

Dear Ms. Schwartz,

Unfortunately I will be unable to attend the city council meeting on Monday, but I would like to bring up the need to include considering incorporating Climate Change into the elements of your General Plan and to begin to address how the City of Clayton can create it's own Sustainability Action Plan with short term and long term actionable and goal oriented metrics. I believe state law SB379 has recommended that cities/towns look into adopting such a plan.

Walnut Creek is doing a terrific job as an example of such an element to their general plan called ECO - Enjoy Cleaner Options <https://www.walnut-creek.org/departments/e-c-o/climate-action/sustainability-action-plan>. Over the course of a year, they created three phases to address their issues including the project initiation & visioning which includes outreach and engagement and a vulnerability assessment, followed by policy and strategy development, and soon they will move towards a plan to set in motion. Though Clayton is much smaller we still have things that we can address to participate in our global climate change initiative.

A few examples that we might be able to address that effect our town include topics around greenhouse gas emissions, how are community can stay healthy and safe, equality, air pollution, water conservation and waste include:

- Fire mitigation to protect our air quality which a you know was exemplified by last year's fires. I for one don't have any underlying health issues yet I was challenged on moderate air quality days to hike without breathing symptoms. Developing a community plan incorporating individual participation not only will help us avoid fire in our community, but protect homes and mitigate air quality issues. Evacuation plans should also be considered for all as well for the elderly, handicapped, and even livestock.
- Possibly you could research grants to support putting in EV stations in and around the town to encourage electric vehicles.
- Water is a precious resource that deserves some consideration as it relates to incentives for gray water use for homeowners and drought tolerant planting.
- The new housing projects that have been approved could require certain environmental building materials and solar part of the requirements that must be met on the part of the builder to help us with our Climate Change plan.

I'm sure our community would embrace such an addition to our General Plan. During development of such a plan, community involvement and discussions would be a key element to developing a robust and comprehensive plan. I believe there are quite a few resources city council could turn to for support with this effort such as Project Drawdown, Geenbelt Alliance, Sierra Club, Contra Costa County Climate Action Network, 350 CC, Contra Costa County Climate Leaders, Save Mt. Diablo, Save the Bay, Bay Area Green new Deal Alliance, and East County Community Leaders Network. Additionally, considering a consulting firm to help guide the city in this direction might also be a consideration to help progress this agenda item forward sooner rather than later. Addressing Climate Change NOW is of the essence for reducing our carbon footprint that is propelling global warming toward the point of now return. Each city/town should be doing it's part to address this issue.

I am attaching a high level plan my husband developed back in 2016 as part of a sustainability certificate he attained at UC Berkeley. It's a great idea that council might consider as you address how to make Clayton a more sustainable town going forward.

Thank you for your time and incorporating this letter into your upcoming meeting on 3/22.

Sincerely,

Tami Reckler-Smith
814 Chert Pl
Clayton, CA 94517

Clayton's New Sustainable "Eco-block"

Clayton, CA is East Bay bedroom community that has 10,000 residents, 3% annual growth, \$103,000 average household income and is located at the foot of Mt. Diablo with direct trail access to over 100,000 acres of public space. The town enjoys a moderate mediterranean climate. Most residents commute out of town for employment.

Currently the historical downtown area measuring 4X2 blocks is 50% built out with several old buildings for sale and a few lots available. Over the last 10-15 years the town and several private citizens have made substantial investments building out a park, gazebo, bocce ball courts and playground all regularly used by the community. The current built environment consists of several mostly standalone retail shops, restaurants and a dense development of single-family homes. The focus of the new green eco-block mixed-use development is to redevelop an existing lot, tear down an old building (recycle/re-use as much of the material as possible) and develop an adjacent commercial lot. The goal of this green development is to create a fully integrated place where people can sustainably live, work, and play and be a eco-block downtown center sustainable development model for other small cities in the US.

The plan includes several three stories zero net energy buildings with the top two stories being residential and the ground floor dedicated to several small local businesses and commercial uses. The building will including underground parking for residents/tenants, electric charging stations, bike parking and resident bike repair shop, a solar rooftop and battery storage, a rain water capture system including underground storage tanks, grey water recycling system, maximum insulation, minimum HVAC, screened windows and exterior doors for fresh air flow, whole house fans, lots of windows for natural sun light and a community composting room including an on-site "bug" tank for food scraps. The material used to build the development will maximize the use of "built to last" natural and reclaimed materials. The residential units will include a mix of both rental and privately owned units consisting of various configurations to accommodate young families as well older people.

The adjacent unused commercial lot will be open space dedicated to demonstration gardens (drought tolerant landscaping), raised vegetable boxes, grey water recycled water use and a drip irrigation system demonstration run in partnership with the nursery and maker space.

The building configuration will include an inner court yard open to the public which will include outdoor gas fire pits, barbeques, lots of trees, an community kitchen used for regularly planned resident dinners and events and a small community gym with bikes that generate electricity that helps power the facility. The target tenant mix will include a local farm to table restaurant in partnership with the local farmers market and ranchers, local winery, beer and olive tasting café that hosts live Saturday night jazz and an ecological landscape architect/nursery growing onsite vegetables and herbs for the residents.

Additional commercial use space will be used to house a community maker space which hosts a broad curriculum including classes on ZNE home retrofits and grey water recycling, outdoor living spaces made of reclaimed materials, environmental education and art classes brought to you by the local community arts foundation. Additional space will be set-aside for the Community Foundation and future Responsible Social Finance like fund.

In summary the goal is to create a truly unique development that can play a positive role in the community providing people with not only a place to live but also places where they can work versus getting in a car and commuting. Additionally because of its strategic location families can have their kids walk or ride their bikes safely to school on dedicated paths and older citizens can walk to downtown parks, bocce ball courts and miles of beautiful trails all which promote a healthy life style.