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Comments Regarding San Diego's Proposed General Plan with Regard to Global Warming, Urban Design, Energy, Wastewater, Water, Transit Issues.

The following agenda materially differs from the current draft GP. The following agenda would require all new development to have no net adverse impact in terms of energy and water consumption or net increase in greenhouse gases as a result of the development. This proposal is not limited to the city's own development and is not just a suggested goal for other development. If we want to ultimately have the ability to meet the mandates of AB 32, and to set be a leader in practice and not on paper, we will need to immediately stop adding to our energy, water and greenhouse gas problems by no longer allowing the failed designs of the past to be built.

I propose addressing the following vision or goals to the General Plan in whatever areas are appropriate. A location, such as CE-A.1-13 (the "Climate Change and Sustainable Development" section), and others may be appropriate for inclusion.

I am also submitting an expanded version of an editorial that was published in the San Diego Union-Tribune on November 13, 2007, that gives a more narrative statement of the agenda.

1) **GOAL FOR CITY ACTIONS.**

- * City secure sufficient bonds to install photovoltaic (PV) systems to maximum extent practical on all practical government property, including parking lots, rooftops, roads, etc.
- * Bonds paid through savings in future energy bills - avoided costs. No tax.
- * Consider alternative/additional "funding" mechanisms, as necessary or as desirable, such as a third-party provider capitalizing the costs of, and servicing, PV systems.
- * City would make a truly visible statement toward cleaner air; substantially reduce greenhouse gases (GHG); anticipate AB32 requirements to reduce GHG, get ahead of the curve, surpass state goals; create new jobs; reduce foreign oil dependency; take action before other cities decide to take a similar route after which materials and labor become more scarce.
- * Coordinate with County to move in same direction.
- * Coordinate with CalTrans to install PV along freeway corridors.
- * Encourage a race in residential installation of PV. Reward each block that becomes energy independent (e.g., where every resident has installed adequate PV) by placing that street at the top of the list for undergrounding of utilities by SDG&E or other suitable reward (e.g., repaving of street if in disrepair).

2) **GOAL OF ENERGY INDEPENDENCE.**

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- * Make San Diego City and County energy independent.
 - * Maximize use of PV here.
 - * Create energy coop using solar and wind turbine farms in desert/mountains areas that can grow and serve as off-site mitigation.
- 3) GOAL FOR SAN DIEGO BAYFRONT.
- * If City want to inspire or require citizens to make changes to reduce GHG, government can and should show how.
 - * Regarding city, make bayfront area between airport and convention center, including the Embarcadero, an area where people with suitcases, etc., can move comfortably and safely by electric transportation, such as a monorail/trolley/cable car between airport and bayfront hotels, attractions.
 - * Make area between airport and downtown a highly visible environmental showcase, where the "future" can be seen "now" and provide inspiration. Most other city progress with GHG reduction is out of sight and mind of nearly all people. Promote vision for a clean future.
 - * Require all tall buildings downtown (at a minimum) equip their roofs with solar to maximum extent practical and implement better energy efficiency requirements with their occupants.
 - * Require cruise ships to no longer burn fuel and pollute while at dock in idle.
- 4) GOAL FOR NEW GREEN BUILDINGS.
- * Change General Plan to create a vision where all new development pay its own way, environmentally speaking, by requiring "green" buildings, PV, water efficiencies, water capture, graywater reuse, etc., to the maximum extent practical.
 - * For rented space, require individual space energy meters so that tenants are aware of and can modify energy consumption.
 - * Orient buildings to capitalize on sun.
 - * Ban wood burning stoves and fireplaces from new homes.
 - * Use lighter colored materials to counter "heat island" effect.
 - * Require more water-absorbing construction techniques in lieu of hardscape so that rain, over-irrigation, can soak into earth.
 - * Require new pools be fully solar powered.
 - * Change Municipal/County Ordinance to require energy improvements at time of sale of all properties (at least LEED Silver).
 - * Require larger buildings to install PVs at time of sale.
- 5) NO NET NEW GREENHOUSE GASES GOAL.
- * Implement a "no net new GHG" plan for all development presently under consideration, which would include an offset for the GHG generated as a result of construction. Allow offsite offsets.
 - * Change development requirements and mandate high energy efficiency for all new residential, commercial, and industrial development to maximum extent practical.

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- * Require all new development to cover its energy needs without fossil fuel by use of PV, wind, co-generation, geothermal, etc., onsite or by arrangement with offsite provider.
- * Promote environmental justice by providing a choice to developers who need to do off-site mitigation to make needy neighborhoods the beneficiaries of conservation measures.
- * Effect change in state law that would permit trading of energy as described above.

6) NO NET NEW WATER GOAL.

- * Immediately implement a "no net new water" plan for all development presently under consideration, which would include an offset for the GHG generated as a result of construction. Allow offsite offsets.
- * Only allow drought-tolerant xeriscape.
- * No new water-intensive landscaping should be allowed in the region, with minor exceptions for a limited area of back yards, and for park or athletic purposes, unless the development can rely on reuse of its own graywater to support more water-intensive landscaping.
- * Immediately require that all new development in the region not require any new water, unless the proposed development is green and will use the least amount of water feasible, while reusing the maximum amount of graywater feasible, and that water is actually conserved or reused in sufficient amounts *in the region* to anticipate projected regional shortages such that enough water is saved to still accommodate the new demands of the additional development.
- * Initiate limited mandatory water restrictions or rationing in the region to adjust toward anticipated shortfalls.
- * Mandate conservation regionally to allow local farmers to avoid otherwise mandated water cuts at the end of this year due to inadequate water supplies
- * Maximize tertiary treatment of sewage for reuse (irrigation or drinking) or groundwater recharge.
- * Establish sewage reclamation plants at, and distribution lines from, strategic locations along the main sewer trunk with ultimate goal of complete sewage reclamation and zero discharge to ocean.
- * Allow desalination.
- * Change development requirements and limit landscaping options to that which can be supported under ordinary conditions by onsite graywater reuse.
- * Require graywater reuse for all new development to maximum extent practical (pay your own way concepts).
- * Collect stormwater runoff from large paved areas for onsite/local irrigation purposes.
- * Encourage water capture methods (cisterns, etc.) where practical.
- * Require that drainage of pools be absorbed onsite.
- * Reduce amount of hardscape so more runoff can be absorbed.

7) 100% RECYCLING GOAL.

- * Extend life of existing landfills by improved recycling. Save money by avoiding having to build new landfills sooner.

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- * Regarding recycling, cover broader spectrum of City (i.e., apartments, commercial events, etc.).
 - * Provide a means to recycle at public places (note lack of recycling options at Embarcadero, sports facilities, malls, events, etc.).
 - * Encourage better participation by refusing to pick up garbage if random check shows failure to recycle.
 - * Require all construction demolition to be recycled.
- 8) SAFE BIKE PATH GOAL.
- * Encourage better use of bikes instead of cars for commuters.
 - * To encourage maximum participation, emphasize improved bike lanes, isolated from the road, to connect the major residential areas to reasonably close, major employment areas. Example: Point Loma to downtown.
- 9) GOAL THAT CITY REQUIRES VENDORS TO BE GREEN.
- * Consider new contracting requirements, such as requiring parties that do business with the City to document their own efficiency/green measures (e.g., low-polluting, high-efficiency vehicles; carpooling; installation of PV; carbon offsets).
 - * Consider requiring rental car agencies to rent vehicles that meet specified efficient fuel standards.
- 10) GOAL TO IMPROVE FIRE BREAKS AND REDUCE "RECREATIONAL" GHG.
- * Clear cut sufficiently wide fire-breaks through fire-prone areas to assist in controlling fires more quickly.
 - * Allow greater clearing around homes in fire-prone areas to prevent loss of homes.
 - * Ban open fires.
 - * Ban bonfires around bays, etc.
 - * Reserve fireworks for July 4th.
- 11) GOAL TO MAKE SMART GROWTH SMARTER.
- * Develop with smart growth which clusters work and residence in proximity to existing main transit corridors.
 - * Stop incentives to sprawl. Stop urban sprawl.
 - * Make mass transit more attractive by dedicating lanes to mass transit.
 - * Consider free public transportation where offset in GHG due to verifiable reduced use of personal vehicle.
- 12) GOAL TO STOP FURTHER DEGRADATION OF ECOSYSTEM.
- Stop all further degradation of natural and planted ecosystems to maximize carbon sequestration ("No net degradation"). Any degradation should be mitigated offsite.
- * Preserve open space to maximum extent possible.
 - * Consider new plantings in areas where plants grow efficiently without added water and energy to offset loss of open space.