

From: Marilyn Bardet <mjbardet@sbcglobal.net>
To: Charlie Knox <Charlie.Knox@ci.benicia.ca.us>
Date: 5/8/2008 11:08:44 AM
Subject: Rohnert Park offers model on sustainable development goals and strategy for city

Good morning, Charlie,

I've continued my research, looking for model examples of how to help our city attain criteria and standards for sustainable development, with regard to new development, especially Seeno business park and the approach of attaching conditions for approval.

Yesterday, I sent you a pdf that I wanted on record, the draft Land Use Subcommittee of Climate Action Team (LUSCAT)), which is the draft paper reviewing and recommending land use planning and transportation strategies for meeting AB32 greenhouse gas emissions reductions target. This particular paper is currently under review, and the public and all stakeholders are invited to the upcoming meeting in Sacramento, May 14th, to discuss further ideas, for final presentation to the Air Resources Board, (with comments due on the paper by May 21).

It so happens that one of the presenters at a previous Haagen Smit Symposium held in April, which supports the draft LUSCAT paper, was Jake Mackenzie, Mayor of the City of Rohnert Park. His powerpoint presentation, available on pdf (attached below) I would like entered into the official record on Seeno, and for Council's information on the use of development agreements to pin down strategies for assuring that greenhouse gas reductions called for by AB32 can be met by the Seeno project.

Rohnert Park has established a comprehensive set of goals and policies for achieving sustainability that I think offer the best model to follow, especially for new development: ("Applying sustainability to a major development", especially pages 18 - 45, on "Sonoma Mountain Village" project.) In this presentation is described how a development agreement can address sustainability goals for AB32.

Please take a moment to review this slide presentation, which reads easily. Rohnert Park's plan is a great road map to follow for Benicia, for Seeno project and for all other development. I think it would be of great interest to invite Mayor MacKenzie to Benicia, for a public presentation at Council to explain his city's sustainability plan.

—Marilyn

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Toward Sustainability: The Rohnert Park Story



Jake Mackenzie
Mayor, City of Rohnert Park

The Importance of Local Action

Cities are well-positioned to take on challenges

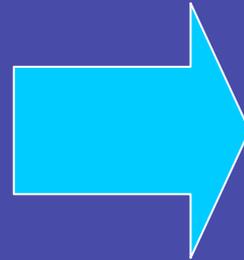
- Ability to make internal institutional change
- Most appropriate to help individual citizens
- Have already made biggest measurable achievements so far
- Have power to control growth:
“Development is a privilege, not a right.”

The Importance of Local Action

Land use and local authority: Tools for cities

Enforce changes to the
built environment

Affect a range of projects
from Specific Plans to
individual sites



**Sustainable
communities**

The Importance of Local Action

Land use and local authority: Tools for cities

- General Plan: “The Constitution for Growth”
- Specific Plans & Development Agreements
- Ordinances
- Existing State law (e.g. CEQA, Energy Code, etc.)

Rohnert Park's approach

- Change the way we manage development
 - Jobs/housing balance
 - Built in funding of associated services (e.g. Maintenance Annuity Fund)
 - Avoid fiscalization of land use

Rohnert Park's approach

Rohnert Park Background

- Incorporated 1962
- 50 miles north of San Francisco
- Population 43,000
- Created as a master-planned city



Owned by SCAPOSD

Rohnert Park's approach

General Plan 2000 Process

- Planned community emphasis
- Controlled growth for "livability"
- Fiscal analysis included
- Set stage for transition into the first decade of the 21st century

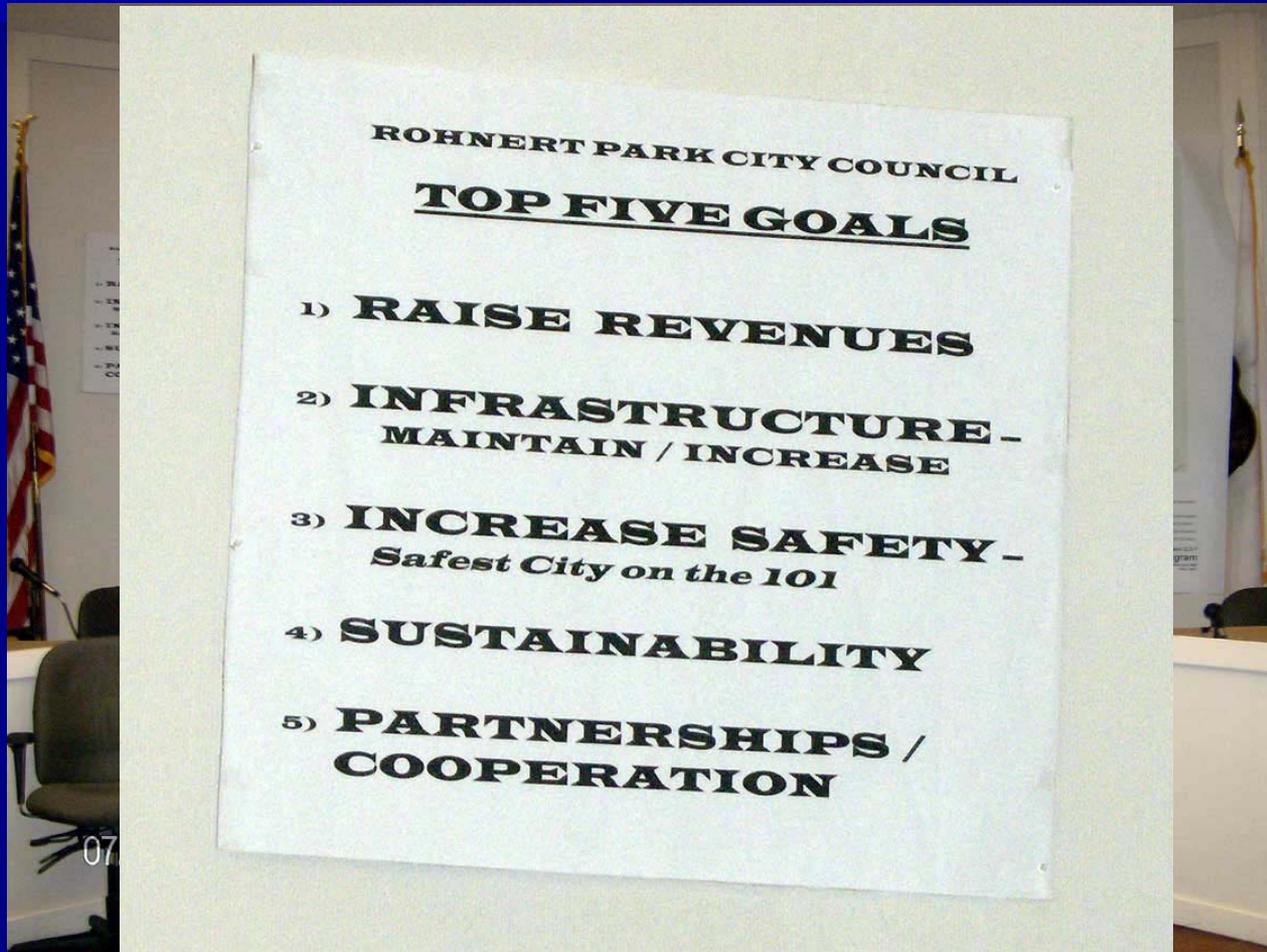


Rohnert Park's approach

General Plan 2000 Process

- Compact Development
- Urban Growth Boundary – voter approved
- Growth Management Program – voter approved
- Specific Plans & Development Agreements
- Revised Zoning Ordinance

Leadership matters

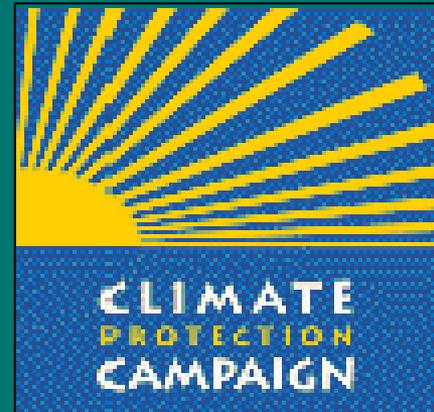


Demonstrating Sustainability Values

Demonstrating Sustainability Values

Climate Protection Campaign Challenge

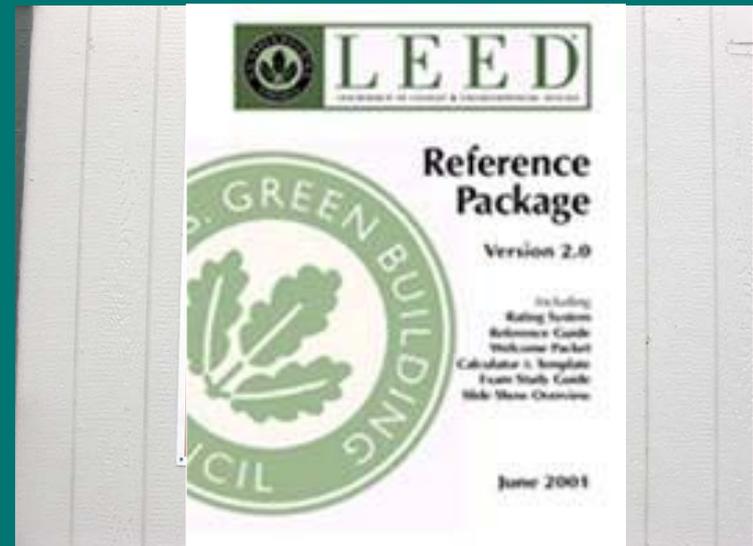
- May 2004 – 1st city in Sonoma County to establish goal to reduce greenhouse gas emissions
- Goal of 20% reduction by 2010 for city operations (baseline year 2000)



Demonstrating Sustainability Values

City Hall Project

- July 2005 – City commits to “recycling” vacant office building for a new city hall
- Demonstrates leadership role and sets example for what’s attainable

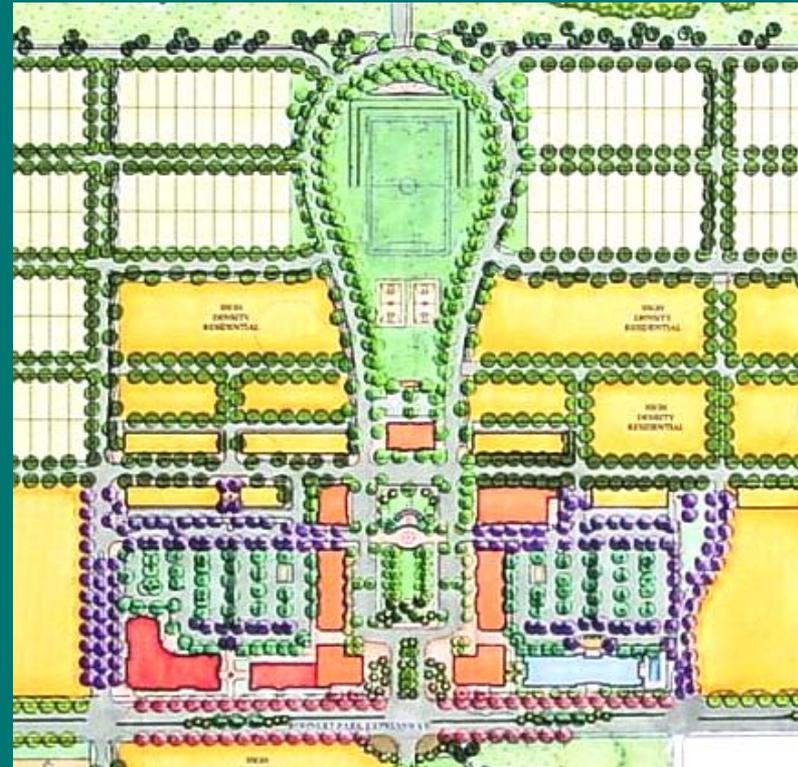


Demonstrating Sustainability Values



Demonstrating Sustainability Values

- July 2005 – City Council sets a goal of 25% GHG reduction (baseline year 1990) for entire community by year 2015.
- January 2006 – Council adopts Ahwahnee Water Principles for Resource-Efficient Land Use
- August 2006 – City Council Hosts Community Sustainability Ordinance workshop
 - *It's not just about green building, but the idea of a complete sustainable community*

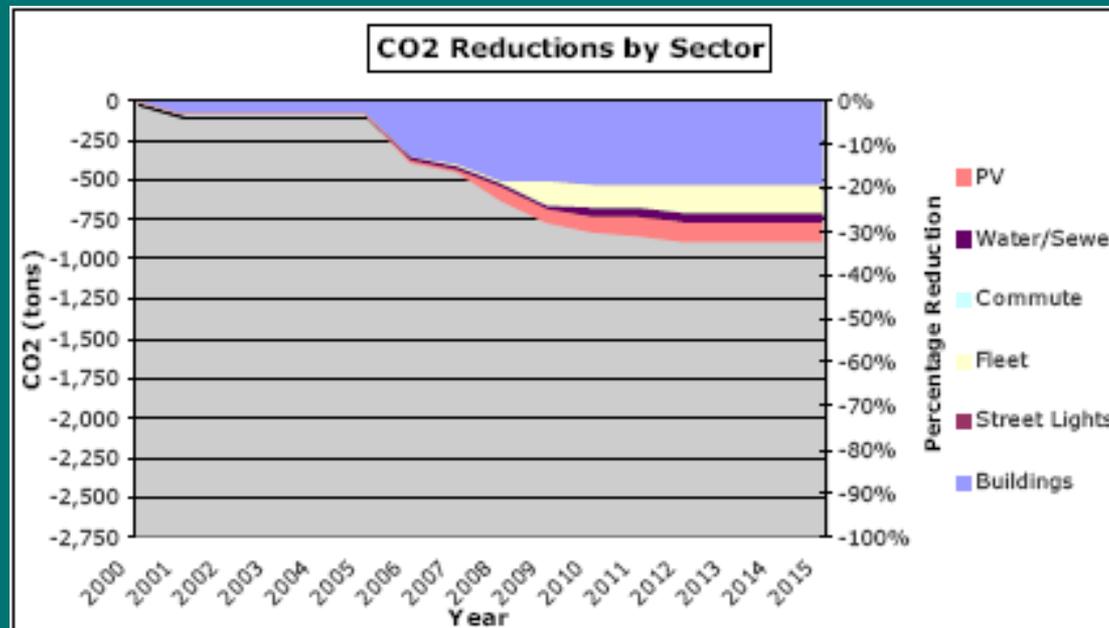


Demonstrating Sustainability Values

- March 2007 – City Council Adopts Energy Efficiency Ordinance as a Companion Ordinance to the Green Building Ordinance
- July 2007– Green Building Ordinance becomes effective for all new construction, residential additions greater than 500 sq. ft., and most commercial tenant improvements.
 - One of the most comprehensive GB ordinances in the State.

Demonstrating Sustainability Values

- Sept. 2007 – City Council Adopts the Climate Action Plan Reducing GHG's for City Operations by 35% by the year 2010



Demonstrating Sustainability Values

- SMART rail and parallel bike path development
- Bicycle and Pedestrian Master Plan being updated with surrounding jurisdictions to ensure connectivity
- Sonoma County Water Agency Sustainability Pilot Program



University District Specific Plan:

*Applying sustainability to a
major development*

Specific Plans & Sustainability

University District Specific Plan

- 1st of specific plan areas to be reviewed and approved under 2000 General Plan
- Opportunity to achieve Council goal of sustainability with City's land use powers

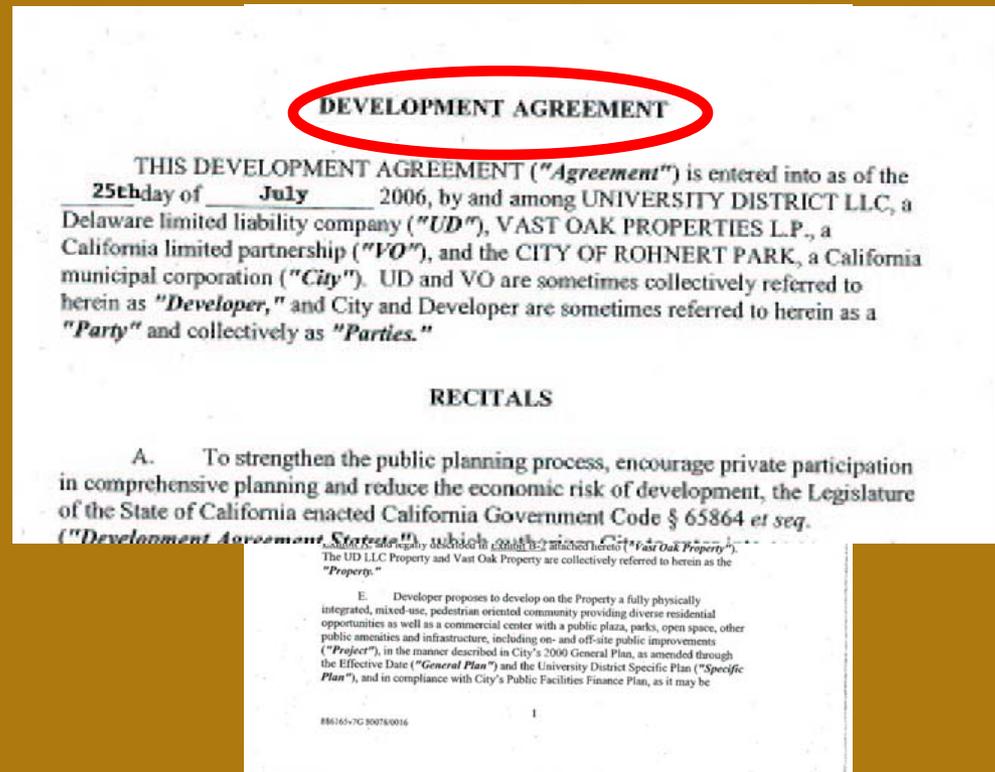
University District Specific Plan



Specific Plans & Sustainability

University District Specific Plan

- Use of **Development Agreement** to address land use, design, and provision of amenities to support sustainability



Specific Plans & Sustainability

Examples of development agreement provisions

- Provides pedestrian and bicycle facilities to create walkable & bikable environment
- Regional Traffic Improvement Fee

form of Developer's homeowner and property owner association documents, including conditions, covenants and restrictions, shall be subject to review and approval by the City Attorney, not to be unreasonably withheld or delayed.

Section 4.08 Pedestrian Bridges and Paths.

A. Developer shall use its best efforts to complete construction of, and dedicate to City, a pedestrian bridge across Copeland Creek connecting the J Section to Rancho Cotati High School. Construction shall be completed and the bridge dedicated to the City within eighteen (18) months following commencement of grading of the UD LLC Property, but in any event prior to issuance of the two hundredth (200th) residential

C. Prior to the issuance of the one hundredth (100th) building permit for VO 3, Developer shall commence construction of a pedestrian bridge across Hinebaugh Creek connecting VO 3 to VO 5. Construction shall be completed and the bridge dedicated to City within twelve (12) months following commencement of construction, but in any event prior to issuance of the two hundred twentieth (220th) residential building permit for VO 3.

University District Specific Plan



Specific Plans & Sustainability

Examples of development agreement provisions

- Establishes funding for associated services through Maintenance Annuity Fund (MAF)

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Section 4.06

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B.

each residential unit Maintenance Annuit Maintenance Annuit Five Hundred Dolla Affordable Units inc

Section 4.05 Assessment Districts.

A. Developer acknowledges that prior to the Effective Date, City, with the consent of the County of Sonoma, has formed Assessment District 05-01 under the authority of the Municipal Improvement Act of 1913 and this Assessment District 05-01 has established a lien upon the Property. Developer further acknowledges and agrees that City reserved authority to sell assessment bonds under the authority of the Improvement Bond Act of 1915, for the purposes of funding the City's sewer interceptor/outfall project and that such bonds will be secured by the aforementioned lien. Developer also acknowledges and agrees that the City, from time to time and with the consent of the County, may initiate proceedings to change and modify Assessment District 05-01 to fund the construction of additional public improvements that are identified in the PFFP, or that in the opinion of the City engineer or his designee provide unique and special benefit to the Property.

B. In connection with Assessment District 05-01 as is currently stands, Developer shall make all payments of assessment liens that have been levied and that may be billed on the tax roll of the County of Sonoma. In connection with changes and modifications to Assessment District 05-01 as may occur from time to time, Developer (i) will execute all necessary petitions and ballots and waive, to the maximum extent allowed by applicable law, all election waiting and protest periods at City's request; (ii) cooperate in the development of additional or modified assessment formulas; (iii) allow assessment liens to encumber all phases of the Project in order to accomplish such additional public improvement projects; and (iv) make all payments of assessment liens that are levied and billed on the tax roll of the County of Sonoma in connection with such changes and modifications. In the case of any conflict between the provisions of this Agreement and the method of apportionment or assessment utilized in Assessment District 05-01, as it may be changed and modified from time to time, the Assessment District 05-01 method of apportionment or assessment shall be utilized.

Section 4.06 Maintenance Annuity.

A. Developer shall fund, and City shall establish, a maintenance annuity fund ("**Maintenance Annuity**") to offset the projected fiscal deficit to the General Fund of City created by the residential development within the Project as set forth in the Fiscal Impact Report and to comply with the following General Plan policies and goals: GM-F, GM-H, GM-9, GM-13, OS-II, EC-10 and HO-3.

B. The Maintenance Annuity will be created and funded as follows:

(1) At the time of issuance of a certificate of occupancy for each residential unit within the Project, Developer shall pay to City the applicable Maintenance Annuity amounts determined as provided in this subsection 4.06.B. The Maintenance Annuity amounts payable as of the Effective Date shall be Nine Thousand Five Hundred Dollars (\$9,500) for each residential unit, including all market rate and all Affordable Units including single family and multi-family for-sale and rental units, and

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University District Specific Plan

Constructed wetlands / scenic corridor



Sonoma Mountain Village: A development working toward sustainability



SONOMA MOUNTAIN
VILLAGE



Sonoma Mountain Village

- Vacated light industrial facility with goal of becoming truly sustainable
- 200 acres
- \$1 billion project

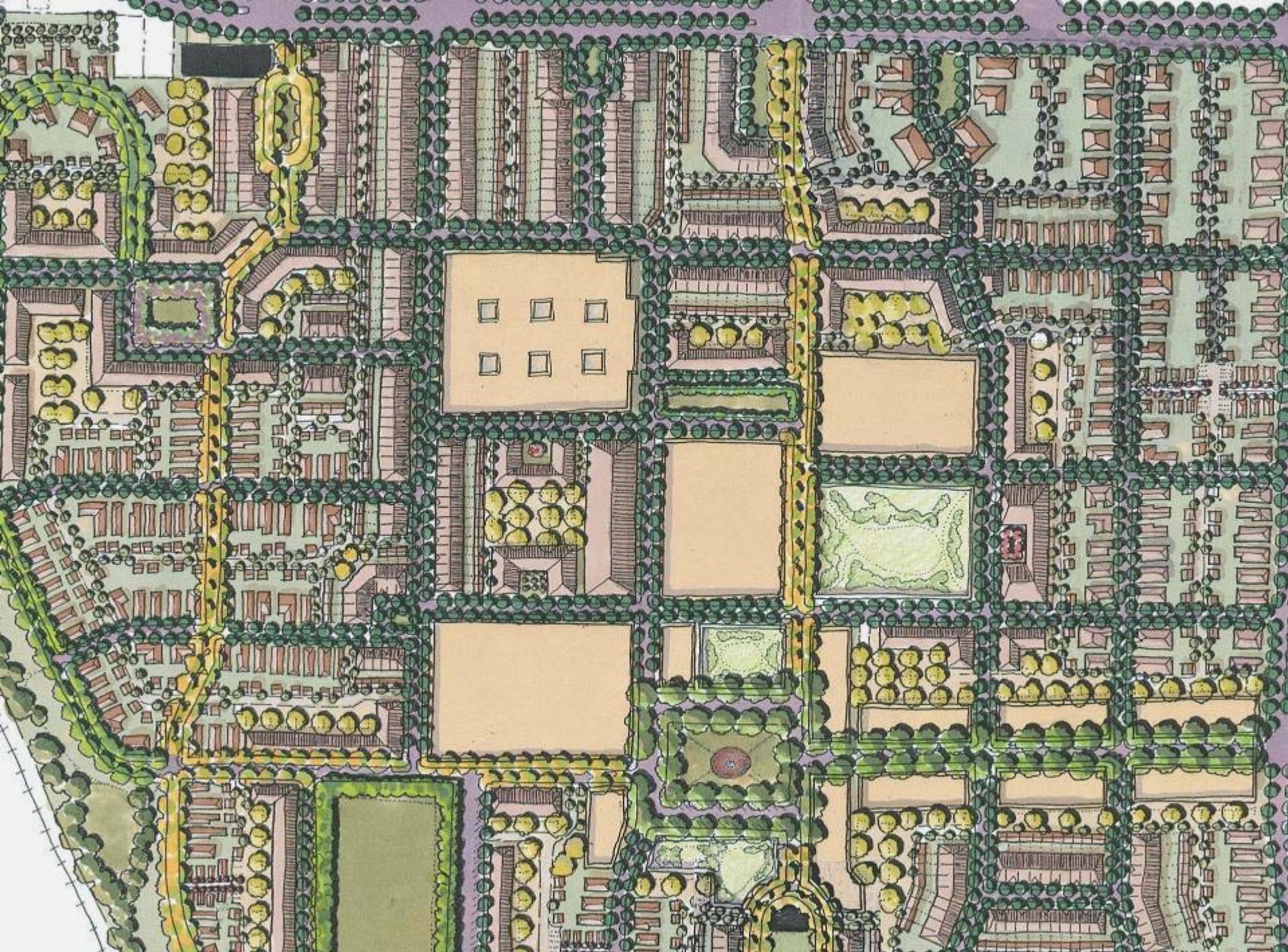




Sonoma Mountain Village

- Adaptive reuse of over 700,000 sq ft of existing buildings
- 1892 homes, rowhouses, live/work, apartments and condos
- 289,000 SF of office space
- 182,500 SF of retail







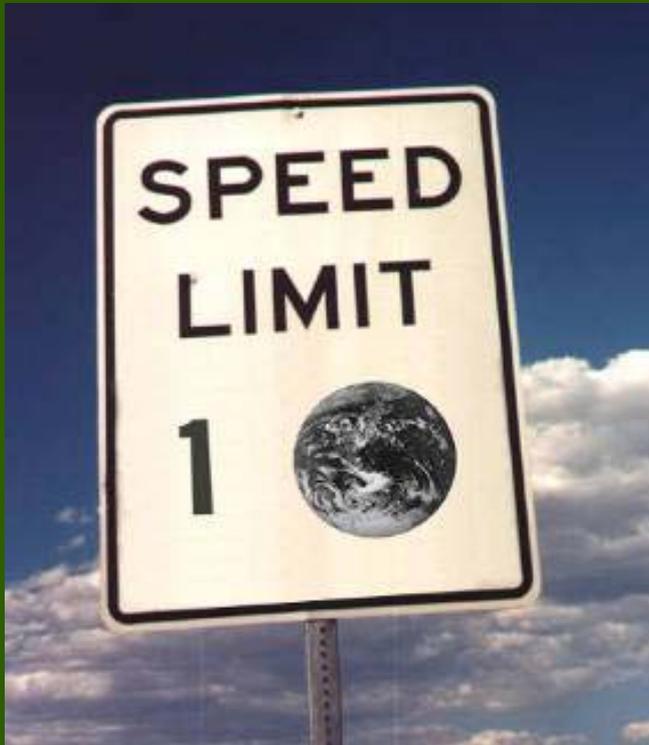
Sonoma Mountain Village

Sustainability Commitments

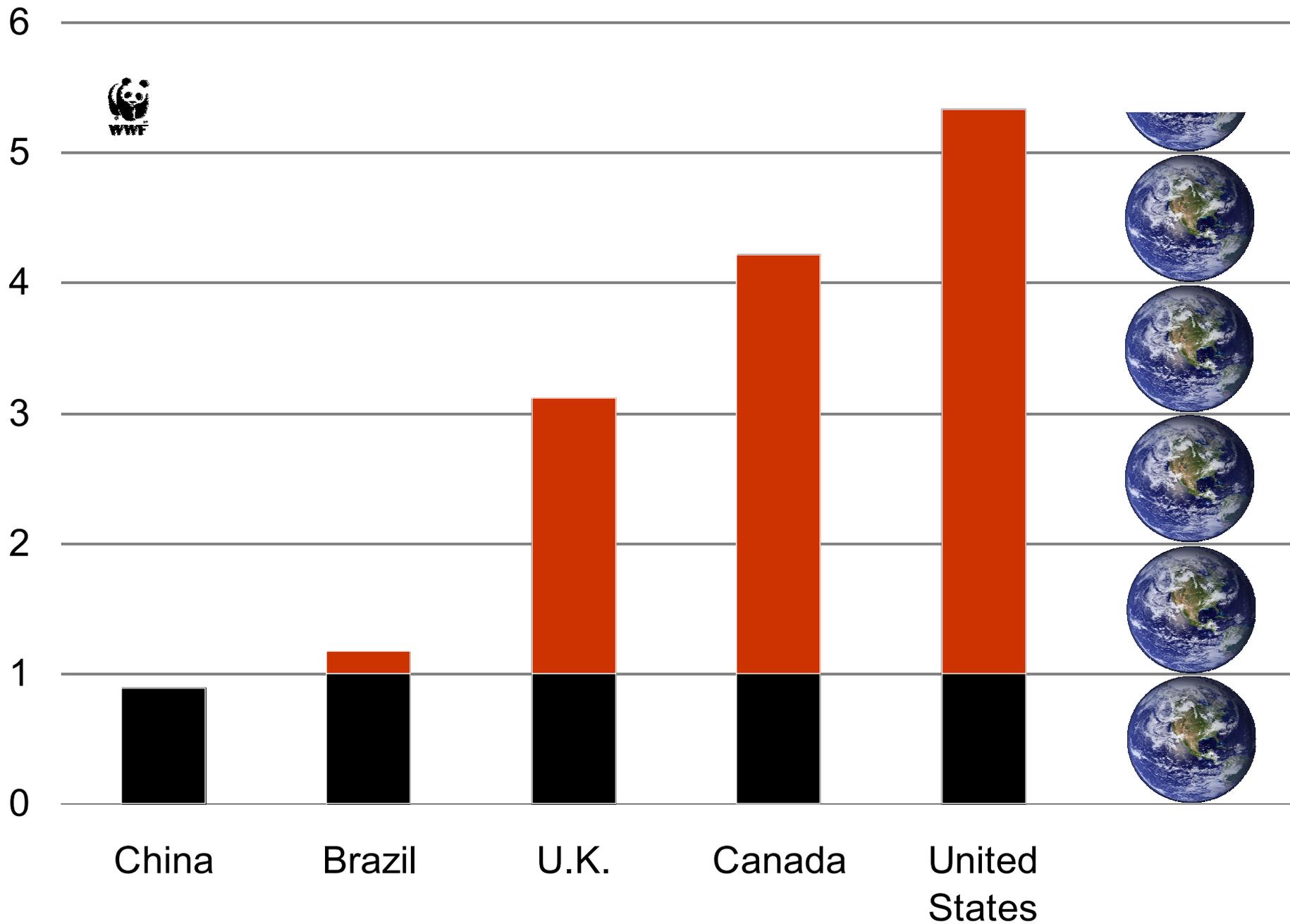
- LEED-ND Platinum
- First community in North America to develop detailed plan for one-planet ecological footprint
- Partnerships with PG&E and SCWA to double AB32 goals
- Local jobs, local food



Sonoma Mountain Village



1. Zero Carbon
2. Zero Waste
3. Sustainable Transport
4. Local & Sustainable Materials
5. Local and Sustainable Food
6. Sustainable Water
7. Natural Habitats and Wildlife
8. Culture and Heritage
9. Equity and Fair Trade
10. Health and Happiness





Sonoma Mountain Village

So far...

Adaptive re-use of
existing buildings





Sonoma Mountain Village

So far...

Coding Steel Frame Solutions, is a solar powered panelized framing factory on site, providing recycled steel framing materials.





Sonoma Mountain Village

So far...

\$7.5 Million solar array

1.14 Megawatts

Second largest private
system in California





Sonoma Mountain Village

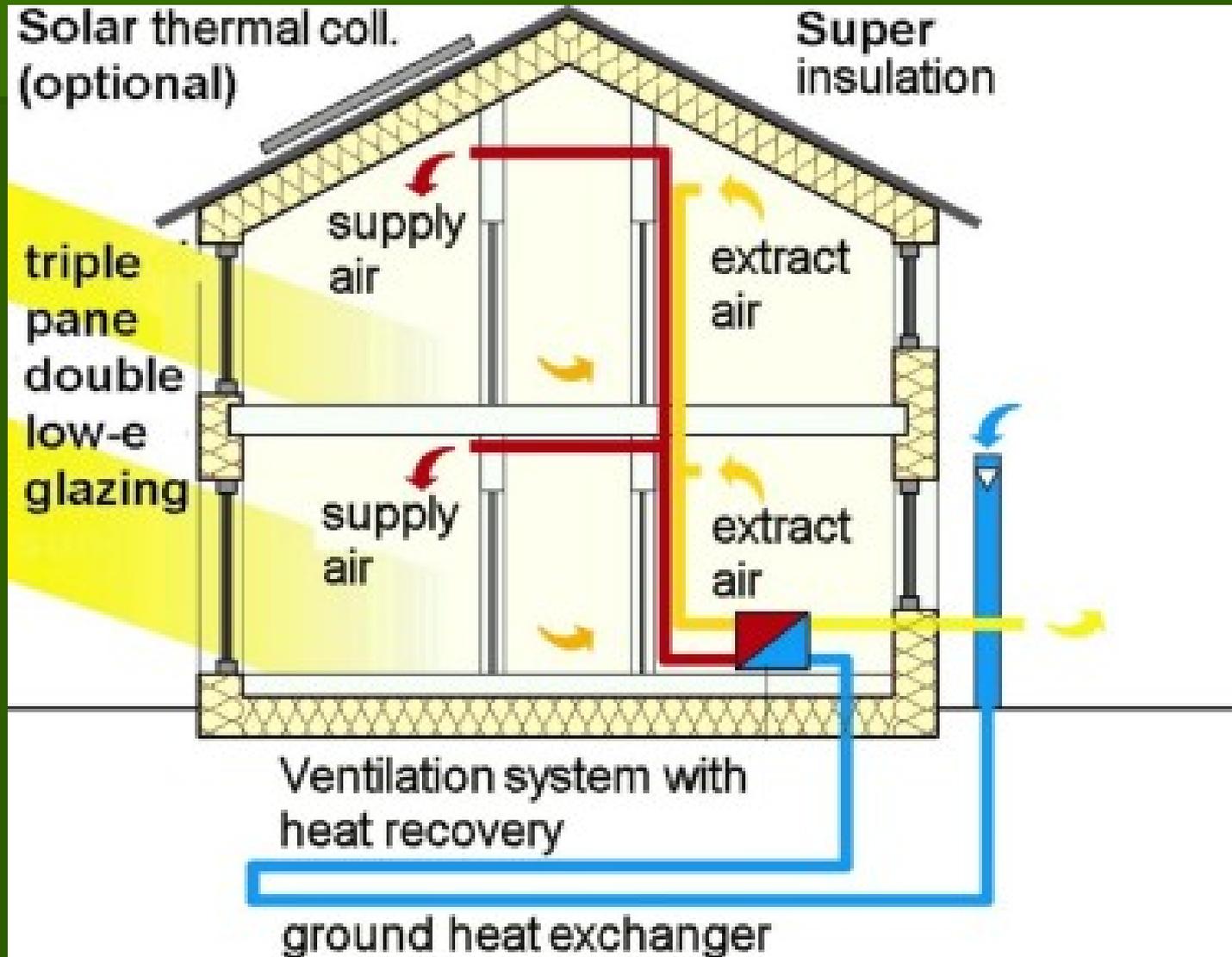
One Planet Communities Zero Carbon

- 100% Carbon neutral buildings
- New buildings are designed to beat California's stringent Title 24 Energy Code by 50% to 80%
- All energy from on-site renewable power, including heating and water heating
- District heating with solar powered ground source heat pump loops

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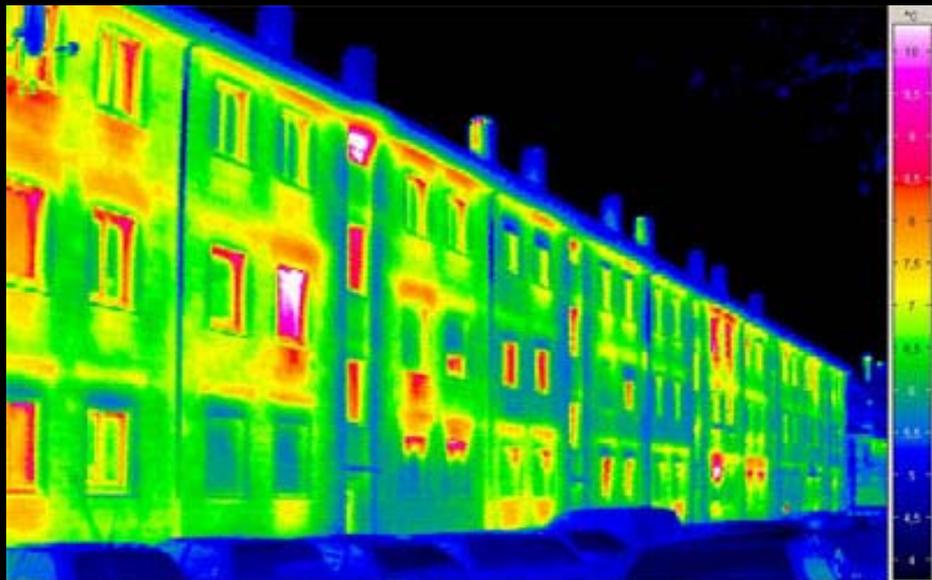
Zero Carbon





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Zero Carbon



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Zero Carbon





Sonoma Mountain Village

One Planet Communities Sustainable Transport

- The “Five Minute Lifestyle” – all basic services, restaurants, offices, daycare, groceries, etc are within a five minute walk
- Live/work housing, hot desks for telecommuting
- Neighborhood electric vehicles charged by solar arrays, biofuel filling station, carsharing, carpooling
- Walking buses, shuttle to train station, bike lanes and bike racks everywhere



Sonoma Mountain Village

One Planet Communities Sustainable Transport

- Sonoma Mountain Village Transportation Element will result in a 54% reduction in VMT compared to “M” section neighborhood



Re-cap:

What has Rohnert Park learned in its journey toward sustainability?

Toward Sustainability

- Leadership matters
- Utilize your land use powers
 - General Plan, Specific Plans, Development Agreements, and Ordinances
- Set the bar high the first time.
All others afterwards will have to follow.

Thank you!