



**City of Stockton's
Journey with the AG**
Councilmember Susan Eggman
City Manager Gordon Palmer

Before the Attorney General
(BAG)

The City of Stockton was already well on it's way to a more sustainable future



U.S. Mayors Climate Protection Agreement



- Cities that sign the agreement must commit to reduce climate change.
- Stockton's Mayor Chavez signed the Agreement in 2006.
- Mayor Chavez was one of the first Mayors in the Central Valley to sign this agreement.
- To date, 884 Mayors have signed the Agreement.

City Council 2008 Vision Statement

- Stockton will be a vibrant, diverse city with a high percentage of educated and upwardly mobile citizens who are engaged in civic life.
- **Stockton will increase its economic base and advance to the cutting edge of consuming and producing green technology.**
- Stockton will be defined with a proactive philosophy where safety and quality of life are enhanced by our incorporation of technology at every level of service.

International Council for Local Environmental Initiatives (ICLEI)

- In January 2008, City joined ICLEI and committed to do the following:
 - Measure the city's carbon footprint
 - City is using 2005 as baseline
 - Almost complete with both city and community analysis
 - Adopt an emissions reduction target
 - Draft and Implement an Action Plan
 - Climate and Air Pollution Planning Assistant (CAPPA) - a tool designed to assist in the action planning phase
 - Established a Climate Action Plan Advisory Committee



Municipal Green Buildings



- All new city buildings over 10,000 square feet to achieve at least LEED silver certification
- All new city buildings over 5,000 square feet to achieve at least LEED certification
- All renovations and new city buildings under 5,000 square feet to incorporate as many LEED principles as possible

Energy Efficiency Initiatives for Municipal Buildings

- PG&E conducted 36 audits of city facilities
- 25 of the 36 city facility audits was conducted under the Stockton Energy Watch program at no cost to the City
- The focus of the program was switching to more energy efficient lighting



Solar on Municipal Buildings

- Will be install solar photovoltaic systems on City property through a long term Power Purchase Agreement
- Pacific Power has identified city facilities that are good candidates



Other Green Policies (BAG)

- Environmentally Preferable Procurement Policy adopted in 2007
- Use lower carbon fuels
- Reducing employee vehicles miles traveled
- Exploration of Wind Turbines
- Reduce Waste and Promote Recycling

General Plan

- 5 year process
- 28 year plan
- 2 years with GPAT
- Planning commission held 17 hearings over a year
- Almost doubles the population of the City
- Expands City boundaries to the north, south, and southeast

General Plan

- The Council deliberated over two meetings.
- There was a failed motion to reduce the size of the map
- Council passed the General Plan in December of 2007

General Plan



- Promote village/mixed use concept: reduces traffic to other areas of town and creates a pedestrian and bike friendly environment
- BRT
- Promote high residential infill and transit oriented development
- Promotion of green building requirements

Outside Intervention Begins

- January 2008: EIR Lawsuit: Sierra Club and the Morada Area Association
- February 2008: Letter from the Attorney General indicating intention to intervene, primarily regarding Greenhouse Gas
- March 2008: Meetings with AG begin
- Multiple meetings and negotiations resulting in the Settlement Agreement in August 2008



Settlement Agreement with AG and the Sierra Club

AG

- Will not intervene
- Will consult on EIR compliance
- Will help obtain funding for Climate Action Plan

Sierra Club

- Will drop lawsuit
- Will not challenge projects based on General Plan EIR

City's Position

- Believes that the agreement simply reinforces the adopted General Plan.
- The General Plan had all the polices in the AG settlement, in other words the settlement did not change the general plan but maintained it.

Major Components of the Settlement

- Climate Action Plan
- Green Building Program
- Transit Gap Study
- Support Downtown Development
- Edge and Downtown Grow Together
- Regular Monitoring
- Early Climate Protection Actions

Climate Action Plan (24 months)

- Per capita VMT growth no faster than population growth
- Advisory Committee
- GHG emission inventory and monitoring
- GHG reduction targets
- Develop tools and strategies to reduce GHG

Green Building Ordinances

- Any non-residential building more than 5,000 sq. ft. must be LEED Silver or equivalent:
Phased approach
- Residential buildings must build to BIG standards or equivalent
- Must review every five years to ensure ordinance is in the top 25% of city green building measures in the state



Transit Gap Study (Requirements)

- Reassess transit use and funding
- Configure development for all transportation modes
- Developments provide funding or other support for transit
- Development to have densities to support transit use

Transit Gap Study Activities 2/09

- Identify Transit Needs Riders and Non-Riders
- Analyze Current Service Effectiveness & Operation Efficiency
- Identify Existing Gaps & Future Service Areas
- Develop Service Plan Alternatives & Evaluation Criteria
- Identify Preferred Service and Financial Plan
- Develop Work Scope for City Transit Program

Support Downtown Development

- Baseline number of new housing units in greater downtown
- Incentives for infill housing
- Incentives for districts and corridors within the City

Edge and Downtown Grow Together

- Minimum infrastructure requirements
- Milestones for infill in balance with new entitlements
- Impact fee's on new developments

Regular Monitoring

Annual VMT report
Annual report to Council on progress

Early Climate Protection Actions

Address projects in the pipeline before CAP is completed
Development agreements to require compliance

The Political Challenge

- Public hearings over two meetings
- 30 speakers at the first hearing
- Business community was united in opposition
- Wanted various changes and concessions
- Wanted a "seat at the table"
- A vote was taken for a two week continuance (split vote)

The Political Challenge

- AG, the City and Sierra Club developed clarifying language but did not change substance
- At the next public hearing again most of the speakers were in opposition
- Council adopted the settlement with a 4-3 vote

The Alliance for Responsible Planning

- Funded by a major developer
- Threatened to sue the City
- Started a signature campaign for a referendum
- Paid signature collectors were City wide
- Sent out two City Wide Mailers opposing "behind closed door" agreements


End of Referendum Effort

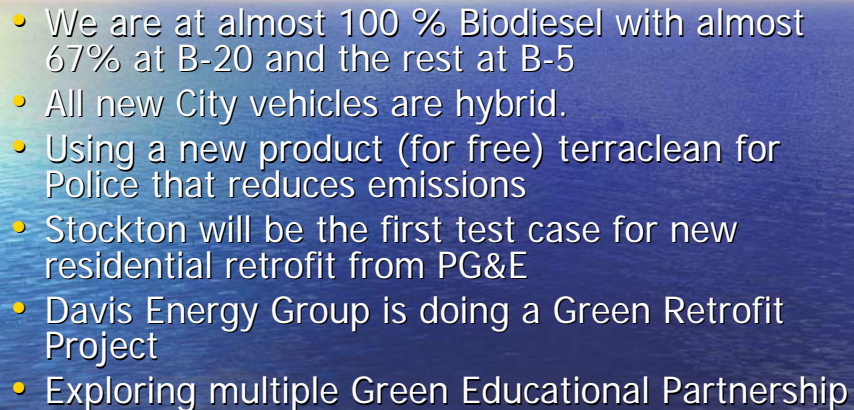
- Alliance met with City staff to seek changes to the agreement (behind closed doors)
- Ultimately we did a clarifying letter with no changes to the agreement
- The Alliance for Responsible Planning claimed victory and sent out another mailer claiming "A good deal for Stockton"

Where are we today?

- The Settlement Agreement is in place
- Members of the CAP Advisory Committee have been selected. The Committee has been expanded from 5-10 and are actively working.
- GHG emissions inventory is almost complete
- All development approvals in November and December have development agreements with all the CAP requirements.



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- Transit Gap Study is underway- RTD is taking the lead as they are the experts in need and function.
 - New projects are actively incorporating new polices
 - Training staff in procedure for development review

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- We are at almost 100 % Biodiesel with almost 67% at B-20 and the rest at B-5
 - All new City vehicles are hybrid.
 - Using a new product (for free) terraclean for Police that reduces emissions
 - Stockton will be the first test case for new residential retrofit from PG&E
 - Davis Energy Group is doing a Green Retrofit Project
 - Exploring multiple Green Educational Partnership