

THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS  
ACTION AGENDA SUMMARY

DEPT: Planning and Community Development Af

BOARD AGENDA # \*D-4

Urgent  Routine

AGENDA DATE March 31, 2015

CEO Concurs with Recommendation YES  NO   
(Information Attached)

4/5 Vote Required YES  NO

SUBJECT:

Approval to Accept the Final Report of the Stanislaus County Regional Sustainability Toolbox Grant and Authorize the Planning and Community Development Director to Submit the Report to the Strategic Growth Council

STAFF RECOMMENDATIONS:

1. Accept the Final Report of the Stanislaus County Regional Sustainability Toolbox Grant.
2. Authorize the Planning Director to submit the final report and final invoice to the Strategic Growth Council.

FISCAL IMPACT:

The Planning and Community Development Department, in partnership with the nine Stanislaus County city jurisdictions, was awarded a total of \$1,000,000 in Sustainable Communities Planning Grant funds. Out of the total grant awarded, a total of \$819,789.38 was expended for grant work completed, leaving an unspent balance of \$180,210.62. A total of \$696,820.98 has been reimbursed and the remaining \$122,968.40 (15%), which was withheld by the Strategic Growth Council (SGC), will be reimbursed upon approval by the Board of Supervisors of the final grant report and submittal of the final report and final invoice to the SGC.

BOARD ACTION AS FOLLOWS:

No. 2015-143

On motion of Supervisor Chiesa, Seconded by Supervisor Monteith

and approved by the following vote,

Ayes: Supervisors: O'Brien, Chiesa, Monteith, De Martini, and Chairman Withrow

Noes: Supervisors: None

Excused or Absent: Supervisors: None

Abstaining: Supervisor: None

1) X Approved as recommended

2) \_\_\_\_\_ Denied

3) \_\_\_\_\_ Approved as amended

4) \_\_\_\_\_ Other:

MOTION:

ATTEST:

  
CHRISTINE FERRARO TALLMAN, Clerk

File No.

Approval to Accept the Final Report of the Stanislaus County Regional Sustainability Toolbox Grant and Authorize the Planning and Community Development Director to Submit the Report to the Strategic Growth Council

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**DISCUSSION:**

In collaboration with all nine of the municipalities within the County, Stanislaus County Department of Planning and Community Development, as the lead applicant, was awarded \$1,000,000 in Sustainable Communities Planning Grant funds under the program's Focus Area 1 (Local Sustainable Planning). Stanislaus County and its nine cities developed a Regional Sustainability Toolbox (RST) which includes multiple planning tools to achieve greenhouse gas reductions in the region.

The Board of Supervisors adopted a resolution on September 21, 2010, allowing the Planning and Community Development Department to apply for the Sustainable Communities Planning Grant, from the Strategic Growth Council of California. The grant began on August 19, 2010, and expired on August 19, 2014. Three grant projects were incomplete when the grant term ended and a grant term extension was requested. Because the extension request was not made 60 days prior to the grant term expiration, the Strategic Growth Council denied the grant term extension request and now formal close out of the grant is being pursued.

The primary goal of the Sustainable Communities Planning Grant program was to develop and implement plans that reduce greenhouse gas (GHG) emissions (carbon dioxide, ozone, etc.) and achieve the following objectives:

- improve air and water quality,
- promote public health,
- promote equity,
- increase housing affordability,
- increase infill and compact development,
- revitalize urban and community centers,
- protect natural resources and agricultural lands,
- reduce automobile usage and fuel consumption,
- improve infrastructure systems,
- promote water conservation,
- promote energy efficiency and conservation, and
- strengthen the economy.

The Stanislaus RST developed locally driven, community scale projects that are regionally consistent, which can be utilized by other jurisdictions as guides or templates for the future creation and amendment of innovative local planning documents (including General Plans, Zoning Ordinances, and jurisdictional Climate Action Plans) that address sustainable planning principals and reduce greenhouse gas emissions. Each individual project set out to function together as a comprehensive and unified regional strategy that lays the framework for achieving a balanced social, environmental and economic future for the Central Valley.

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The Stanislaus RST was comprised of the following components:

- Tool 1: Water Efficient Landscape Guidelines and Standards (*Ceres*)
- Tool 2: Model Climate Action Plan (*Hughson*)
- Tool 3: Downtown Form-Based Code (*Modesto*)
- Tool 4: Non-Motorized Transportation Plan and Policies (*Newman*)
- Tool 5: Model Housing Element Policies and Implementation Measures (*Oakdale*)
- Tool 6: Sustainable Development Ordinance (*Patterson*)
- Tool 7: Low Impact Developments (LID) Standards and Specifications (*Riverbank*)
- Tool 8: IMPACS Model Fiscal Assessment Tool (*Turlock*)
- Tool 9A: Urban Forest Plan (*Waterford*)
- Tool 9B: Valley Blueprint Compliance Matrix (*Waterford*)
- Tool 9C: CEQA Policies and Procedures (*Waterford*)
- Tool 10: GHG Emissions Inventory (*Stanislaus County*)
- Tool 11: Coordinated GIS and Disadvantaged Communities Report (*Stanislaus County*)

A summary of the accomplishments of each of these projects is included in the attached final grant report. All documents created as part of the grant can be found at the following link: [www.stancounty.com/planning](http://www.stancounty.com/planning)

All grant administration was provided by Stanislaus County Planning staff.

Upon completion of each Tool Project, all of the grant partners received training on the process of completing the project, including barriers they came across throughout, and instruction on how to use the completed project in their own jurisdictions.

During the grant term, all jurisdictions struggled with reductions in planning staff and increased workloads due to the downturn in the economy. This trend directly influenced the ability of the grant partners to complete the grant work on schedule. As a result three projects were unable to be completed: the Water Efficient Landscape Guidelines and Standards, the Coordinated GIS and Disadvantaged Communities Report, and the Downtown Form-Based Code. The City of Modesto's Downtown Form-Based Code project was able to utilize other funds to complete their project, and they expect to have the completed project adopted in April of 2015. A portion of the Coordinated GIS and Disadvantaged Communities Report Project will also be completed as part of Stanislaus County's General Plan Update process, as required by State law.

A final survey was provided to each jurisdiction to gauge how each of the Tool Projects have been, or will be, utilized within their jurisdictions. All of the grant partners indicated that most all of the projects created as part of the grant will be utilized as an internal resource or as a template for future planning projects or for standard and specifications within their jurisdictions. A number of jurisdictions have already utilized Stanislaus RST projects to complete General Plan Updates, Ordinance Amendments, and for updates to their Public Works Standards and Specifications.

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In addition to producing useful documents which will aid the region in meeting greenhouse gas reduction requirements, the Stanislaus RST grant also provided a very valuable and unique space for jurisdiction staff to collaborate and exchange ideas with one another. This aspect of the grant is what allowed each project to transform from a local planning document to regional tool.

**POLICY ISSUES:**

Implementation of the Sustainable Communities Planning Grant is consistent with the Board's priorities of A Safe Community, A Healthy Community, Effective Partnerships, and the Efficient Delivery of Public Services. The grant has assisted the County and the cities within this region in their collaborative efforts for regional compliance with State greenhouse gas legislation, SB375 and AB32.

**STAFFING IMPACT:**

There are no staffing impacts at this time. The grant provided over \$267,000 in funding for planning staff in the participating jurisdictions of Ceres, Hughson, Modesto, Newman, Oakdale, Patterson, Riverbank, Turlock, Waterford, and Stanislaus County to develop local planning policies and best practices that address recent climate legislation.

**CONTACT PERSON:**

Angela Freitas, Planning and Community Development Director  
Telephone: (209) 525-6330

**ATTACHMENTS:**

1. Final Stanislaus Regional Sustainability Toolbox (RST) Grant Report

# California Sustainable Communities Planning Grants and Incentives Program FINAL REPORT

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The following final report provides an overview of the achievements of each of the project goals and how they met the identified regional plan objectives. Each project report also includes a narrative regarding the successes, barriers, and lessons learned from both the grant process and the final product. All work-products generated by the grant funds are available on a centralized website and will be included with submission of the final report to the Strategic Growth Council.

The final products created on behalf of this grant can be found at:  
<http://www.stancounty.com/planning/pl/stanRST.shtm>

## Overview

During the grant term all jurisdictions struggled with reductions in planning staff and increased workloads due to the downturn in the economy. This trend directly influenced the ability of the grant partners to complete the grant work on schedule. As a result three projects were unable to be completed: the Water Efficient Landscape Guidelines and Standards, the Coordinated GIS and Disadvantaged Communities Report, and the Downtown Form-Based Code. The city of Modesto's Downtown Form-Based Code project was able to utilize other funds to complete their project, and they expect to have the completed project adopted in April of 2015. A portion of the Coordinated GIS and Disadvantaged Communities Report Project will also be completed as part of Stanislaus County's General Plan Update process, as required by State Law.

Despite these setbacks, overall both the process and the work products created as a part of this grant are considered to be a great success. Upon completion of each Tool Project, all of the grant partners received training on the process of completing the project, including barriers they came across throughout, and instruction on how to use the completed project in their own jurisdictions. This training aspect of this grant has been noted as the most beneficial as the work produced can serve as a template for other jurisdictions to use, avoiding the costly and time consuming process of going out for a RFP and contracting with a consultant. Additionally, there is great benefit in being familiar with the strategies being utilized in the region for meeting the goals set forth within AB32 and SB375. The long standing monthly Planning Director's meeting for Stanislaus County jurisdictions has been utilized as the forum for these partner trainings. Taking advantage of an existing meeting that is already in staff's schedules has proven to be a very success tool. The standing meeting ensures attendance and simplifies the organization required to conduct the training sessions. This aspect of the grant provides the opportunity to unify all of the tools created to ensure the end results are regionally effective. This training and sharing method allow the grant to meet its ultimate goal, to provide each jurisdiction with a set of planning tools that will allow them to implement each project within the context of their local conditions, as well as to provide a template for coordinated greenhouse gas reductions strategies throughout the County.

A final survey was provided to each jurisdiction to gauge how each of the tools have been or will be utilized within their jurisdictions. All of the grant partners indicated that most all of the projects created as part of the grant will be utilized as an internal resource or as a template for future planning projects or for standard and specifications within their jurisdictions. A number of jurisdictions have already

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utilized Stanislaus RST tools to complete General Plan Updates, Ordinance Amendments, and for updates to their Public Works Standards and Specifications.

In addition to producing useful documents which will aid the region in meeting greenhouse gas reduction requirements, the Stanislaus RST grant also provided a very valuable and unique opportunity for jurisdiction staff to collaborate and exchange ideas with one another. This aspect of the grant is what allowed each project to transform from a local planning document to a regional tool.

## Expenditure Overview

Total Staff Costs Invoiced	\$ 267,893.63
Total Consultant Costs Invoiced	\$ 545,121.77
Total Direct Costs Invoiced	\$ 6,773.98
<b>Total Grant Funds Invoiced</b>	<b>\$ 819,789.38</b>
Total Grant Awarded	\$1,000,000.00
Total Unspent Grant Funds	\$ 180,210.62

The majority of the unspent funds were due to the inability to complete the three Tool Projects listed above. Approximately \$30,000 in unspent funds was allocated to the Administration budget.

A narrative summary of the accomplishments of each Toolbox Project is provided below:

### Tool 1 – Water Efficient Landscape Guidelines and Standards

**City of Ceres - Total grant funds expended \$183.63**

This project was supposed to develop landscape guidelines, consistent with the 2010 State of California's water landscape ordinance, to improve water conservation within new residential, commercial and industrial developments and to limit runoff to storm drain systems that convey water to canal and river systems. Due to staff reductions during the recession, the City of Ceres was unable to complete the Request for Proposal (RFP) process to hire a consultant to complete this project. Stanislaus County Planning staff requested a grant term extension but was denied and therefore unable to complete this project.

### Tool 2 – Model Climate Action Plan

**City of Hughson - Total grant funds expended \$85,938.77**

The city of Hughson contracted with the consulting firm Environmental Science Associates (ESA) to create a local climate action plan to act as a guide for future projects with the goal of reducing greenhouse gas emissions. The climate action plan set reduction targets, thresholds, reduction measures, and implementation programs for air quality, water conservation, energy efficiency, and solid waste reduction. The document utilized the Greenhouse Gas Inventory, created as part of the Stanislaus RST grant by Stanislaus County, as basis for the city's baseline greenhouse gas conditions. The final product included a list of greenhouse gas reduction strategies which can be applied in all Stanislaus County jurisdictions including the application of green building standards, energy efficiency promotion programs, smart meter programs, the strategic planting of shade trees, use of on-site renewable energy technology, renewable energy partnerships, programs that incentivize alternative modes of

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transportation, improvements to alternative transportation infrastructure, increasing motor vehicle efficiency, supporting locally produced foods, promoting infill development, developing a community-wide waste reduction plan, and reducing water use through the application of low-impact development standards.

The City of Hughson is able to meet its target for greenhouse gas emissions reduction. The City has indicated that it may be difficult for them to monitor the progress of the CAP as information for some of the metrics may not be easy for the City to obtain. Monitoring requires comparisons of Greenhouse Gas inventories over multiple years. Greenhouse Gas inventories require a great deal of work to gather the data needed to produce an inventory. This is a time consuming process which consequentially is most realistically done in 10-15 year increments. This will mean that monitoring the progress of the CAP will also most likely occur in 10-15 year increments.

In addition, an ongoing challenge has been to find greenhouse gas emission reduction measures that work for the City, are low cost to implement, and will result in emission reductions that are enough for the City to meet its target. We see an opportunity for Hughson to continue to work with other jurisdictions in the County to implement reduction measures together in order to be more effective and to save money.

The city of Hughson's Model Climate Action Plan was adopted by their City Council on December 9, 2013.

The communities of Ceres, Modesto, Newman, Oakdale, Patterson, Turlock, and Waterford all identified Hughson's Model Climate Action Plan as a useful resource which will be utilized within their jurisdictions for current or future projects. Specifically, the communities of Oakdale and Patterson utilized Hughson's Model CAP to create a Climate Action Plan for their jurisdictions.

### **Toolkit 3 – Downtown Form-Based Code**

***City of Modesto – Total grant funds expended***                      ***\$117,764.13***

The City of Modesto developed an overlay zoning district of the downtown area using form-based code principles that emphasize building form over building function. The project focused on the way buildings interface with the public environment, rather than the activities that take place inside of them. The Downtown Form-based code serves to promote intensification of downtown Modesto and strengthen downtown as a focal point of the community. The overarching objectives of the code update are to allow a broader range of uses, enhance economic activity and to stimulate downtown development. The proposed rezone of the downtown area was designed to complement the existing Downtown Core Zone using form-based code principles adopted in 2010.

Modesto utilized form-based code to meet the following objectives:

- Preserve and enhance the area's historically eclectic architecture
- Restore historical use of large-specimen, shade-giving trees;
- Facilitate increased densities and intensification of shared uses;
- Promote store frontage and display on public streets;

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- Provide additional housing choices and opportunities;
- Improve multimodal circulation, with a focus on pedestrian traffic;
- Reduce dominance of parking areas and garages;
- Encourage useable, well-designed public and private open spaces;
- Streamline the entitlement process;
- Aid the local economy by incentivizing construction activity in downtown

The city met with the community, local architects and designers, and business owners throughout the process of drafting the downtown form-based code. Feedback received at these meetings indicated a desire to see a large portion of the industrial Downtown South area redeveloped as a mixed-use, medium-density area, taking advantage of its proximity to the Downtown Core area and the Tuolumne River Regional Park. However, there were a few larger, well-established industrial uses in one portion of this area that had to be taken into consideration when including this input into the downtown overlay zone.

A request for an extension of the grant term, along with a budget amendment request to increase the project budget, was requested with the 6th quarterly progress report to allow the city of Modesto to consult with the public, amend the form based code, adopt the code, and train the grant partners on the process of the development of the code. While the grant term extension was denied, the city found a way to complete the project. However, the grant partner training was not able to be completed.

The biggest challenge for this quarter has been crafting regulations to deal with existing development that does not conform to the new regulations.

Despite the lack of partner training, the grant partner communities of Hughson and Turlock are planning on utilizing the created in the Modesto Downtown Form Based Code project as a resource for creating some version of form-based code in their communities. Six of the ten partner jurisdictions plan to use the project as a reference or internal resource for planning work in their communities.

Although, not yet adopted by the Modesto City Council, the overlay zoning code is scheduled to be adopted in April 2015.

#### **Toolkit 4 – Non-Motorized Transportation Plan**

***City of Newman – Total grant funds expended***

***\$74,001.20***

Home to approximately 10,000 people, Newman maintains a vital downtown while maintaining its rural roots. The City of Newman's Non-Motorized Transportation Plan was created to improve alternative transportation modes (walking, bicycling, etc.), with the ultimate goal of improving community health, air and water quality, and creating a safer, more sustainable community. The Plan was developed through the utilization of the consulting firm The Planning Center – DCE in cooperation with local groups and stakeholders. The Non-Motorized Transportation Plan project undertook required analysis of the restraints, gaps, and ultimately opportunities of alternative modes of transportation within a network of existing infrastructure and local and regional regulations and long range transportation plans. Newman consulted with community members and local stakeholder groups to map out the opportunities that existed between these gaps.

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The City of Newman is a great place to bicycle; it is generally flat, has temperate weather most of the year, has easily accessible destinations, and low traffic volumes on local streets. However, some parts of the city have bicycle safety issues, requiring improvements. In addition, ensuring consistency with existing local standards and specifications and the Regional Transportation Plan while integrating the desires of the community proved to be a challenging but rewarding process. Additionally, it was a challenge to ensure that any plans for non-motorized transportation routes and standards that were developed were compatible with existing transportation infrastructure. Despite these issues, the plan overall has proven to be a very successful example of how planning with community input on a local scale can bring about creative solutions and alternatives to existing transportation challenges.

Six of the grant partners indicated that Newman's Non-Motorized Transportation Plan will be used within their jurisdictions for future planning projects. The community of Patterson utilized the document as an internal resource for the preparation of their Transportation Master Plan and the community of Turlock utilized it as a reference for their adopted Non-Motorized Transportation Plan.

## **Toolkit 5 – Model Housing Element Policies and Implementation Measures**

***City of Oakdale – Total grant funds expended*                      \$67,987.78**

The city of Oakdale contracted with the consulting firm Environmental Science Associates (ESA) to prepare a Model Housing Element that meets the mandated regulations, contains best practices, and is applicable for all jurisdictions within Stanislaus County. With many of the goals, policies, and programs already crafted and accepted by the State Housing & Community Development, this will enable future housing elements to be updated more efficiently. In addition to the providing a template for Housing Element goals, policies and programs, this project also provided an overview of Housing Element regulations for the 5<sup>th</sup> cycle, a funding resource list, a local stakeholder resource list, an implementation review checklist and completeness checklist, HCD streamlining checklist, residential density bonus ordinance template, and reasonable accommodation ordinance template.

ESA and city of Oakdale staff worked with staff at the State Department of Housing and Community Development (HCD) to revise the document. HCD staff has indicated the document is useful and will be posted on their webpage to be used by other jurisdictions in the State. ESA also consulted with 25 public stakeholders and private developers during preparation of the Draft Model Housing Element to obtain their feedback on what to include in the element. Training was provided to all grant partners to assist in the development of their 5<sup>th</sup> cycle Housing Elements.

All of the grant partners have indicated that this tool will be utilized as an extremely helpful resource for the creation of their 5<sup>th</sup> cycle Housing Element Update.

## **Toolkit 6 – Sustainable Development Ordinance**

***City of Patterson – Total grant funds expended*                      \$97,222.62**

The City of Patterson is a City of approximately 20,000 people. Under the umbrella of the larger Stanislaus County Sustainability Toolbox, the City prepared a Sustainable Development Ordinance, in the form of a zoning code update. The zoning code was updated to improve air quality standards, reclaimed

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water policy, and details related to requirements for future development to provide a range of uses as well as focus on a healthy physical environment.

The City's Zoning Ordinance was adopted in July 2013. The updated ordinance supported and furthered sustainability principles through three main goals:

- A. Preserve and Enhance the Built Environment
  - Compact Development Pattern
  - Mixed-Use Provisions
  - Housing Density
  
- B. Preserve and Enhance the Natural Environment
  - Air Quality
  - Water Conservation
  - Energy Efficiency
  
- C. Preserve and Enhance the Social Environment
  - Public Facilities
  - Cultural Resources
  - Social Integration
  - Public Safety

The Zoning Ordinance update project kicked off in April 2012. Public participation was a key component of the update process. Stakeholder meetings were held in May 2012, with developers, realtors, and Chamber of Commerce representatives providing input. During the course of the update, the Planning Commission acted as the advisory body to provide policy direction on the development of the Zoning Ordinance. Between May 2012 and January 2013, a series of three Planning Commission and three City Council work sessions were conducted to provide a forum to discuss a variety of policy and code topics related to the Zoning Ordinance update. Sessions covered topics such as land use designations, allowable uses, parking standards, tree preservation, and a mixed-use overlay, among others. Additionally, a public workshop was held in June 2012, where participants engaged in a series of activities to identify issues and potential solutions. Finally, a total of nine City Council and four Planning Commission public hearings took place between April 2012 and July 2013 to gather input on draft zoning regulations and procedures and to consider adoption of the Zoning Ordinance update. The public was invited to attend public meetings to discuss the update at regular intervals throughout the project process.

One of the main challenges of completing the ordinance update had to do with language. A number of issues were identified with some of the terms in the document. However, with some minor revisions the City Council ultimately supported and adopted the ordinance. Another challenge encountered with

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the project occurred with implementation of the ordinance. This barrier was overcome by providing staff training in how to implement the new ordinance.

Seven of the grant partners indicated that Patterson's Sustainable Ordinance Update will be used as an internal resource and reference document within their jurisdictions for future planning projects.

## Toolkit 7 – Low Impact Development (LID) Standards and Specifications

*City of Riverbank – Total grant funds expended*                      **\$84,025.00**

The City of Riverbank contracted with the consulting firm AECOM to develop model standards and specifications for low impact development (LID) storm water management practices. The intent is for these standards to be made available to other Stanislaus County jurisdictions to adapt and provide guidance for local design and construction. To ensure that the manual can be utilized by multiple jurisdictions in the Central Valley, the Guidance Manual consolidated the City of Riverbank's 14 different land uses categories, as defined within the land use element of their General Plan, into three variations of low-impact development opportunity:

- Greenfields
- Redevelopment areas
- Special conditions

Best Management Practices and an analysis of the opportunities and constraints associated with each category were included in the manual. The main problems encountered with this project had to do with the geography and physical constraints of the Central Valley landscape. The following constraints were identified within the manual:

- **Impermeable soils.** Sites with high clay content in the native soils typically have low infiltration rates, limiting the use of infiltration practices.
- **Shallow hardpan.** Many areas in Riverbank have a hardpan condition, which is a very dense layer of soil near the surface that is largely impermeable. This will influence the ability to provide infiltration.
- **Shallow groundwater.** Certain areas, especially closer to the river, have a shallow groundwater table which precludes the use of infiltration.
- **Tributary area.** BMPs differ in the amount of drainage needed to function properly. Some are only effective with smaller catchments, while others can handle, or even require, larger upstream areas.
- **Available space.** In areas with existing development, especially dense commercial areas, it can be difficult to fit BMPs into locations receiving drainage.
- **Retrofit capability.** It is often preferred to reuse a site's existing infrastructure, which may affect BMP siting or design. Infiltration practices must have a setback from building foundations and wells.
- **Steep slopes.** Steep terrain can constrain designs due to lack of flat space, issues with infiltration, and the need to keep flows relatively slow and shallow.

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Eight of the partner jurisdictions have indicated that the LID standards created by this project will be utilized as a resource for their community's development standards, specifically public works alternative stormwater standards and specifications and water use guidelines. The city of Hughson has already integrated LID standards from this project into their water guidelines. County Public Works has also used this document as reference for their update to the Standards and Specification for Stanislaus County.

## **Toolkit 8 – Fiscal Assessment of Greenfield vs. Infill Development**

***City of Turlock – Total grant funds expended***                      ***\$44,198.26***

The City of Turlock contracted with the consulting firm AECOM to implement a fiscal modeling tool, called IMPACS, for Stanislaus County. The purpose of the model was to evaluate both the initial capital cost and ongoing operating and maintenance costs for various types of development. The objective of the toolbox project is to set up the model for Turlock and for each jurisdiction in Stanislaus County. The model has been utilized to evaluate up to four General Plan land use alternatives for Turlock. Specifically, the alternatives will evaluate various levels of development including infill versus greenfield development. The model was constructed in an open format so that it can be updated and adapted by each jurisdiction, as needed. The model has been developed to directly access State-wide financial data so that it can easily be transferred to jurisdictions outside the Stanislaus region.

All of the grant partners received two training sessions on how to make the model work for their jurisdictions and for multiple planning scenarios. The Regional Toolkit members found the model user-friendly and open to modification and adaptation to each city member.

The greatest challenge was developing an IMPACS tool that could be flexible enough to provide multiple “what-if” financing scenarios for more than one jurisdiction within a region. Although the user manual and model have already been distributed to the grant partner jurisdictions, AECOM is still working on a few final adjustments of the model. The revised model will be distributed to all grant partners when it is completed.

The city of Turlock utilized the IMPACS Model to compare various land use scenarios for their General Plan Update. The majority of the grant partners have indicated that the IMPACS Model template that was created for each jurisdiction as part of this project will be a useful tool in comparing future land use scenarios and for presenting the differences in these scenarios to elected officials.

## **Toolkit 9a – Urban Forest Plan**

***City of Waterford – Total grant funds expended***                      ***\$29,347.50***

The Urban Forest Plan project was completed as an in-house staff assignment, by Waterford Planning Department staff. The overall objective of the Urban Forest Planning effort was to integrate the City's landscape, streetscape and sustainable communities policies into a program that enhances the livability of the City in a cost-effective manner.

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The overall effort is to integrate the Urban Forest program into the organizational framework of the City and involve the City Public Works Department, Planning Department and administrative support staff. The program Plan and enabling legislation was integrated into the overall Municipal Code structure and linked to related codes, standards and policies with respect to urban landscaping, water standards, public safety and similar City policies.

The Urban Forest Plan, as an adopted document for the City of Waterford, will now guide decisions regarding the management of existing city trees and the development of new urban trees. Overall, the project will play a key role in Waterford's efforts to meet the requirements of SB375 and AB32 in that the reduction of Gas and Electrical power demands constitute a significant portion of the City's overall greenhouse gas emissions. The shading benefits of urban forests are expected to contribute to the City's overall ability to reduce summer peak cooling demands on private and public facilities.

The Urban Forest Plan efforts occurred during a period of difficult financial constraints for the City of Waterford and other communities in the Central Valley. In this financially constrained environment, there is an increased interest in developing cost-effective measures for maintaining community services including the City's tree maintenance efforts. As a result of this highly constrained fiscal environment, the Urban Forest Plan has been designed to provide the City of Waterford with sound management principles for the maintenance and preservation of the City's tree resources.

The project was developed as a Model program that can be utilized by other "partner" cities (and the County) within the County of Stanislaus. This program could also be used as a model for other Central Valley Cities and Counties. All partner jurisdictions were trained on the process of creating and implementing the Plan and have indicated that they will utilize this project as a template or internal resource for future planning projects. The city of Patterson utilized this document as a resource for street tree planning and the city of Oakdale plans to utilize the document as a template for future urban tree regulations. The City of Hughson utilized Waterford's Model Program to create and adopt an Urban Forest Plan.

## **Toolkit 9b – Valley Blueprint Implementation**

***City of Waterford – Total grant funds expended***                      ***\$26,812.50***

The City of Waterford, like other Central Valley communities, has committed to the implementation of the twelve Central Valley Blueprint policies. These policies, essentially, define "good planning" policy for the Valley and provide guidance for the development of sustainable community planning practice. The Waterford Urban Blueprint Implementation Matrix was developed to identify policies, standards, goals, objectives, and programs that the City of Waterford uses, or will use, to implement the Central Valley Blueprint program. The project contains a Matrix Table which summarizes Waterford's policies and standards that assist in the implementation of the 12 Blueprint "Smart Growth" Principles. The Table cross references specific "Smart Growth" Principal actions with other Principles as to how they Directly (D) or Indirectly (I) or have no direct relationship to the various Blueprint Principles. The project revealed that the City of Waterford has already adopted many policies, programs and standards that align with the Blueprint Principles.

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As most of the City's sustainability policies, programs, and strategies predate the formal adoption of the Valley Blueprint, there were concerns that the City might need to redo much of its advance planning work to comply with the twelve blueprint Principles. Upon review of these Principles and their interpretation and implementation strategies in other Valley communities, it has been determined that the City of Waterford is in a relatively good position with respect to implementation of these principles.

This project will assist in the implementation of a Valley-wide plan for sustainable regional development. The final product was distributed to all grant partners as a guide for use in their jurisdictions. Six of the 9 county jurisdictions have indicated that they are using this as an internal resource within their planning Departments.

## **Toolkit 9c – CEQA Policies and Procedures**

*City of Waterford – Total grant funds expended*                      **\$28,047.50**

CEQA requires each public agency to adopt objectives, criteria, and specific procedures consistent with CEQA, including methods for the orderly evaluation of projects and preparation of environmental documents. Recent legislation requires that these guidelines now address greenhouse gas emissions. The CEQA Implementation Policies and Procedures created for this grant identify methods for how to utilize Greenhouse Gas Inventory data to analyze greenhouse gas thresholds of significance. Based on work completed in Sacramento County, a table of best practices mitigation measures that can be applied to projects in the Central Valley to mitigate greenhouse gas impacts was integrated into the city of Waterford's CEQA Policies and Procedures document.

This project developed standard policies and procedures for the CEQA process in terms of evaluating project-level impacts to greenhouse gas levels that can be applied to jurisdictions throughout the Central Valley. This project will assist in the region in analyzing the potential impacts from greenhouse gases in CEQA documents. The final product was distributed to all grant partners as a guide for use in their jurisdictions. Six of the 9 county jurisdictions have indicated that they are using this as an internal resource within their planning Departments.

## **Toolkit 10 – County-wide Greenhouse Gas Emissions Inventory**

*Stanislaus County – Total grant funds expended*                      **\$119,113.59**

Stanislaus County contracted with the consulting firm ICF International (previously Jones and Stokes) to complete a community-wide greenhouse gas inventory for all 9 cities and the unincorporated portions of the County. With a common set of data to utilize in planning documents that will address the reduction of greenhouse gas emissions, this project has promoted a unified climate reduction strategy. Meeting this goal has required active participation from all 9 cities, the County, LAFCO and STANCOG.

Coming to an agreement about what baseline year to use (2005), what format to present the data in (Excel), and on a common inventory methodology were the first barriers and ultimate successes this

# California Sustainable Communities Planning Grants and Incentives Program FINAL REPORT

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project accomplished. A big success that has come out of this process is that all of the grant partners were given the opportunity to become familiar with the methods for conducting a greenhouse gas inventory. These processes were generally unfamiliar to most of the grant partners prior to this project. The training provided detailed methods on how to conduct a greenhouse gas inventory on a local and regional scale. How data gathered through this project is utilized is at the discretion of each jurisdiction. In general, the report and data will be available for use in the development of future planning documents that will address greenhouse gas reduction strategies and to measure greenhouse gas project-level impacts. The development of inventory and methodology was done with input from the local Metropolitan Transportation Planning Organization (StanCOG) and from the Stanislaus Local Area Formation Commission (LAFCO) in order to make the data applicable to regional planning documents.

Coming to an agreement on the scope of the project took some extended discussion. In the end, the grant partners agreed that the GhG report should be regional in scope. However, more detailed city-level data was still provided to each of the jurisdictions to use as needed.

All grant partners received training in how to understand and utilize their jurisdiction's Greenhouse Gas (GhG) Inventory data and on how to use it to conduct future GhG studies. Both Waterford and Hughson have utilized their jurisdiction's GhG data for their projects completed as a part of this grant. Eight of the partner jurisdictions indicated that they will be utilizing this data internally to inform other planning projects and studies, including the development of Climate Action Plans to assist in the reduction of greenhouse gases.

## **Toolkit 11 – Coordinated GIS Central and GHG Tracking System**

***Stanislaus County – Total grant funds expended*** ***\$10,607.22***

This project is intended to evaluate multiple physical and socio-economic conditions existing within the county for use in future planning strategies that aim to create livable healthy communities. The focus of this GIS data project was designed to developing an inventory of the existing resources and needs of the Disadvantaged Communities throughout unincorporated Stanislaus County, as defined by State code. The completion date for this project was been delayed due to staff time constraints. A grant term extension was requested to allow this project and report to be completed. However, due to the grant term extension not being approved, this project will not be completed. A general analysis of the existing conditions within the County's designated Disadvantaged Unincorporated Communities is still in the process of being completed in conjunction with the Stanislaus County General Plan Update.

It has been a challenge to obtain some data needed for this analysis to the level of detail needed. Defining the exact boundaries of the disadvantaged communities has also been a challenge. Additionally, some GIS data needed is not readily available. This project originally included a GhG tracking aspect to it but as we got into the details of the original GhG inventory it became clear that tracking all of the data sets that are included in the GhG inventory would be impossible to track on a regular basis. Each GhG inventory must be done on a point in time basis and then compared due to the intense level of data collection and time required to complete it.

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The data and boundaries created by this project will be utilized by the communities of Ceres, Modesto, and Turlock in the analysis of their Disadvantaged Communities in their 5<sup>th</sup> Cycle Housing Element and any future Land Use Element Updates.

## **Grant Administration and Project Training**

***Stanislaus County – Grant funds expended*** **\$34,539.68**

As the grantee, Stanislaus County staff assisted with grant implementation by coordinating grant partners, training, reporting and coordinating with the Strategic Growth Council, reviewing draft documents produced on behalf of the grant and producing and monitoring quarterly invoices. Administration activity has occurred to assist in the kick-off of multiple projects as well as in project set-up, grant implementation, stakeholder coordination, quarterly reporting and invoicing. Monitoring of sub-grantees project records and financial documentation occur through e-mail, phone, monthly Planning Directors' meetings and with the processing of each quarterly invoice and progress report. Although it is a challenge to administer a grant that involves so many sub-grantees working collectively, it has been impressive how each group has managed to work together in a timely manner. Monthly Planning Directors' meeting allowed the group an opportunity to take on any grant tasks that require input from the entire group.

Final Grant Expenditures  
DOC/Planning Grant and Incentives Program

GRANT # 3010-542

TOTAL GRANT EXPENDITURES BY PROJECT

Invoice Period: 8/22/11 to 08/19/2014

Team/Entity: Stanislaus RST (Invoice Summary)

		QUARTER												Total
Jurisdiction	Tool Project	1	2	3	4	5	6	7	8	9	10	11	12	
Ceres	Water Efficient Landscape Guidelines and Standards	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 183.63	\$ -	\$ 183.63
Hughson	Model Climate Action Plan	\$ -	\$ -	\$ -	\$ 2,981.53	\$ 6,107.50	\$ 24,553.91	\$ 28,050.80	\$ 7,243.53	\$ 13,590.75	\$ 3,410.75	\$ -	\$ -	\$ 85,938.77
Modesto	Downtown Form-Based Code Non-Motorized Transportation Plan and Policies	\$ 3,596.99	\$ 4,016.63	\$ 9,407.23	\$ 15,607.31	\$ 11,132.97	\$ 5,517.59	\$ 7,327.80	\$ 10,856.36	\$ 9,267.45	\$ 14,582.48	\$ 15,394.31	\$ 11,057.01	\$ 117,764.13
Newman	Model Housing Element Sustainable Development	\$ -	\$ -	\$ 16,573.75	\$ 26,233.75	\$ 9,309.95	\$ 20,090.00	\$ 638.75	\$ 1,155.00	\$ -	\$ -	\$ -	\$ -	\$ 74,001.20
Oakdale	Ordinance	\$ 1,138.06	\$ 3,824.22	\$ 14,062.75	\$ 1,185.00	\$ 4,785.00	\$ 7,140.75	\$ 878.75	\$ 21,205.25	\$ 13,031.75	\$ 736.25	\$ -	\$ -	\$ 67,987.78
Patterson	Low Impact Development Fiscal Assessment of	\$ 4,275.05	\$ 5,587.55	\$ 6,995.38	\$ 25,732.87	\$ 15,583.42	\$ 9,408.97	\$ 14,947.47	\$ 11,425.77	\$ 3,266.14	\$ -	\$ -	\$ -	\$ 97,222.62
Riverbank	Greenfield vs. Infill	\$ 22,161.00	\$ 18,156.00	\$ 39,611.00	\$ -	\$ -	\$ 4,097.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 84,025.00
Turlock	Urban Forest Plan	\$ 3,683.00	\$ -	\$ 7,953.32	\$ -	\$ 8,114.21	\$ 5,245.05	\$ 11,124.10	\$ 1,677.50	\$ 6,401.08	\$ -	\$ -	\$ -	\$ 44,198.26
Waterford	Valley Blueprint	\$ 13,455.00	\$ 7,735.00	\$ 4,355.00	\$ 1,820.00	\$ 1,722.50	\$ 260.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 29,347.50
Waterford	Implementation Matrix	\$ -	\$ -	\$ 3,510.00	\$ 8,677.50	\$ 8,677.50	\$ 2,307.50	\$ 812.50	\$ 2,632.50	\$ 195.00	\$ -	\$ -	\$ -	\$ 26,812.50
Waterford	CEQA Policies and Procedures	\$ -	\$ -	\$ -	\$ 2,600.00	\$ -	\$ 5,687.50	\$ 18,330.00	\$ 1,430.00	\$ -	\$ -	\$ -	\$ -	\$ 28,047.50
Stanislaus County	Greenhouse Gas Inventory	\$ 30,255.43	\$ 29,305.39	\$ 27,955.67	\$ 16,547.54	\$ 5,633.28	\$ 2,895.78	\$ 2,232.14	\$ 4,288.36	\$ -	\$ -	\$ -	\$ -	\$ 119,113.59
Stanislaus County	Coordinated GIS and GHG Tracking System	\$ 316.88	\$ 3,069.32	\$ 328.88	\$ 138.70	\$ 388.36	\$ -	\$ -	\$ -	\$ 700.08	\$ -	\$ 950.00	\$ 4,715.00	\$ 10,607.22
Stanislaus County	Admin	\$ 2,060.32	\$ 2,313.22	\$ 4,063.92	\$ 3,536.86	\$ 2,857.22	\$ 1,346.52	\$ 2,012.73	\$ 466.72	\$ 4,939.65	\$ 916.24	\$ 2,239.06	\$ 6,794.87	\$ 33,547.33
All	Toolkit Training	\$ -	\$ -	\$ -	\$ -	\$ 554.80	\$ -	\$ 145.85	\$ -	\$ 291.70	\$ -	\$ -	\$ -	\$ 992.35
	Subtotal	\$ 80,941.73	\$ 74,007.33	\$ 134,816.90	\$ 105,061.06	\$ 74,866.71	\$ 88,550.57	\$ 86,500.89	\$ 62,380.99	\$ 51,683.60	\$ 19,645.72	\$ 18,767.00	\$ 22,566.88	\$ 819,789.38

STANISLAUS RST (PROP 84) GRANT - FINAL INVOICE  
MARCH 23, 2015

Invoice	Date	Staff	Consultants	Other	Total	Hold back	Paid
1	23-Dec-11	\$ 21,102.42	\$ 59,831.75	\$ 7.56	\$ 80,941.73	\$ 12,141.26	\$ 68,800.47
2	28-Mar-12	\$ 19,748.03	\$ 54,248.50	\$ 10.80	\$ 74,007.33	\$ 11,101.09	\$ 62,906.24
3	28-Jun-12	\$ 26,275.33	\$ 108,541.57	\$ -	\$ 134,816.90	\$ 20,222.53	\$ 114,594.37
4	7-Feb-13	\$ 36,671.06	\$ 68,390.00	\$ -	\$ 105,061.06	\$ 15,759.16	\$ 89,301.90
5	28-Oct-13	\$ 28,135.05	\$ 46,617.96	\$ 113.70	\$ 74,866.71	\$ 11,230.00	\$ 63,636.71
6	30-May-14	\$ 17,180.10	\$ 70,240.31	\$ 1,130.16	\$ 88,550.57	\$ 13,282.60	\$ 75,267.97
7	12-Aug-14	\$ 32,996.79	\$ 53,504.10	\$ -	\$ 86,500.89	\$ 12,975.13	\$ 73,525.76
8	12-Aug-14	\$ 18,145.29	\$ 38,760.00	\$ 5,475.70	\$ 62,380.99	\$ 9,357.16	\$ 53,023.83
9	12-Aug-14	\$ 16,508.02	\$ 35,175.58	\$ -	\$ 51,683.60	\$ 7,752.53	\$ 43,931.07
10	12-Aug-14	\$ 15,498.72	\$ 4,147.00	\$ -	\$ 19,645.72	\$ 2,946.86	\$ 16,698.86
11	21-Aug-14	\$ 17,817.00	\$ 950.00	\$ -	\$ 18,767.00	\$ 2,815.05	\$ 15,951.95
12	21-Aug-15	\$ 17,815.82	\$ 4,715.00	\$ 36.06	\$ 22,566.88	\$ 3,385.03	\$ 19,181.85
		\$ 267,893.63			\$ 819,789.38	\$ 122,968.40	\$ 696,820.98

Total Grant Amount Invoiced	Total Holdback Due	Total Paid
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Grant Award Total	\$ 1,000,000.00
Total Grant Amount Invoiced	\$ 819,789.38
Total Unspent Grant	\$ 180,210.62