Land Use Legislative Campaign 2017
Brief History of PCL

- Founded 1965 – focusing on Land Use, Water, Climate Change, and CEQA
- To protect California from the destruction caused by fast-paced and poorly planned developments
- PCL – 501(c)4 – focused on policy advocacy and legislative lobbying.
- PCL Foundation - 501(c)3 – focused on education, research, and policy development.
- Focused on environmental laws to protect, preserve and improve California for all its visitors and residents.
Brief History of PCL

- California Environmental Quality Act & California Endangered Species Act
- Wild and Scenic Rivers Act
- California Coastal Act
- Waste Reduction Act and “Bottle Bill”
- Human Right to Water Act
- Sustainable Groundwater Management Act
- SB 375 – Sustainable Communities and Climate Protection Act - 2008
- Passage of Proposition 117 – Mountain Lion Ban
- Over $20 Billion for parks, open space, transportation, and water
PCL’s Land Use History

- Started because of land use planning problems in the 60’s
- Consistently supported and passed legislation on transportation improvements, land use & conservation, and funding for those efforts. (Tejon Ranch – 240,000 acres)
- Worked on strengthening CEQA to give tools to local communities and planners to stop bad development and promote good development.
- Advocated for better water policy in conjunction with land use planning – General Plan Water Element
California’s Land Use History

- 1/8 of US agricultural production
- Over 1 million acres paved over in the last 25 years
- Urban areas contain less than 10 people per acre. (Avg. of five largest cities in US is 44.2)
- Dispersed transportation systems create greater sprawl – e.g. High Speed Rail
- Another 2 million acres lost by 2050
National Picture
1982 to 1997

- 29.9 million acres were developed
- 11.7 million acres of forests developed
  - 3% of 399 million acres
- 13 million acres lost of farmland
  - 3.5% of 375 million acres
- 14 million acres of pastureland
  - 11.6% of 120 million acres
“Even in metropolitan areas whose population was not growing, the area of developed land increased dramatically between 1970 and 1990.”
National Picture

Population Density

[Map of the United States showing population density with color coding for low and high density areas.]

1790
Orchestrate a multi-year policy campaign with the ultimate goal of curtailing sprawl in California while supporting equitable, sustainable infill that does not induce displacement or destroy existing neighborhoods or communities.
THE PROBLEM

- Rooftops vs jobs
- A system setup to encourage retail development to capture sales tax
- State and Federal funding politically appropriated
- 40% of GHG’s are from transportation
THE CHALLENGES

- Not enough affordable housing – for all levels.
- Drive to qualify – cheap land.
- Sprawl-inducing land use and transportation policies
- Inadequate funding and tax incentives for equitable and sustainable infill, including housing
THE SOLUTION - #1 – Stick to A Plan

- Stop urbanization of county (unincorporated) lands and limit city expansions / annexations.
  - New SOI and UGB requirements could be authorized, incentivized or imposed and conditions could be established for SOI and UGB expansions / annexations.
  - Combine these limits on growth w/ LAFCO reform to prevent local government control of LAFCOs and establish strict requirements for LAFCO process and approvals.
- Combine the above with additional citizen enforcement mechanisms.
THE SOLUTION - #2 -

- Improve regional and local plans to meet “original” goals of SB 375, constrain sprawl, and redirect transportation funding.
  - Expand MPO authority to direct regional and local planning and infrastructure investments - in line with SCS
  - Establish new restrictions on state transportation funding for regions and local governments.
  - Establish explicit sprawl limits – UGB and SOI (line drawing).
  - Expand citizen enforcement of regional and local plans, via General Plan Law and CEQA.
THE SOLUTION - #3 – The Costs

- Internalize the externalities associated with sprawl – two step process.
  - New state-developed methodology for analyzing sprawl externalities (e.g., environmental, infrastructure, water, health, safety).
  - New state authorization for or requirements imposed on local governments to analyze sprawl costs and then internalize them via assessments such as developer fees, trip-generation fees, and/or other fee mechanisms - SB 743/VMT
- New citizen enforcement mechanism, perhaps via CEQA, to ensure cost analyses are properly prepared and externalities are properly and fully internalized.
OTHER POLICY SOLUTIONS

- Water Element and Water Rights in General Plan requirements
- Fire Hazard Prevention - We can’t keep building in fire hazard zones. Pass along the actual cost to the developers.
- Land Conservation Bank – funding source from fees, bonds, value-recapture, investment districts – to go toward conservation.
- Regulatory and financial incentives for good, high-value infill projects.
Other PCL Projects

- Large Solar – central valley – crop conversion – 300K+ acres
- Delta 50 – now 65 projects in the delta
- Twin Tunnels – will implode under financial weight
- CEQA enhancements – SB 122 and others
- SGMA – water element in GP’s and SGMA education
- Transportation – shared rides, last mile, autonomous vehicles, TOD’s
On PCL’s 100th Anniversary

A socioeconomically and environmentally sustainable California where people of all backgrounds can live in affordable and net zero energy housing close to public transportation;

where public open spaces and agricultural/ranch lands are vibrant and valued;

and where we don’t worry about clean air and clean water?
QUESTIONS?