



# CEAC Newsletter

October  
2022

Editor: Pat DeChellis

## Inside this Issue

<i>President's Message</i>	Page 1
<i>2022 CEAC Fall Conference</i>	2
<i>What's Happening/ Save the Dates</i>	3
<i>NACE Report</i>	4
<i>In Memoriam - Rudolph James Massman</i>	5
<i>Droppings-1994 CLODS BBQ in Long Beach</i>	7
<i>CSAC/CEAC Report</i>	8
<i>Humboldt County Condor Update</i>	14
<i>CEAC Board of Directors Draft Minutes 8-19-2022 Meeting</i>	16

### President's Message

by **Howard N. Dashiell**  
Director, Department of  
Transportation  
Mendocino County



The 2022 fall conference will be held at the Anaheim Disneyland Hotel from November 16th to 18th and is planned to be "in person" only. The charge to have a virtual event provided by the hotel is prohibitive. Thus, we look forward to seeing you all there – assuming pandemic conditions will allow.

Please direct your attention to our annual General Membership Meeting on Thursday morning, November 17<sup>th</sup>. The meeting announcement will be posted with the conference policy committee at least ten days before the meeting. We plan to bring forward a Consumer Price Index (CPI) addition to our association bylaws, as well as, other usual business such as the vote for new officers.

In other news, the Yurok Tribe will be intermittently releasing California Condors they have been raising as part of their Northern California Condor Restoration Program (NCCRP), a partnership between the Yurok Tribe and Redwood National Park. You can view NCCRP footage of fledgling condors at the Yurok Tribe's Facebook page, which can be found here: [www.facebook.com/TheYurokTribe/](https://www.facebook.com/TheYurokTribe/). The livestream can also be viewed here: <https://www.yuroktribe.org/yurok-condor-live-feed>.

The California Loyal Order of Dedicated Servants (CLODS) has adopted the California Condor as their mascot. Matt Mais, a spokesperson for the Yurok Tribe, recently told the Ukiah Daily Journal (August 25, 2022, edition and inspiration for my CEAC Presidential message) that condors are gigantic vultures with 10-foot wingspans, are the largest flying land bird in North America, and are highly important to both the ecosystem and the spiritual beliefs of many local tribes. Think of the parallels between our own CLODS and CEAC – how, the CLODS are essential to our organization's systems and how they provide powerful motivational advice to us all.

**In closing**, I would like to thank our members who looked within your organizations for worthy candidates (college student interns or staff



**Materials Submitted are subject to the "3 R's":**

- Review**
- Revision**
- Rejection**

## PRESIDENT'S MESSAGE (CONTINUED)

family members) for the CEAC Memorial Scholarship Program. We are pleased to have a great group of candidates this year and look forward to awarding some of those CEAC cash scholarships this fall at the home of Micky & Minnie Mouse, to qualified engineering or land surveying students for study leading to a bachelor's degree in civil engineering or land surveying. See you all November 14, 2022 in Anaheim at the Disneyland Hotel for the Fall Conference to be held in conjunction with CSAC.

### Howard N. Dashiell, 2022 CEAC President



# WHAT'S HAPPENING!!!

## SAVE the DATES

- ◆ **CSAC 128th Annual Meeting** - November 14 - 18, 2022, Anaheim, Orange County
- ◆ **2023 CEAC Spring Conference** - March 8-10, 2023, Universal City, Los Angeles County
- ◆ **2023 NACE Annual Conference** - April 16-20, 2023, Orange Beach, Alabama

## CEAC in Rapa Nui (Easter Island)

From left to right—  
**George** (CEAC President 2007-08) and Luann **Johnson**; DeeDee and **Max Bridges** (CEAC President 1997-98); Terry Herringshaw (Pattie's husband) and **Pattie McNamee**; and **Phil Demery** (CEAC President 2002-02).



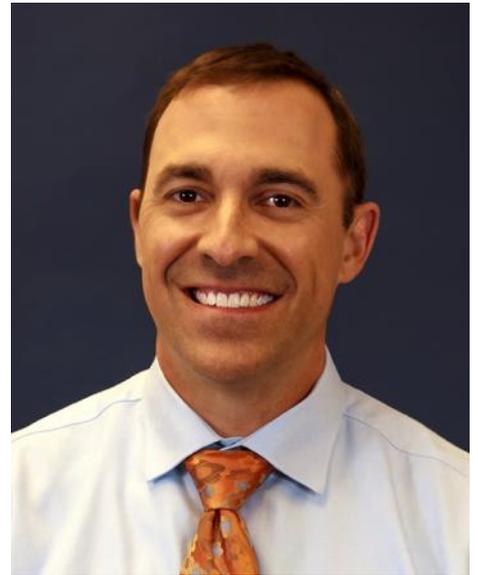
**Presentation of the  
2023 Buffalo Bull Award  
will take place at the  
2023 CEAC Spring Conference at  
Universal City, Los Angeles County**

**So, if you don't want to be the next recipient, submit your nomination (s) to the CEAC Newsletter Editor for delivery to the Tres Pinos Committee.**

# NACE REPORT



## Matt Machado NACE Representative



**Are you ready for pristine white sand shores of Orange Beach, Alabama? The State of Alabama will be hosting NACE 2023 April 16-20, 2023.**

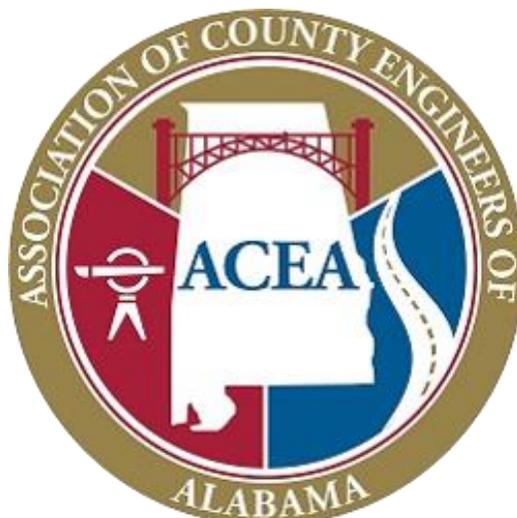
The following message is from our Alabama partners. Extra special this coming year is that our current NACE President Chris Champion is from Alabama. I am sure that Alabama will turn out in big numbers to support Chris. I hope that many of you can join this big energy, big event.

The National Association of County Engineers (NACE) and the Association of County Engineers of Alabama (ACEA) would like to invite you to Orange Beach in beautiful Baldwin County Alabama. Baldwin County and the ACEA will be hosting the NACE 2023 Annual Conference and Trade Show between April 16-20, 2023. The Perdido Beach Resort (<https://www.perdido beachresort.com/>) will be accommodating your stay and will host the majority of our conference. The Orange Beach Event Center (<https://www.orangebeachal.gov/facilities/event-center/about>) and The Wharf (<https://alwharf.com/>) will be the host for our exhibit hall, trade show, and off site event.

**Registration information will be available through NACE later this year so watch your inbox and get your flip flops ready for the Gulf Coast!**

In preparation for CEAC hosting the NACE 2024 Conference in Palm Springs, our planning meetings are underway. We will need all of the help we can get especially at the NACE 2023 event in Orange Beach, Alabama where we need volunteers to promote the 2024 conference in Palm Springs. So, those of you who can get to Alabama next Spring, please let us know.

See you all at the Fall Conference in Orange County (Anaheim) not to be confused with Orange Beach, Alabama. There will be a lot more discussion about the planning for the 2024 conference and finding out who will be able to attend the 2023 conference in Orange Beach.



# *In Memoriam*

## **Rudolph James Massman**

1921 - 2022

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San Diego Union-Tribune (Sunday) · 4 Sep 2022 · Please sign the Guest Book online [obituaries.sandiegouniontribune.com](https://www.sandiegouniontribune.com)

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POWAY, CA — Rudolph “Rudy” James Massman, a longtime resident of Poway, California passed away on August 12, 2022. He was born to Samuel Massman and Ethel Medoff Massman in Los Angeles, California. He graduated from Los Angeles High School in 1939 and enrolled at UCLA, a school that remained forever in his heart.



At UCLA, he was on the varsity crew and an enthusiastic score keeper for home basketball games. His UCLA class was graduated early so that students could join the war effort. He completed naval officer training at Northwestern University in Chicago in 1943 before being assigned to the USS Kendrick. At the end of WWII, he completed a degree in civil engineering at UC Berkeley. It was in Berkeley, that he met his wife, Elizabeth “Betty” Chapman, a nurse. In 1951, the Navy recalled Rudy to serve in the Korean War. In all, he spent six years in active duty and 26 years in the Navy Reserves.

In 1954, Massman was hired by the City of San Diego Water Department where, among other projects, he was responsible for clearing Lake Hodges of an invasive fish species. In 1958, he left San Diego to become the first Director of Engineering and Public Works for the new City of Milpitas, CA.

He returned to San Diego in 1961 to take a position within the County Department of Transportation, where he developed a set of land-use standards to support transportation needs across the county. In 1974, he became head of the San Diego County Public Works Department.

# *In Memoriam*

## **Rudolph Massman**

During his 24-year tenure with San Diego County, he oversaw numerous projects including the South Bay Expressway and Mission Gorge Road. With the support of then State Senator Mills and the San Diego Board of Supervisors he oversaw development of the first light rail plan for San Diego. This resulted in creation of the Metropolitan Transit Development Board upon which Massman served as the initial County representative.

Rudy also served as President of the County Engineers Association of California and was a member of the statewide Safety and Signage standards committee. He was a proud member of the California Loyal Order of Dedicated Servants "CLODS" and in 1985, Rudy was honored with the first SIR award commemorating his "outstanding service to the citizens of San Diego County". After his retirement in 1985, he continued to support San Diego County Employees as a board member of RESDC.

After retiring, Rudy and Betty continued to travel extensively around the US and the world. In addition to their travels, Rudy played tennis well into his late 80's and was as an active hiker and cyclist. In 2021, after the death of Betty to COVID-19, Rudy moved to Seattle, WA to be near his daughter.

Rudy is survived by his two children, Lynn Massman Rose (Tim) and Mark Massman (Paula). He is also the honorary second "Pa" to Dr. Cemil Turhan, a Turkish AFS student who lived with the Massman's in 1971-1972, while attending Poway High School. Rudy enjoyed interacting with his three grandchildren, Rudi Massman and Max and Eric Rose, and his four great-grandchildren: Tyler and Lauren Rose (Max and Kristin) and Adelaide and William Rose (Eric and Sarah). Rudy loved being around people.

He is remembered by friends as a compassionate human being and a life-long learner. A celebration of his life is planned on October 15, 2022, at the Mickey Cafagna Community Center in Poway, CA, 3-5 PM.

Editor's Note: Thanks you, Ken Miller for this obituary.



# Droppings

*from out of the past*

By Dave "Road Runner" Gravenkamp  
CEAC Historian

## 1994 CLODS BBQ in Long Beach

*(Editor's Note: copied from the CEAC Newsletter from 10 years ago, November 2012. I was the lead for LA County planning and preparing for the BBQ that year (2012) in Long Beach.)*

This very true story begins at the annual National Association of County Engineers "NACE" Spring Conference in Sparks Nevada in 1994, which was co-hosted that year by CEAC and the Nevada Association of County Engineers. At this meeting, the NFL (NACE's Former Leaders) presented a resolution to William D. McIntosh for his efforts in forming the NACE past presidents into a new organization, the NFL. The Resolution also welcomed Bill into the NFL Hall of Fame.

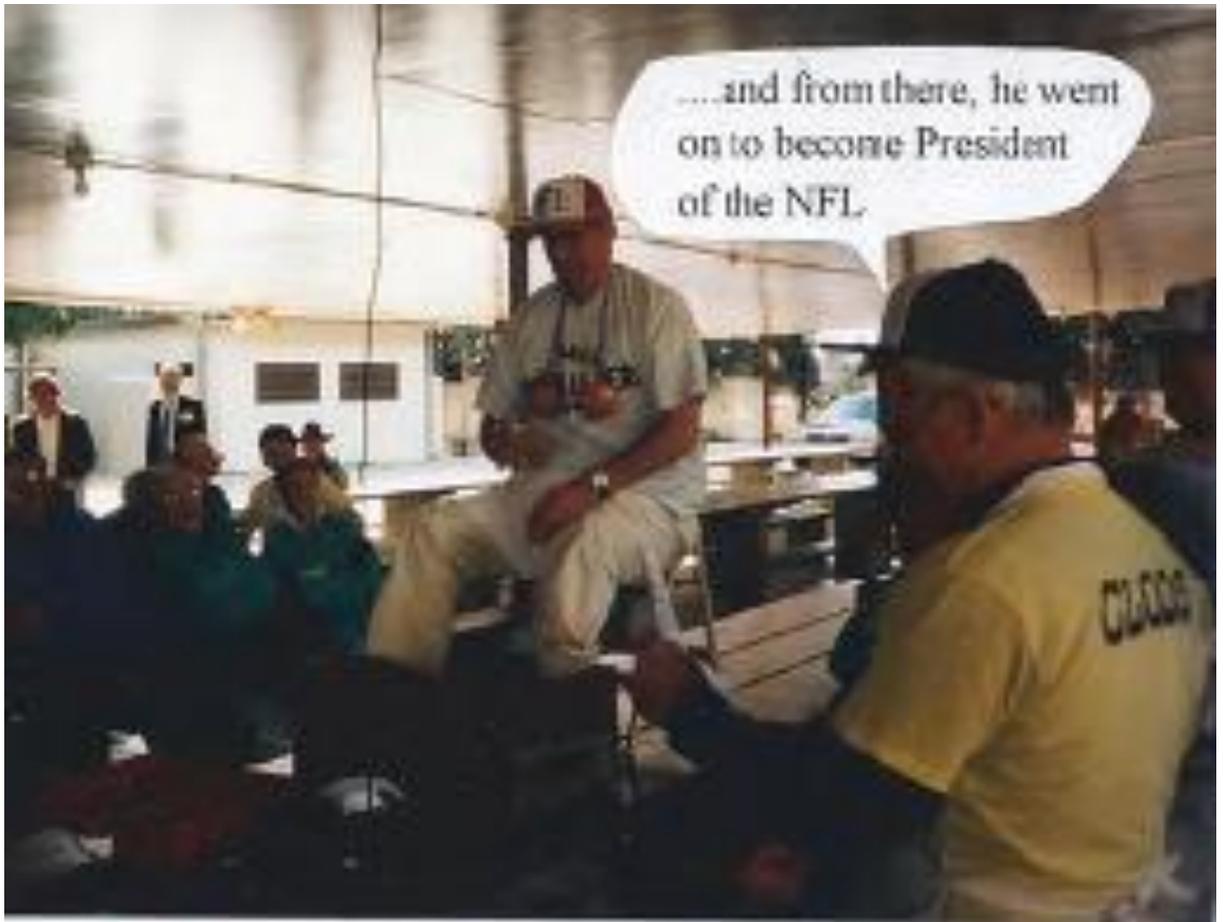
Now lets jump forward to the fall of the same year with preparations being made for the annual picnic (CLODS BBQ). Named to the program committee were CLODS including the Whooping Crane (Verne Davis), the Parakeet (Richard Welton), and yours truly, the Road Runner, along with the Horny Owl (Budge Campbell) who was named as program chair. Reflecting on Bill's recent award, the committee elected to "Honor" Bill at the barbecue.

The event was subsequently held at Gemming Park in Long Beach on November 17th. After the meal, Bill was invited

to come forward, remove his shirt, shoes and socks, and sit on a chair that had been placed atop a picnic table. I might add, contrary to L.A. County's claim, it can get a bit chilly in Long Beach in late November, especially with no shirt, shoes or socks. A "dumb looking" hat was then placed on Bill's head followed by large bull balls hung around his neck. Finally his feet were stuck in a box that had been filled with warm cow "stuff" laced with cheap perfume. At the conclusion of the ceremony a large box of confetti was dumped over Bill's head. The committee chair had opted for Gatorade, but fortunately, cooler heads prevailed.

I attended the very first BBQ that took place at the River Ranch near Squaw Valley in 1969 and for the next 30 + years that followed. While most have been tasteless (the program not the food), the 1994 event in Long Beach probably "topped the cake". Although always a good sport, I'm not sure that Bill ever forgave the committee for his humiliation.

As you are aware by now, our annual meeting is in Anaheim this year and there will be another barbecue. So, please be prepared and enjoy because each BBQ has its own surprises.



# CSAC/CEAC Report

## A summary of the legislation that was recently signed by Governor Newsom

### **AB 252 by Assemblymember Mia Bonta (D-Oakland) – Floating home marinas: rent caps.**

- Prohibits a floating home marina from increasing rent on a floating home berth by more 3% plus inflation up to a maximum of 5% per year.
- AB 252 applies only to floating home marinas located in the counties of Counties of Alameda, Contra Costa, and Marin, this bill uses CPI for the San Francisco-Oakland-Hayward region for determining the allowable rent increases on floating homes. As with the limits on rent increases for certain renters and mobilehome owners the rent increase protections in this bill sunset on January 1, 2030.

### **AB 682 by Assemblymember Richard Bloom (D-Santa Monica) – Planning and zoning: density bonuses: shared housing buildings.**

- Adds shared housing building as a category within density bonus law. This bill incentivizes the development of shared housing development, which contemplate any unit size that includes a bathroom, sink, refrigerator, and microwave, with a common area. These projects are entitled to unlimited so long as 10% low income or 5% very low-income units.
- The California Building Code defines “efficiency dwelling unit” as a unit with not less than 220 square feet and an additional 100 square feet for each additional occupant in excess of two occupants. These unit types must also have a separate bathroom and specified kitchen appliances. While there is no specific mandate, these standards are intended to apply to detached units. To that end, depending on the project, it is not clear that the projects incentivized by this bill will meet existing building standards.

### **AB 916 by Assemblymember Rudy Salas (D-Bakersfield) – Zoning: bedroom addition.**

- The bill prohibits a city or county legislative body from adopting or enforcing an ordinance requiring a public hearing as a condition of reconfiguring existing space to increase the bedroom count within an existing dwelling unit.

### **AB 1206 by Assemblymember Steve Bennett (D-Ventura) – Property taxation: affordable housing: welfare exemption.**

- Requires, for the 2022-23 fiscal year (FY) through the 2027-28 FY that a residential unit continue to be treated as occupied by a lower income household, as specified, if the owner is a community land trust (CLT) whose land is leased to low-income households, subject to a contract that complies with specified requirements.
- This bill would extend income-flexibility provisions similar to those authorized for LIHTC properties to specified CLT properties. Specifically, this bill provides that, in the case of a CLT whose property is leased to a lower income household subject to a contract complying with R&TC Section 402.1(a)(11), a unit shall continue to be treated as occupied by a lower income household notwithstanding an increase in the occupants' income to 140% of AMI, adjusted for family size, if the occupants were lower income on the lien date in the FY in which occupancy began, and the unit continues to be rent restricted.

### **AB 1551 by Assemblymember Miguel Santiago (D-Los Angeles) – Planning and zoning: development bonuses: mixed-use projects.**

- This bill extends the sunset on the density bonus program for commercial properties to January 1, 2028.
- This bill, and its predecessor (AB 1934 Santiago Chapter 747, Statutes of 2016), tries to create affordable housing through commercial developments. There are six bonuses a commercial developer can obtain, and three ways the developer can help finance affordable housing. Unlike residential density bonus law which has very clear criteria to follow to obtain benefits, this bill does not have clear guidelines as to what the commercial development gets for what it gives. Instead, the bonuses are mutually agreed upon by the developer and the jurisdiction. This lack of clarity may make it difficult for developers to try and gain these benefits if one has to negotiate them.
- During the five years the program existed, there is not much evidence to suggest that it was widely uti-

## CSAC/CEAC Report (continued)

lized. AB 1934 required that local governments report use of this program to HCD as part of their annual progress reports. Data provided by HCD revealed that only five units of affordable housing had been created due to the program across three projects. It is unknown whether other projects statewide used this program but the local government did not include the information in its annual progress report.

**AB 1654 by Assemblymember Robert Rivas (D-Salinas) – Low-income housing: insurance tax: credits: farmworker housing.**

- Creates a set-aside of the low-income housing tax credits (LIHTC), authorized in the state budget each year, for farmworker housing projects and requires the Department of Housing and Community Development (HCD) to create a comprehensive strategy to address farmworker housing needs in the state.

**AB 1695 by Assemblymember Miguel Santiago (D-Los Angeles) – Affordable housing loan and grant programs; adaptive reuse.**

- Requires any notice of funding availability (NOFA) issued by the Department Housing and Community Development (HCD) for an affordable multi-family housing loan and grant program to state that adaptive reuse of a property for an affordable housing purpose is an eligible activity. Defines "adaptive reuse" to mean the retrofitting and repurposing of an existing building to create new residential units.

**AB 1719 by Assemblymember Christopher Ward (D-San Diego) – Housing: Community College Faculty and Employee Housing Act of 2022.**

- Establishes the Community College Faculty and Employee Housing Act of 2022, which provides that a community college district may establish and implement programs that address the housing needs of community college district employees and faculty who face challenges in securing affordable housing.

**AB 1743 by Assemblymember Tina McKinnor (D-Inglewood) – General plan: annual report.**

- Requires local planning agencies to include in its annual progress report (APR) to the Department of Housing and Community Development (HCD) whether each housing development application is subject to a ministerial or discretionary approval process.
- Each jurisdiction must submit an APR to HCD by April 1st of each year that documents its progress toward meeting its RHNA allocation and the plans outlined in its housing element. The Legislature has approved a number of measures, particularly in recent years, aimed at streamlining and expediting housing development.
- This bill requires APRs to include information about whether each housing development application is subject to a ministerial or discretionary approval process. Such information will help the state understand the implications of local discretion on the approval and completion of housing projects.

**AB 1837 by Assemblymember Mia Bonta (D-Oakland) – Residential real property: foreclosure.**

- Adds provisions addressing fraud, operational improvements, and affordable housing preservation to a statute that facilitates acquisition of homes in foreclosure by prospective owner-occupants, tenants, nonprofits, and public entities (commonly known as "the SB 1079 process").

**AB 1933 by Assemblymember Laura Friedman (D-Glendale) – Property taxation: welfare exemption: nonprofit corporations: low-income families.**

- Expands the property tax welfare exemption to eligible nonprofit corporations that build and rehabilitate affordable housing units for sale, subject to certain limitations, to low-income families, as defined.

**AB 1978 by Assemblymember Christopher Ward (D-San Diego) – Department of Housing and Community Development: powers.**

- HCD administers federal housing funding for the state for programs, including Community Development Block Program (CDBG), HOME, Emergency Solutions Grant (ESG) Program and the National Housing Trust Fund (NHTF). Cities and counties must sign a contract with HCD before they can receive federal funds. Some jurisdictions have complained that HCD is slow to provide contracts and release funding once the contracts are executed. This bill would require that HCD establish a tracking system for program applicants so they can follow the progression of their program application. The bill requires the tracking system to be on the department's inter-

## CSAC/CEAC Report (continued)

net website.

- In addition, HCD would be required to publish a NOFA and application deadlines ahead of, and contingent upon, the availability of funding; issue funding to an award recipient up-front rather than as a reimbursement, provided that the department provides ongoing support and monitoring of the funding; and provide technical assistance to applicants that meet program submission deadlines to correct technical errors or provide missing information, so that applications are not ultimately rejected because of a minor error or oversight.

### **AB 1991 by Assemblymember Jesse Gabriel (D-Encino) – Motels and hotels: publicly funded shelter programs.**

- Provides that a shelter program participant that occupies a motel or hotel for longer than 30 days shall not be considered a tenant if the program meets specified requirements.

### **AB 2006 by Assemblymember Marc Berman (D-Menlo Park) – Regulatory agreements: compliance monitoring.**

- Requires the Department of Housing and Community Development (HCD), the California Housing Finance Agency (CalHFA), and the California Tax Credit Allocation Committee (TCAC) to enter into a Memorandum of Understanding (MOU) by July 1, 2024 to streamline the compliance monitoring of affordable housing developments that are subject to a regulatory agreement with more than one of these entities.
- AB 2006 would direct these state entities to coordinate their efforts and streamline this process by eliminating the submittal of duplicate information, ensuring only one state entity conducts physical inspections for a particular project, and providing a single process to obtain required approvals.

### **AB 2011 by Assemblymember Buffy Wicks (D-Oakland) – Affordable Housing and High Road Act of 2022.**

- The bill creates a ministerial, streamlined approval process for 100% affordable housing projects in commercial zones and for mixed-income housing projects along commercial corridors, as specified. The bill also imposes specified labor standards on those projects, including requirements that contractors pay prevailing wages, participate in apprenticeship programs, and make specified healthcare expenditures.
- The bill more narrowly targets infill building along heavily transited commercial corridors. Under AB 2011, a developer would get to build housing “by-right” which means skipping local review processes, as well as the California Environmental Quality Act (CEQA) process if they paid workers union-level wages and offered health care benefits, among other requirements. *The bill has a delayed implementation date of July 1, 2023, and a sunset date of January 1, 2033.*

Press Release: [California to Build More Housing, Faster | California Governor](#)

### **AB 2031 by Assemblymember Alex Lee (D-San Jose) – Mobilehome Residency Law: management meetings with homeowners.**

- Revises the provisions related to meetings between mobilehome park residents and management.

### **AB 2094 by Assemblymember Robert Rivas (D-Salinas) – General plan: annual report; extremely low-income housing.**

- Requires cities to include progress towards meeting their share of regional housing needs for extremely low-income (ELI) households in their annual progress report (APR) submitted to the Department of Housing and Community Development (HCD).

### **AB 2221 by Assemblymember Sharon Quirk-Silva (D-Fullerton) – Accessory dwelling units.**

- This bill makes numerous changes to the laws governing accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs). This bill would align the height limits of this bill to align with those proposed in SB 897 (Wieckowski) of the current legislative session, which would increase the minimum ADU height limit that a local agency may impose. It would specify that a local agency must “approve or deny” an ADU or JADU within the proscribed timeframes, rather than they must “act.” Add that, if a permitting agency denies an application for an ADU or JADU, the permitting agency must return in writing a full set of comments to the applicant with a list of items that are defective or deficient, a description of how the application can be remedied by the applicant.

### **AB 2234 by Assemblymember Robert Rivas (D-Salinas) – Planning and zoning: housing: post entitlement phase permits.**

- This bill establishes time limits for approval and requires online permitting of postentitlement per-

## CSAC/CEAC Report (continued)

mits. Specifically, this bill requires local agencies to complete review, either return in writing a full set of comments to the applicant with a comprehensive request for revisions or return the approved permit application, and electronically notify the applicant of its determination within 30 business days of the application being complete for housing development projects with 25 units or fewer; or 60 business days of the application being complete for housing development projects with 26 units or more. The bill also requires a local agency to establish a digital permitting system if the local agency meets a specific population threshold.

### **AB 2295 by Assemblymember Richard Bloom (D-Santa Monica) – Local Educational agencies: housing development projects.**

- Authorizes a housing development project to be an allowable use on any real property owned by a local educational agency (LEA).

### **AB 2334 by Assemblymember Buffy Wicks (D-Oakland) – Density Bonus Law: affordability: incentives or concessions in very low vehicle travel areas: parking standards: definitions.**

- Allows a housing development project in 17 specified counties to receive added height and unlimited density if the project is located in an urbanized very low vehicle travel area, at least 80 percent of the units are restricted to lower income households, and no more than 20 percent are for moderate income households. Includes the following: Counties of Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, Sonoma, Los Angeles, Orange, Riverside, San Bernardino, San Diego, Ventura, Sacramento, and Santa Barbara.

### **AB 2339 by Assemblymember Richard Bloom (D-Santa Monica) – Housing element: emergency shelters: regional housing need.**

- Adds additional specificity to where emergency shelters must be zoned in a city's housing element and amends the "no net loss" policy in housing element law to factor in the portion of the regional housing need that the local government failed to accommodate through rezoning in the prior planning period.

### **AB 2483 by Assemblymember Brian Maienschein (D-San Diego) – Housing for individuals experiencing homelessness.**

- Requires the Department of Housing and Community Development (HCD) to provide incentives in the Multifamily Housing Program (MHP) to developments that set aside a percentage of units for people experiencing homelessness who are receiving specified Medi-Cal services.

### **AB 2651 by Assemblymember Cottie Petrie-Norris (D-Laguna Beach) – Property taxes: welfare exemption: community land trust.**

- This bill extends by two years several dates in the Community Land Trust welfare exemption from property tax, including:
  - a) The sunset date from the exclusion, from January 1, 2025, to January 1, 2027.
  - b) The years when a CLT can acquire property eligible for an exemption, from January 1, 2025, to January 1, 2027.
  - c) The deadline before which a CLT must have rehabilitated or developed the property or commence construction. Instead of property acquired before January 1, 2020, subject to a five-year deadline of January 1, 2025, the bill sets a seven-year development deadline of January 1, 2027, for property acquired before January 1, 2022.

### **AB 2653 by Assemblymember Miguel Santiago (D-Los Angeles) – Planning and Zoning Law: housing elements.**

- Authorizes the Department of Housing and Community Development (HCD) to reject the housing element portion of a planning agency's annual progress report (APR) if the report is not in substantial compliance with the law.

### **AB 2668 by Assemblymember Tim Grayson (D-Concord) – Planning and zoning.**

- Adds parameters for determining a project's compliance with the streamlined, ministerial process created by SB 35 (Wiener), Chapter 366, Statutes of 2017.
- This bill would further amend SB 35 by removing perceived ambiguities in the law regarding the application

## CSAC/CEAC Report (continued)

process and the local review process. It would also provide additional pathways for development on sites known to have contained hazardous waste, by expanding the entities authorized to determine that the site is suitable for development to include specified local agencies, and to provide an alternative process for development on sites where the hazard is a leak of petroleum hydrocarbons. According to the author, this change reflects a comprehensive evaluation by the State Water Board of tank closure policy and criteria, in which it concluded that petroleum hydrocarbons present low risks after emission because they can naturally degrade quickly, depending on soil conditions.

### **SB 6 by Senator Anna Caballero (D-Merced) – Local planning: housing: commercial zones.**

- The bill enacts, until January 1, 2033, the “Middle Class Housing Act of 2022”, which enables housing development on parcels within a zone where office, retail, or parking are a principally permitted use, including allowing qualifying projects to use the streamlined application procedures of Senate Bill 35 (Wiener, 2017). The bill had the support of the state Building and Construction Trades Council, while AB 2011 (Wicks) had support from affordable housing developers and the state’s Conference of Carpenters. The Governor and the Senate and Assembly Leadership approved *both* bills and opted to give developers two choices if they want to build housing where strip malls once were, which is to comply with stricter affordability standards or stricter labor standards. They apply to overlapping sites and leave the choice of which policy to use in the developer’s hands. *SB 6 becomes operative on July 1, 2023.*

### **SB 649 by Senator Dave Cortese (D-San Jose) – Local governments: affordable housing; local tenant preference.**

- This bill creates a state policy supporting local tenant preferences for lower income households, that are subject to displacement risk, and authorizes local governments and developers in receipt of specified affordable housing funds to restrict occupancy to those at risk of displacement.

### **SB 679 by Senator Sydney Kamlager (D-Los Angeles) – Los Angeles County: affordable housing.**

- This bill establishes the Los Angeles County Affordable Housing Solutions Agency (LACAHS) and authorizes LACAHS to utilize specified local financing tools to fund renter protections and the preservation and production of housing units affordable to households earning up to 80% of the area median income (AMI).

### **SB 869 by Senator Connie Leyva (D-Chino) – Housing: mobilehome parks: recreational Vehicle parks: manager training.**

- This bill requires managers and assistant managers of mobilehome and recreational vehicle (RV) parks to complete an online training and renew the training every year.

### **SB 886 by Senator Scott Wiener (D-San Francisco) – California Environmental Quality Act: exemption: public universities: university housing development projects.**

- This bill exempts, until January 1, 2030, faculty and staff housing projects and student housing projects meeting specified requirements from the California Environmental Quality Act (CEQA).

### **SB 897 by Senator Bob Wieckowski (D-Fremont) – Accessory dwelling units: junior accessory dwelling units.**

- This bill increases the height maximum of ADU’s from 16 to 18 feet for parcels with an existing multistory building or 20 feet for a multifamily or single-family parcel located within a half mile of transit. This bill also adds a provision which sets a minimum height requirement of 25 feet for ADUs that are attached to a primary single-family residence.

### **SB 914 by Senator Susan Rubio (D-Baldwin Park) – HELP Act.**

- This bill enacts the HELP (Homeless Equity for Left Behind Populations) Act. This bill requires cities, counties, and continuums of care (CoCs) receiving state funding, on or after January 1, 2024, to take specific actions to address the needs of domestic violence survivors and unaccompanied women, as specified; and, requires the Interagency Council on Homelessness (Cal ICH), by January 1, 2025, to establish initial goals to prevent and end homelessness among domestic violence survivors, their children and unaccompanied women, as provided, and to evaluate the goals at least every two years to determine whether updates are needed.

# CSAC/CEAC Report

## **SB 940 by Senator John Laird (D-Santa Cruz) – Mobilehome parks: local ordinances.**

- This bill preempts the imposition of local mobilehome rent control ordinances on mobilehome space rent for the first 15 years after a mobilehome space or park is initially held out for rent.

## **SB 948 by Senator Josh Becker (D-Menlo Park) – Housing finance programs: development reserves.**

- This bill replaces individual project transition reserves for the development of affordable housing to a pooled reserve model, as specified, operated by the Department of Housing and Community Development (HCD). Specifically, the bill creates the Pooled Transition Reserve Fund to be operated by HCD and will continuously appropriate funding into that fund for the purpose of maintaining a pooled transition reserve to mitigate the impacts on tenant rents from the loss or exhaustion of rental or operating subsidies. SB 948 also authorizes HCD to charge a fee to a development that receives qualified project rental or operating subsidies at the time of permanent loan closing, to be deposited into the fund.

## **SB 959 by Senator Anthony Portantino (D-La Cañada Flintridge) – Surplus residential property: use of funds: priorities and procedures: City of Pasadena.**

- Makes changes to the Roberti Act to encourage the sale of homes owned by the California Department of Transportation for low- and moderate-income housing in the State Route 710 corridor in the City of Pasadena.

## **SB 1252 by the Committee on Housing – Housing.**

- This bill makes non-controversial changes to sections of law relating to housing.
- The purpose of omnibus bills is to include technical and non-controversial changes to various committee-related statutes into one bill. This allows the legislature to make multiple, minor changes to statutes in one bill in a cost-effective manner. If there is no consensus on a particular item, it cannot be included. There is no known opposition to any item in this bill.

## **SB 1307 by Senator Susan Rubio (D-Baldwin Park) – Department of Housing and Community Development: Mobilehome Parks Act: Special Occupancy Parks Act.**

- This bill requires the HCD to post on its website and send an annual notice to local jurisdictions on how a local jurisdiction can assume responsibility for enforcement of Mobilehome Parks and Special Occupancy Parks.

## **SB 1396 by Senator Steven Bradford (D-Gardena) – Tenancy: credit reporting: lower income households: evaluation.**

- This bill instructs the Department of Financial Protection and Innovation, upon appropriation of the necessary funding, to select an independent evaluator to evaluate the impact of a state program that requires landlords of assisted housing developments to offer their tenants the option of having their rental payments reported to at least one consumer reporting agency.

## **SB 1421 by Senator Brian Jones (R-Santee) – California Interagency Council on Homelessness.**

- This bill adds a current or formerly homeless individual with a developmental disability to the California Interagency Council on Homelessness' (Cal ICH) advisory committee.

## **SB 1444 by Senator Ben Allen (D-Santa Monica) – Joint powers authorities: South Bay Regional Housing Trust.**

- Creates the South Bay Regional Housing Trust.

Please reach out to Mark Neuburger ([mneuburger@counties.org](mailto:mneuburger@counties.org)) or Kristina Gallagher ([kgallagher@counties.org](mailto:kgallagher@counties.org)) if you have questions, or need more in-depth information on a particular bill.

**Kristina Gallagher**, Legislative Analyst  
Housing, Land Use, and Transportation  
California State Association of Counties®  
916-650-8185 Direct Line  
916-879-1603 Cell

# There Could Be Two More Condors In Northern California's Skies



*Photos: Yurok Tribe*

## **Yurok Tribe press release:**

At 6 a.m. on Monday, October 10, the Northern California Condor Restoration Program (NCCRP) attempted the release of two more prey-go-neesh (California condors) into Yurok ancestral territory. The potential release can be viewed live on the Yurok condor cam, which can be found [here](#). On Monday morning, Yurok Wildlife Department Director Tiana Williams-Claussen will be providing real-time commentary on the release via Facebook Live. The livestream can be viewed [here](#).

“We are extremely excited to start releasing our second prey-go-neesh cohort,” said Yurok Wildlife Department Director Tiana Williams-Claussen. “The birds we released in the spring and summer are doing great. I would like to thank all of our partners and supporters for their contributions to the Northern CA condor recovery effort.”

For the release, NCCRP biologists will employ a multistep procedure to keep the juvenile birds as calm as possible during the transition into the wild. First, the NCCRP team will wait for previously released prey-go-neesh to land within sight of the condor release and management facility. The free-flying birds signal to the captive condors that it is safe to exit the flight pen. Second, the NCCRP will open the door to a trap on the side of the flight pen. The gate will remain open until two birds enter the enclosure, which serves as a staging area. Once this occurs, the staging area door will be opened and the birds will have access to the outside world. Prior to the release, the birds must voluntarily enter and leave the staging area. The timing of the release is entirely contingent upon the birds' movements. Additionally, young, captivity-raised prey-go-neesh are incredibly cautious. It might take multiple days for them to depart from the facility.

The two condors are part of a group of four. Over the next month, the NCCRP will release the remaining two prey-go-neesh. When the NCCRP releases the fourth member of the second cohort, there will be eight free-flying condors in Yurok Country. The staggered release is one component of a comprehensive plan to ensure the success of the

young birds. The newest condor cohort arrived in mid-August and has had ample time to acclimate to the local environmental conditions and become familiar with the NCCRP's wild condors. The cohort is comprised of three males and one female. All of the birds were born between April and June of 2021. The Oregon Zoo's Jonsson Center for Wildlife Conservation and the Peregrine Fund's World Center for Birds of Prey each reared two of the prey-go-neesh. Releasing juvenile birds is a standard practice at all of the condor reintroduction sites in the US and Mexico. Decades of data show that young condors are more resilient and fare much better in the wild. The NCCRP, a partnership between the Yurok Tribe and Redwood National and State Parks, plans to reintroduce one cohort of prey-go-neesh every year for at least the next two decades. The tribe and park collaboratively manage the population.

In May, the NCCRP released the first of four condors to fly over Yurok skies in more than a century. The fourth bird was reintroduced to the wild in July. The birds include: Ney-gem' 'Ne-chween-kah (She carries our prayers, A0), Hlow Hoo-let (Finally, I/we fly A1), Nes-kwe-chokw' (He returns/arrives, A2) and Poy'-we-son (The one who goes ahead, "leader" A3). The condors are thriving in the redwood region.



### **The Yurok Tribe and Prey-go-neesh**

The Yurok Tribe initiated the condor reintroduction project in 2008. The restoration of this sacred species is an important element of a far-sighted plan to bring balance back to the coastal rainforest ecosystem in Yurok ancestral territory on the far Northern California coast. In addition to the reintroduction of the critically endangered condor, the Tribe is currently restoring fish and wildlife habitat on a landscape scale in the Klamath River basin. The Tribe is also intimately involved in the pending removal of four Klamath River dams, which represents the largest river restoration project in US history. The removal of the dams will benefit a wide diversity of fish and wildlife species, including condors.

With funding support from the Yurok Tribe, Redwood National Park, the U.S. Fish and Wildlife Service, the Bureau of Indian Affairs, the Administration for Native Americans, as well as Pacific Gas and Electric Company, Global Conservation Fund, the Redwood National Park Foundation, and many more corporate, agency and private supporters and citizens, the Yurok Wildlife Department completed a vast volume of work to prepare for the reintroduction of this imperiled species. Working in cooperation with the Ventana Wildlife Society, Redwood National Park, California State Parks, and Pacific Gas and Electric Company, as well as volunteers, the Tribe designed and built the NCCRP release and management facility. The flight pen includes a simulated, shock-wired power pole (to teach the birds to avoid this threat after release), two four-foot diameter pools and perches overlooking old-growth redwood forest. NCCRP staff monitor the birds from modified shipping containers which form a fire-resistant observation structure. The facility is also designed to allow biologists and technicians to conduct regular health assessments and provide treatment if necessary.



## CEAC Board of Directors

17<sup>th</sup> Annual Conference

Capitol Event Center, 1020 11th Street, 2nd Floor

Sacramento, CA 95814

Friday, August 19, 2022 | 9:00 a.m. - 10:45 a.m.

9:00 am .

**Call to Order** (Dashiell)

Officers present: 9 of 10; Regional Directors: 5 of 6; **Quorum Present**

### 1. **Approval of Minutes** (Kokkas)

Spring Meeting, March 25, 2022 - **Attachment 1 Action Item** –

**Motion** to approve minutes; J Sadjadi, 2<sup>nd</sup> Machado; **Approved**

### 2. **Correspondence** (Dashiell)

Accolades to Tom Matson who published in California Local Highway Safety Improvement Program (HSIP) THE TRAFFIC SAFETY NAVIGATOR SUMMER 2022, **Attachment 2**

An invitation letter was sent to NACE President who will be attending the fall conference.

### 3. **CLODS Report** (CLODS)

Sadjadi, CLODS appreciate the support of CEAC; and CLODS heard that CEAC has some financial deficits and based on *“the good job crying from the one who was trained well by a former treasurer;”* CLODS concluded that CEAC has been generous over the years to support the CLODS, we are going to send checks to George, it may not be the whole thing but it will be substantial. This year we had a higher amount of people attending the highest ever, also appreciate receiving a letter from the president inviting the CLODS to the Fall Conference.

### 4. **NACE Report** (Machado)

Successful NACE Conference in Buffalo at which NACE made \$150,000, which is one of the biggest events for them. NACE also had some staff changes, Staci will be part time and only work on conferences; they will be hiring a new communications coordinator and will contract out the accounting portion of the business since Connie is retiring. We also are attempting to resurrect the Western Region Conference in Laughlin NV, hopefully in 2023 (apparently it makes some people feel young!). The other Big News is getting ready for the NACE Alabama Conference on April 16-20, 2023, please plan to go, as a large contingency from California will help promote the 2024 NACE Conference in Palm Springs. Matt will also attend the November 1, NACE meeting in Omaha.

### 5. **CSAC Report** (CSAC Staff)

Mark Neuburger, introduce himself as the new Legislative Representative and gave some information about his background. Mark also introduced Kristina Gallagher as new Legislative Analyst for Housing and Transportation. Mark reported that we are in the last two weeks of the legislative session, legislators have to take final action on bill by August 31, 2022, as the legislative session is over; then bills go to the governor for final action. At that time, we begin any efforts for bills that cause major problems or bills we want to see signed. We begin by identifying what these bills are internally and then move forward to get the governor’s attention appropriately.

**6. Regional Directors Reports**

Johannes Hoevertsz – Bay Area – Not met, scheduled to meet in September.

Kent Edler – Central Coast – Had the meeting last Friday in San Luis Obispo, at a new animal shelter constructed by the county, discussed Caltrans maintenance issues and procurement issues about SB 1383; hiring difficulties, and toured an anaerobic digester for green waste.

Bob Bronkall – NorCal – The Humboldt County working hard to resurrect bedroll past efforts in Lake County were unsuccessful, now looking a potential option using the campus in Humboldt County, next week he will sent a questionnaire about potential interest, if there is interest will work to make it happen. Someone asked for a parachute to drop in, as he did not want to drive for eight hours.

Matt Randall – Sac/Mother Lode – Met on line this summer, moderately attended, not by all counties, but FHWA and Caltrans attended and gave updates, including a conversation about Sacramento County’s regional project. Plan to meet this fall in person.

David Leamon – San Joaquin – Met in April in Kern, in May played golf in Stanislaus, skipped Mariposa in June (new director), July in Merced, and going to Madera next Friday. Try to meet once a month January to October, in person.

Nardy Khan – SoCal – Not present, according to Mr. Dashiell “they had virtual meetings” and he attended one of these meetings.

“*The Newsletter Editor*” wanted a moment to remind the Regional Directors about submitting their respective regional reports for the newsletter, and to adhere to the report rotation and send him the next report by the end of September. If not, he will send a “buffalo” to help, he also stressed to send pictures instead of words, as words are confusing to most.

**7. Treasurer's Report: (Johnson) *Attachment 3 - Action Item***

The CEAC budget for 2022 increased county member dues by a total of \$100,000 to cover anticipated costs for the year. The total amount of the member dues was estimated to by \$260,000 in the final approved budget. Not all counties have paid their dues. Currently, there are ten counties that have not yet paid their dues for 2022. Several members have a personal relationship or know that County Engineer and are or will facilitate the payment of the CEAC dues. The total amount of the combined uncollected member dues is \$25,075. A review of the Treasurer’s report with the budget, actuals to date, and the year-end projections shows a shortfall to the CEAC General Fund estimated to be \$35,745. That shortfall will require a draw on reserves and reduce the CEAC General

Fund balance from \$112,285 at the beginning of the year down to \$16,540 by year end.

Johnson mentioned based on his conversations with Merrin and Mike, historically conferences are not generating any revenue for the organization, just breaking even. Most of our revenue is from dues, the corresponding dues increase is based on the lower overall California CPI; while our contract with CSAC is based on the much higher SF Bay Area CPI of about 7%, and we need to make sure we are structurally and fiscally balanced organization, and there are other ways to accomplish it. Rather than take a lot of time at this meeting, my recommendation is to have the President create a small working group to explore potential options for the BOD to weigh in detail and provide a final direction.

The small working group will include the four officers, NACE representative (Palm Springs Conference), Treasurer and an affiliate member, as the group will be also looking at the affiliate due's adjustment. Dashiell proposed an off-agenda motion to create the group mentioned above for the evaluation and to recommend options for adjustments of dues/bylaws, that will be brought to the BOD for approval (special zoom meeting before the fall conference). The final proposal approved by the board will be brought to the general membership during the fall conference. Motion Machado, 2<sup>nd</sup> Balbas; Approved.

**8. Committee Reports: -**

Administrative – Pack, Good turnout, topic employee attraction, and retention, and what local agencies are facing, post pandemic. Very good discussion and many people expressed interest in the subject. In our future meetings will include items of interest that were not covered by other committees and how to assist going forward.

Flood Control and Water Resources – Strudley, unable to attend, Leamon mentioned they had several interesting guests with great information, he *“didn't know there was and ArcStorm 2 until yesterday,”* also talked about flood in a drought, and to be ready for it. Catherine gave a good update for the upcoming fall conference, which will be interesting.

Infrastructure and Development – Tillotson, virtual report; also had a great turnout at the infrastructure and development committee; in response to Orange County's proposal to extend the design build procurement process past the sunset date of January 1, 2025, the committee recommended supporting the amendment of CEAC's policy and legislative priorities as outlined in the text presented in the committee, it will also include the LA County's legislative proposal to amend the public code to allow the use of *“progressive design build,”* we are asking this board's approval to recommend that. The recommendation for the proposed statewide legislation is part of the CEAC legislative priorities to be recommended to CSAC. **Motion** to approve Randall, 2<sup>nd</sup> Machado; **Approved**. Just to finish, we did get a myriad of topics for upcoming meetings, there is a lot of legislation coming down that will impact development and topics for our next meeting.

Resource Recovery and Waste Management –Skye not present; Hoevertsz, the meeting was well attended and the discussion was all about SB 1383 and recycling of organics, we also talked about plastics and what we will be doing in the next year before 2024.

Surveyor – Jevremovic not present; Bronkall, *“The Humboldt County Surveyor”* primary topic was about how well the forms are working for the surveyors. It came to the attention of the group that that some surveyors do not have the form notifications set up correctly, and it appears that not all surveyors are in sync with it. Our next step is to figure out how to set up all the surveyors on, and how to make sure these notifications are set up correctly, *“even if it means we have to come to someone's office and personally set it up for them correctly xxx(?)... ..maybe on our way home?”*

Transportation – Fleisch not present, Dashiell does anyone want to talk about it or we are good? We were all there, no need for additional comments.

Fellowship – McNamee, nice get together, well attended, and pleased; good food and raised \$1,300, for the scholarship, will send a check to George. Will have a hospitality suite for the next conference, but may have to close at 10 pm?

Oversight – Dashiell, will get the budget at Oversight set at 3<sup>rd</sup> Friday at 1:30 pm.

Scholarship – DeLeon mentioned scholarships has been a little challenging due to Covid but we do have some applications this year and it feels things are back to normal. I will be stepping down as chair after several years, I recommend our member **Alicia Myers**, a Deputy Director from Mendocino County to be the new chair who will assume the new duties, I will stay on to assist as needed. Alicia has a lot of energy and she will be great. It is recommended that the Regional Directors look for applicants in their respective regions.

**9. Unfinished Business** (Dashiell - Freeman)

Fall Conference - *virtual option will be cost prohibitive*; Freeman mentioned conference costs are high and we may need to consolidate and adjust the Friday schedules. Freeman will present several options (to include all functions we currently have) with the respective costs to consider. Once the options are presented the officers will select the best one to meet our needs within the next few weeks.

**10. New Business**

**Public Works Secretary Seminar (PWSS)** – Is on for 2023 - continued to carry forward, they have their own budget, last seminar was in Ventura.

Provide funding for one CSAC/CEAC staff to attend 2023 NACE Conference – cost will be rolled in to the budget.

President request direction - NACE 2024 planning budget - essentially carry over what was budgeted last time and inflate it slightly?

**11. 2023 CEAC Priorities and Legislative Proposals – Action Items**

Updates to 2021-22 CEAC Policy and Legislative Priorities - **Attachment 4**

Updates to 2021-22 CEAC Legislative and Administrative Policy Guidelines – **Attachment 5**; (approved during Committee Reports, no further action needed).

Progressive Design-Build Legislative Proposal – **Attachment 6**; (approved during Committee Reports, no further action needed).

Extend existing Design-Build Authority Policy Proposal- **Attachment 7**; (approved during Committee Reports, no further action needed).

Zero Emission Vehicle (ZEV) Fee Revenue Fund Shift **Attachment 8**; (on hold until further study as recommended in the Transportation Committee meeting, no further action needed).

**12. Life Membership** - None

**13. Announcements** - None

**Scheduled Conferences**

CSAC Fall Conference, Orange County, November 14-18, 2022

CEAC Spring Conference, Universal City, Los Angeles County, March 8-10, 2023

**CEAC Board of Directors Meeting Schedule**

Special meeting most likely in September or early October, stay tuned!

CSAC Fall Conference, Orange County, November 18, 2022

CEAC Spring Conference, Los Angeles County, March 10, 2023

10:45am **Adjourn – In Memory of Mike Carlson**; A brief summary about Mr. Carlson was presented by Brian Balbas, Mike was bigger than life, he left an impression through the organization. A celebration of life is planned for September or October in Walnut Creek, and Brian will share that information when available; **Motion**; Balbas, 2<sup>nd</sup>; Sadjadi; **Approved**

**Meeting Roster**  
**Voting Board Members: Officers & Regional Directors**

**P** indicates present at the meeting

<b>Officer</b>	<b>Office</b>	<b>County/Organization</b>
Howard Dashiell <b>P</b>	President	Mendocino
Brian Balbas <b>P</b>	Vice President	Contra Costa
Panos Kokkas <b>P</b>	Secretary	Trinity
Jim Porter <b>P</b>	Immediate Past President	San Mateo (Retired)
George Johnson <b>P</b>	Treasurer	Riverside (Retired)
Mehdi Madjd-Sadjadi <b>P</b>	Treasurer-Emeritus	Marin (Retired)
Mike Penrose <b>P</b>	Parliamentarian	Sacramento (Retired)
Patrick DeChellis <b>P</b>	Newsletter Editor	Los Angeles (Retired)
Matt Machado <b>P</b>	NACE Representative	Santa Cruz
Dave Gravenkamp	Historian	Siskiyou (Retired)

<b>Regional Directors</b>	<b>Region</b>	<b>County</b>
Johannes Hoevertsz <b>P</b>	Bay Area	Sonoma
Kent Edler <b>P</b>	Central Coast	Santa Cruz
Bob Bronkall <b>P</b>	Northern California	Humboldt
Matt Randall <b>P</b>	Sacramento Mother Lode	Placer
David Leamon <b>P</b>	San Joaquin Valley	Stanislaus
Nardy Khan	Southern California	Orange

<b>Committee Chairs</b>	<b>Committee</b>	<b>County</b>
Josh Pack <b>P</b>	Administrative	Contra Costa
Pattie McNamee <b>P</b>	Fellowship	Contra Costa (Retired)
Mark Strudley	Flood Control/Water Resources	Santa Cruz
Trisha Tillotson	Infrastructure & Development	Nevada
Howard Dashiell <b>P</b>	Oversight	Mendocino
Coby Skye	Resource Recovery & Waste	Los Angeles
Scott DeLeon <b>P</b>	Scholarship	Lake
Aleks Jevremovic	Surveyor	Santa Barbara
Dave Fleisch	Transportation	Ventura

<b>CSAC/CEAC Staff</b>	<b>Title</b>	<b>Agency/County</b>
Mark Neuburger <b>P</b>	Legislative Representative	CSAC
Merrin Gerety <b>P</b>	CEAC Program Manager	CSAC/CEAC
Catherine Freeman <b>P</b>	Senior Legislative Representative	CSAC
Ada Waelder <b>P</b>	Legislative Analyst	CSAC
Kristina Gallagher <b>P</b>	Legislative Analyst	CSAC

<b>Others in Attendance</b>	
Tom Mattson <b>P</b>	Humboldt County
Kim Macfarlane <b>P</b>	Tuolumne County
Blossom Scott-Heim <b>P</b>	Tuolumne County
Howard Michael <b>P</b>	AECOM
Carlos Melendez <b>P</b>	UNICO