77,495.95	154,469.54	423,066.03	32,538.52	0.00	452,832.58	453,867.00	238,053.47	202,391.85	217,860.79	31,389.91	2,448,056.37
(c) REAP Advance Paymte	0.00	3,155,353.00	0.00	0.00	0.00	0.00	0.00	0.00	1,006,687.12	0.00	0.00	0.00	4,162,040.12
(d) Borrowing	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3. TOTAL CASH RECEIPTS													
	336,571.85	3,326,284.84	155,418.09	444,092.19	63,628.16	8,481.99	466,932.15	473,018.96	1,247,844.65	243,013.00	219,329.79	32,671.06	7,017,286.73
AVAILABLE													
	2,745,868.28	5,797,857.52	5,109,993.42	5,285,166.48	5,118,630.35	4,327,796.88	4,495,656.48	4,698,595.39	5,693,659.63	4,985,920.72	4,946,445.58	4,794,934.20	
5. CASH PAID OUT													
(a) Payroll & Related	231,207.37	198,041.52	200,424.36	199,843.11	202,393.08	185,139.54	227,518.45	216,839.01	217,316.39	209,790.94	175,252.68	220,281.83	2,484,048.28
(b) Professional Service	14,916.25	611,368.93	55,011.42	9,911.66	576,238.13	95,992.33	26,246.77	19,498.50	696,719.52	13,957.61	2,535.99	1,066,770.32	3,189,167.43
(c) Capital Outlay	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
(d) Lease/Rentals	11,936.00	7,242.09	6,318.67	6,558.39	7,085.45	6,382.00	6,558.39	6,558.39	7,130.07	6,603.40	635.40	6,954.07	79,962.32
(e) Communication:	159.80	2,672.13	1,299.15	1,147.65	1,713.00	4,058.44	2,799.67	2,136.99	1,565.58	9,193.16	845.40	2,259.25	29,850.22
(f) Supplies	776.02	5,262.54	1,051.37	7,113.42	1,081.00	1,753.37	931.39	1,008.41	20,377.51	12,913.63	855.65	2,155.95	55,280.26
(g) Printing	0.00	0.00	0.00	0.00	0.00	55.26	618.61	161.94	0.00	0.00	0.00	0.00	835.81
(h) Travel	0.00	927.43	1,247.99	3,174.46	3,365.61	4,837.52	1,079.02	2,344.89	3,108.91	4,174.71	48.23	8,669.89	32,978.66
(i) Other Charge:	15,300.16	17,767.55	3,566.17	2,415.60	7,439.19	854.09	4,327.75	4,232.28	4,533.93	2,171.48	4,009.09	2,204.19	68,821.48
(j) Loan Repayment	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6. TOTAL CASH PAID OUT													
	274,295.60	843,282.19	268,919.13	230,164.29	799,315.46	299,072.55	270,080.05	252,780.41	950,751.91	258,804.93	184,182.44	1,309,295.50	5,940,944.46
7. CASH POSITION													
	2,471,572.68	4,954,575.33	4,841,074.29	5,055,002.19	4,319,314.89	4,028,724.33	4,225,576.43	4,445,814.98	4,742,907.72	4,727,115.79	4,762,263.14	3,485,638.70	



MEMORANDUM

TO: AMBAG Board of Directors

FROM: Maura F. Twomey, Executive Director

RECOMMENDED BY: Heather Adamson, Director of Planning

SUBJECT: Public Hearing: Draft 2023 Public Participation Plan

MEETING DATE: August 9, 2023

RECOMMENDATION:

Hold a public hearing on the *Draft 2023 Public Participation Plan* to accept public comment.

BACKGROUND/ DISCUSSION:

The federally required 2023 Public Participation Plan is a comprehensive document that guides regional planning agencies and local jurisdictions in the public participation process for the tri-county Monterey Bay region that either receive federal funds or are subject to a federally required action.

AMBAG, as the federally designated Metropolitan Planning Organization (MPO) for the Monterey Bay region, prepares and adopts the Public Participation Plan at least once every four years. The prior Public Participation Plan, the *2019 Monterey Bay Area Public Participation Plan*, was adopted in October 2019 to comply with the Fixing America's Surface Transportation Act (FAST Act) of 2015 legislation. The *2023 Public Participation Plan* will cover the four-year period from 2023-2026 and was developed to adhere to the Infrastructure Investment and Jobs Act/Bipartisan Infrastructure Act (IIJA/BIA) of 2021 and the FAST Act of 2015 legislation and pursuant to changes in the California Government Code 65080 that occurred with the passage of Senate Bill (SB) 375 in 2008.

The 2023 Public Participation Plan emphasizes the transportation decision making process, including the expanded use of visualization techniques and innovative online marketing strategies in public outreach.

AMBAG is required to update the Public Participation Plan every four years. The requirements for the Public Participation Plan under the IJJA/BIA/FAST Act include increased involvement and collaboration with members of the public, decision makers and staff from the local jurisdictions and partner agencies within the region.

Key sections of the *2023 Public Participation Plan* are listed below:

- Public Participation Plan Guiding Principles
- 2023 Public Participation Plan Timeline
- Incorporating Limited-English Proficiency (LEP) Populations into the PPP
- PPP Procedures and Development Process
- Interested Parties and Public Engagement
- Online and Visualization Outreach Strategies

An updated Public Participation Plan is the required guide for all public involvement activities conducted by AMBAG. As such, the PPP contains the procedures, strategies and techniques used by AMBAG for public involvement in all programs and projects that use federal funds.

A number of appendices are included in the 2023 PPP. For example, Appendix G includes the 2050 Metropolitan Transportation Plan/Sustainable Communities Strategy (MTP/SCS) Public Involvement Program. This appendix outlines how AMBAG will engage the public and stakeholders throughout the development of the 2050 MTP/SCS.

On June 14, 2023, the AMBAG Board of Directors received a presentation on the *Draft 2023 Public Participation Plan* and approved the release of the of the Draft 2023 PPP for a 70-day public review period.

Below are key dates for developing the *2023 Public Participation Plan*:

- **June - August 2023:** Present the Draft 2023 Public Participation Plan to Advisory Committees/Councils, Planning Directors Forum, and to the AMBAG Board of Directors
- **June 14, 2023 - August 23, 2023:** 70-Day Public Comment Period
- **August - September 2023:** Prepare the Final 2023 Public Participation Plan
- **October 11, 2023:** AMBAG Board of Directors will be asked to adopt the Final 2023 Public Participation Plan

The *Draft 2023 Public Participation Plan* can be downloaded from www.ambag.org.

ALTERNATIVES:

N/A

FINANCIAL IMPACT:

The update of the Public Participation Plan is financed by the Federal Highway Administration and Federal Transit Administration planning funds, which are included in both the OWP and the AMBAG budget.

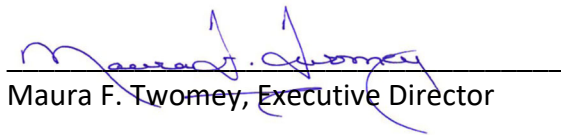
COORDINATION:

The 2023 Public Participation Plan is prepared in coordination and consultation with our partner agencies: San Benito County Council of Governments (SBtCOG), Santa Cruz County Regional Transportation Commission (SCCRTC), Transportation Agency for Monterey County (TAMC), San Benito County Local Transportation Authority (LTA), Santa Cruz Metropolitan Transit District (SCMTD) and Monterey-Salinas Transit (MST).

ATTACHMENTS:

None.

APPROVED BY:



Maura F. Twomey, Executive Director

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MEMORANDUM

TO: AMBAG Board of Directors

FROM: Maura F. Twomey, Executive Director

RECOMMENDED BY: Heather Adamson, Director of Planning

SUBJECT: 2026 Regional Growth Forecast

MEETING DATE: August 9, 2023

RECOMMENDATION:

Staff will present methodology options and the timeline for developing the tri-county regional employment, population, and housing forecast.

BACKGROUND/ DISCUSSION:

Every four years, AMBAG updates its regional forecast for population, housing and employment to support the development of the Metropolitan Transportation Plan/Sustainable Communities Strategy (MTP/SCS), Regional Travel Demand Model and other planning efforts.

The regional growth forecast projects the region's population, employment, and housing numbers for the tri-county area of Monterey, San Benito, and Santa Cruz counties. The purpose of the regional growth forecast is to show likely changes in employment, population and housing in the region between 2020 and 2050, based on the most current information available. As growth patterns change over time, the forecast is updated on a regular basis to reflect the most current and accurate information available.

This forecast is used to inform regional and local planning projects such as the MTP/SCS, transportation projects, corridor studies, and economic activity analyses. Results from this forecast are used as inputs in the Regional Travel Demand Model to forecast travel

patterns. AMBAG has hired Population Reference Bureau (PRB) to assist in the preparation of the Regional Growth Forecast.

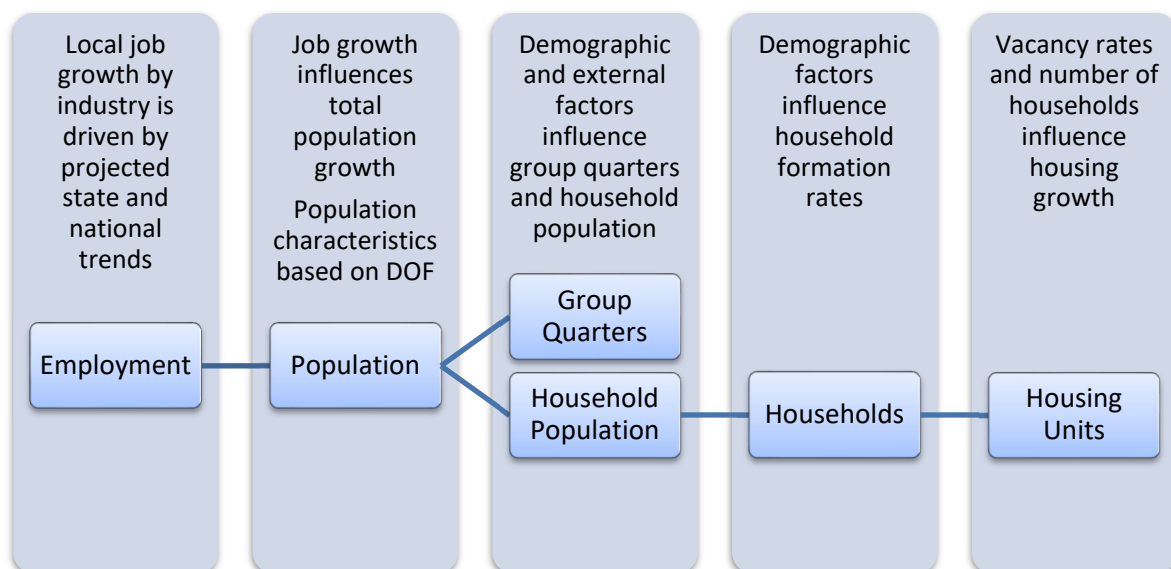
The region has seen robust job and housing growth in recent years, despite population decline. However, rapid job growth and shrinking population trends are not expected to continue long-term. In the 2026 Draft Regional Growth Forecast, we expect slow growth for all three--population, jobs, and housing.

Methodology

PRB has prepared three forecast methodologies for AMBAG's consideration. All methodologies would use the latest data from sources including data from the California Department of Finance (DOF), California Employment Development Department, Caltrans, U.S. Bureau of Labor Statistics, and U.S. Census Bureau. Option 2 would also include birth and death data from the California Department of Public Health and U.S. Centers for Disease Control and Prevention.

Option 1: Employment-Driven Method

The first option is to continue using the employment-driven forecast modeling framework that AMBAG has used for the past three MTP/SCS cycles. The modeling framework is illustrated in the figure below.



Employment: Employment growth by industry is driven by projected national and statewide trends for all industries in the region using a shift-share model.

Population: Employment growth trends influence population growth. The forecast of total population is based on historical trends in the ratio of population to employment in AMBAG region.

Projections of demographic characteristics (i.e., population by age, sex, and race/ethnicity) in the 2022 RGF rely on a proportional approach based on demographic projections from the California Department of Finance (DOF).¹

Household Population and Households: Demographic factors (e.g., age, sex, race/ethnicity) and external factors (e.g., major group quarters facilities like colleges and universities, correctional facilities, etc.) influence the household population and household formation rates (i.e., the number of people per household).

Housing Units: Housing projections are driven by the household population projection, demographic characteristics of the household population (age, sex, race/ethnicity), household formation rates, and housing vacancy rates.

Advantages of this approach:

- Consistent with prior AMBAG MTP/SCSs.

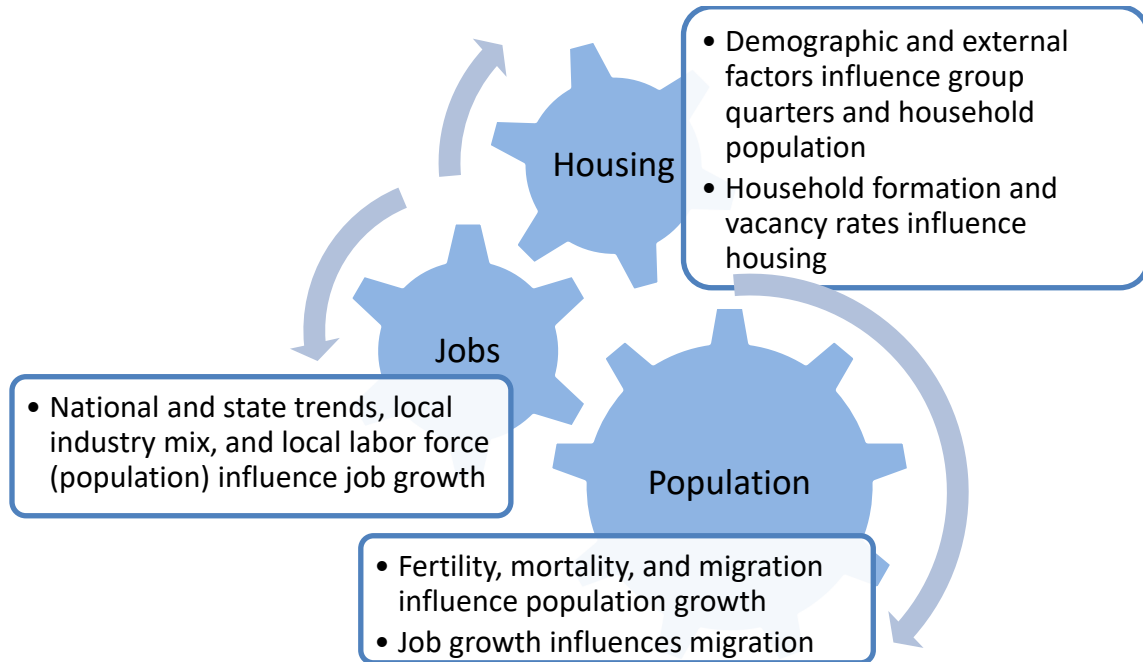
Disadvantages of this approach:

- Weak linkage (only one direction from jobs to population) between population and jobs forecast.
- Relies on DOF for demographic detail.

¹ The demographic characteristics projections would be based on a forecast released by DOF in 2021. DOF is planning to publish a revised forecast in summer 2023 but the update was not available at the time of writing.

Option 2: Cohort Component Population Growth

The second option implements a cohort component model for the population forecast that uses birth, death, and migration information to predict future population. The modeling framework is illustrated in the figure below.



Employment: Employment growth by industry is driven by projected national and statewide trends for all industries in the region using a shift-share model with input from the population model through the working-age population forecast.

Population: Fertility, mortality, and migration trends influence population growth. Employment forecast influences migration levels.

Household Population and Households: Same as Option 1.

Housing Units: Same as Option 1.

Advantages of this approach:

- Consistent with other California MPO/COGs.
- Allows closest linkages between model components.
- Produces detailed demographic characteristics without relying on a forecast update from DOF.

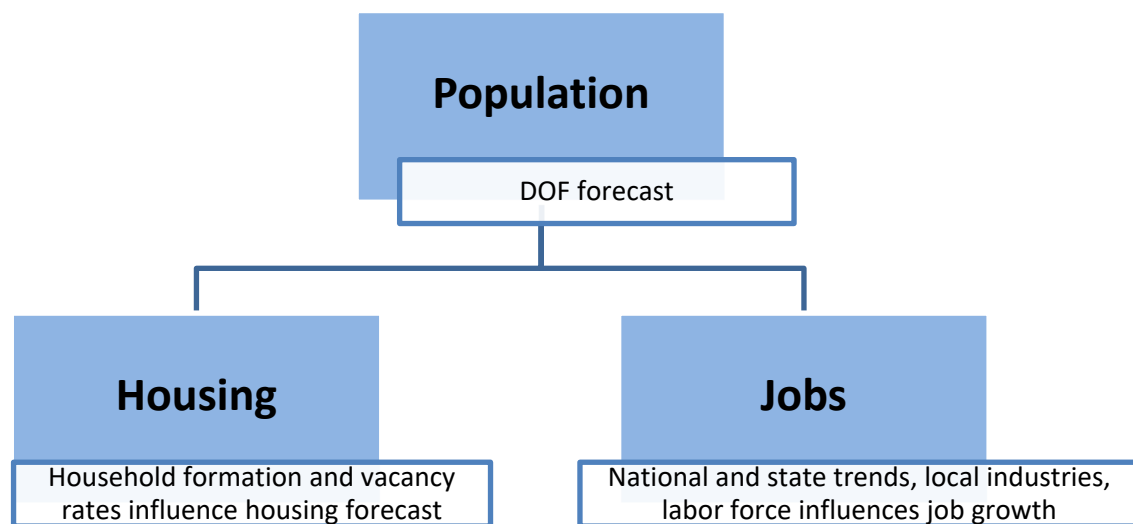
Disadvantages of this approach:

- Slightly more labor-intensive.

Note: Prior testing by PRB (for 2022 RGF) has shown this approach to produce similar results to Option 1.

Option 3: DOF Forecast

The third option is to use DOF's forecast for population characteristics. The modeling framework is illustrated in the figure below.



Employment: Employment growth by industry is driven by projected national and statewide trends for all industries in the region using a shift-share model with input from the population model through working-age population forecast.

Population: Use DOF forecast as published.

Household Population and Households: Same as Option 1.

Housing Units: Same as Option 1.

Advantages of this approach:

- Saves consulting time.

Disadvantages of this approach:

- No local input on population forecast.
- Weak linkage (only one direction from population to jobs) between population

and jobs forecast.

- DOF forecast release date is uncertain.
- DOF forecast for small counties varies widely between releases.

AMBAG presented the three options to the Planning Directors Forum on July 31, 2023 for feedback and input on the preferred methodology that AMBAG should use for the 2026 Regional Growth Forecast. Many Planning Directors expressed support for Option 2 (Cohort Component Population Forecast Method) as it aligns AMBAG with what other regional agencies are using as well as providing the region with the most local input and linkages between population, jobs, and housing.

Timeline

- Summer/early Fall 2023 – Select a method and produce preliminary draft forecast
- Fall 2023 – Complete draft regional growth forecast
- Early 2024 – Begin subregional allocation

Next Steps

The AMBAG Board of Directors will be asked to select a methodology for the tri-county regional growth forecast of jobs, population, and housing and disaggregating the tri-county regional forecast at both the county- and jurisdiction-level at its September 13, 2023 meeting. A draft of the regional forecast will be ready for review and discussion in October 2023. AMBAG will continue to work closely with local jurisdictions and gather information to ensure that the most current local data is incorporated into the forecast and to ensure consensus on the process.

ALTERNATIVES:

N/A

FINANCIAL IMPACT:

Planning activities for the 2026 Regional Growth Forecast are funded with FHWA PL, FTA 5303 and SB 1 planning funds and are programmed in the FY 2023-24 Overall Work Program and Budget.

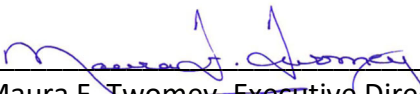
COORDINATION:

The 2026 Regional Growth Forecast is prepared in coordination and consultation with the 21 local jurisdictions and our transportation partner agencies.

ATTACHMENTS:

None.

APPROVED BY:



Maura F. Twomey, Executive Director

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MEMORANDUM

TO: AMBAG Board of Directors

FROM: Maura F. Twomey, Executive Director

RECOMMENDED BY: Amaury Berteaud, Special Projects Manager

SUBJECT: Rural Regional Energy Network Update

MEETING DATE: August 9, 2023

RECOMMENDATION:

AMBAG Sustainability Program staff will be providing the Board with a presentation on the Rural Regional Energy Network.

BACKGROUND/ DISCUSSION:

In California, every natural gas and electricity bill includes a public goods charge, which are used to fund a number of public purpose programs, under the oversight of the California Public Utilities Commission (CPUC). These programs can bring deep benefits to consumers and have a positive impact on the electricity and natural gas infrastructure system. For example, energy efficiency programs create reductions in energy usage which are cheaper to achieve than the cost of building new power plants to meet increasing electricity demand. Traditionally, investor-owned utilities have been tasked by the CPUC with collecting the public goods charge as well as to design and manage energy efficiency programs to meet energy reductions goals in a cost-effective manner.

The cost effectiveness requirements for traditional energy efficiency programs have led the investor-owned utilities to design programs with very strict eligibility and measure guidelines. As a result, few programs are designed in sectors, such as the residential sector, where it is difficult to meet cost effectiveness requirements. Within individual programs, implementers also tend to focus on larger scale projects that produce more energy efficiency savings relative to project management and marketing costs. Finally, because programs are often intended to function for an entire investor-owned utility territory, they are primarily designed to work in large urban centers and do not always function smoothly in smaller rural communities.

In the early 2010s, the CPUC envisioned a new type of program called Regional Energy Networks (RENs). RENs were created as an innovative framework for local governments to design and administer energy efficiency programs and report directly to the commission. The goal was for the regional energy networks to create energy efficiency programs that would serve customers not otherwise served by the investor-owned utility programs. Crucially, programs administered by RENs were not bound to the same strict cost effectiveness requirements as traditional energy efficiency programs. In 2012, the CPUC allowed two RENs to begin operations as pilot initiatives: BayREN and SoCalREN. Following the success of these two pilot RENs in 2018 and 2019, the CPUC issued decisions making the existing RENs permanent and opening the way for the creation of new RENs. In the years that followed two new RENs were created, the tri-County REN, serving San Luis Obispo, Santa Barbara, and Ventura Counties, and the Inland REN, serving Riverside and San Bernadino Counties.

In 2015, AMBAG was one of the founding members of the Rural Hard to Reach Working Group (RHTR). This group is composed of energy efficiency program implementers dedicated to bringing energy efficiency opportunities to rural communities throughout California. From 2019 to 2020, AMBAG staff worked with these partners to develop the concept of a Rural Regional Energy Network (RuralREN). A RHTR partner, the Redwood Coast Energy Authority (RCEA), offered to act as the RuralREN program administrator, taking on the burden of regulatory engagement and compliance with the California Public Utilities Commission reporting requirements. On June 9, 2021 the AMBAG Board of Directors approved the Memorandum of Understanding for the development of the RuralREN, and AMBAG staff started to work with RHTR partners to develop the RuralREN.

From July 2021 to February 2022, the RHTR partners worked together to draft a business plan and portfolio application for the RuralREN. This comprehensive document included a market and equity analysis of the 31 RuralREN counties and a detailed proposed portfolio of programs designed to serve the needs of rural communities throughout California. In March 2022, the RCEA submitted a motion for the creation of the RuralREN as well as the RuralREN 2023-2031 strategic business plan, and the RuralREN 2023-2027 Portfolio Application. After submitting the motion, RCEA and the RHTR partners continued engaging in the CPUC regulatory process.

On June 29, 2023, as part of a decision on the 2024-2027 portfolio applications and 2024-2031 business plans for all energy efficiency portfolio administrators, the CPUC unanimously approved the creation of the RuralREN with an approved 2024-2027 budget of \$84 million, and a 2028-2031 preliminary budget of \$93 million.

The approved RuralREN Business Plan included a governance structure for the RuralREN composed of a leadership team, which makes broad strategy decisions around 4-year portfolio applications and 8-year business plans, a program administrator which files regulatory submissions and reporting documents to the CPUC as well as provides RuralREN budget oversight, RuralREN implementation agencies which work in their

regions to implement programs, supported by consultants as well as contracted program implementation teams, and advisory committees which provide input on existing programs, and community needs, to inform program improvements and new program development.

As per the RuralREN business plan, five programs will be implemented in the AMBAG region, to serve communities that are hard to reach, underserved, or disadvantaged.

- A public equity program will serve public agencies with technical assistance for energy efficiency projects in publicly owned facilities.
- A codes and standards program will provide services to jurisdictions and contractors to better understand and implement the California building energy efficiency code (title 24).
- A finance equity program will provide energy efficiency financing products and a loan concierge service to assist small businesses and residents with completing energy efficiency projects.
- A workforce education and training equity program will offer training opportunities for workers and youth to enter the clean energy workforce.
- A residential equity program will provide energy efficiency kits and energy audits to residents and help them continue their energy journey, whether through other RuralREN programs, or external incentive and financing offerings.

Within the coming months, AMBAG staff will bring a RuralREN Successor Memorandum of Understanding to the AMBAG Board of Directors to codify how partners will implement the RuralREN. Once the MOU is executed, partners will contract with program administrator and begin implementing programs. Meanwhile the program administrator will work to build up administrative and marketing capacity as well as work with partners to meet all regulatory obligations, including submitting a true-up advice letter to the CPUC and entering in Joint Cooperation Memos with other energy efficiency Portfolio Administrators. The RuralREN programs will start operating in early 2024 and continue to increase throughout the year.

ALTERNATIVES:

None.

FINANCIAL IMPACT:

None.

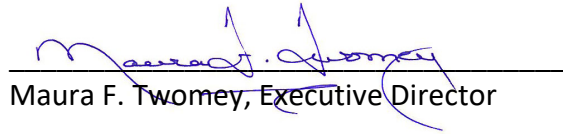
COORDINATION:

AMBAG is working with the RHTR partners Rural Regional Energy Network.

ATTACHMENTS:

None.

APPROVED BY:



Maura F. Twomey, Executive Director



On September 13, 2022, California Governor Gavin Newsom signed into law Assembly Bill (AB) 2449 (Rubio). The new amendments to the Brown Act go into effect on January 1, 2023. AB 2449 provides alternative teleconference procedures to allow members of the AMBAG Board of Directors to participate remotely under very limited circumstances.

**Voting members must attend the physical meeting to count toward quorum.
Members of the public and non-voting members may use the Zoom link provided on the agenda to join the AMBAG Board of Directors meeting online.**

2023 AMBAG Calendar of Meetings

September 13, 2023	MBARD Board Room 24580 Silver Cloud Court, Monterey, CA 93940 Meeting Time: 6 pm
October 11, 2023	MBARD Board Room 24580 Silver Cloud Court, Monterey, CA 93940 Meeting Time: 6 pm
November 8, 2023	MBARD Board Room 24580 Silver Cloud Court, Monterey, CA 93940 Meeting Time: 6 pm
December 2023	No Meeting Scheduled

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AMBAG Acronym Guide	
ABM	Activity Based Model
ADA	Americans Disabilities Act
ALUC	Airport Land Use Commission
AMBAG	Association of Monterey Bay Area Governments
ARRA	American Reinvestment and Recovery Act
3CE	Central Coast Community Energy
CAAA	Clean Air Act Amendments of 1990 (Federal Legislation)
Caltrans	California Department of Transportation
CAFR	Comprehensive Annual Financial Report
CalVans	California Vanpool Authority
CARB	California Air Resources Board
CCJDC	Central Coast Joint Data Committee
CEQA	California Environmental Quality Act
CHTS	California Households Travel Survey
CMAQ	Congestion Mitigation and Air Quality Improvement
CPUC	California Public Utilities Commission
CTC	California Transportation Commission
DEIR	Draft Environmental Impact Report
DEM	Digital Elevation Model
DOF	Department of Finance (State of California)
EAC	Energy Advisory Committee
EIR	Environmental Impact Report
FAST Act	Fixing America's Surface Transportation Act
FHWA	Federal Highway Administration
FTA	Federal Transit Administration
FTIP	Federal Transportation Improvement Program
GHG	Greenhouse Gas Emissions
GIS	Geographic Information System
ICAP	Indirect Cost Allocation Plan
ITS	Intelligent Transportation Systems
JPA	Joint Powers Agreement

LTA	San Benito County Local Transportation Authority
LTC	Local Transportation Commission
MAP-21	Moving Ahead for Progress in the 21 st Century Act
MBARD	Monterey Bay Air Resources District
MOA	Memorandum of Agreement
MOU	Memorandum of Understanding
MPAD	Monterey Peninsula Airport District
MPO	Metropolitan Planning Organization
MST	Monterey-Salinas Transit
MTP	Metropolitan Transportation Plan
MTIP	Metropolitan Transportation Improvement Program
OWP	Overall Work Program
PG&E	Pacific Gas & Electric Company
PPP	Public Participation Plan
RAPS, Inc.	Regional Analysis & Planning Services, Inc.
RFP	Request for Proposal
RHNA	Regional Housing Needs Allocation
RTDM	Regional Travel Demand Model
RTP	Regional Transportation Plan
RTPA	Regional Transportation Planning Agency
SAFETEA-LU	Safe, Accountable, Flexible, Efficient Transportation Equity Act: A Legacy for Users
SB 375	Senate Bill 375
SBtCOG	Council of San Benito County Governments
SCCRTC	Santa Cruz County Regional Transportation Commission
SCMTD	Santa Cruz Metropolitan Transit District
SCS	Sustainable Communities Strategy
S RTP	Short-Range Transit Plan
STIP	State Transportation Improvement Program
TAMC	Transportation Agency for Monterey County
TAZ	Traffic Analysis Zone
USGS	United States Geological Survey
VMT	Vehicle Miles Traveled
VT	Vehicle Trips