



CITY COUNCIL SUSTAINABILITY COMMITTEE MEETING

Hayward City Hall – Conference Room 2A
777 B Street, Hayward, CA 94541-5007

Mission Statement:

Make Hayward a more sustainable community in order to ameliorate negative impacts of climate change, conserve natural resources and promote a clean environment.

May 5, 2010

4:30 p.m. – 6:00 p.m.

A G E N D A

- I. Call to Order
- II. Roll Call
- III. Public Comments: *(Note: All public comments are limited to this time period on the agenda. For matters not listed on the agenda, the Committee welcomes public comments under this section, but is prohibited by State Law from discussing items not listed on the agenda. Items not listed on the agenda brought up under this section will be taken under consideration and may be referred to staff for follow-up as appropriate. Speakers will be limited to 5 minutes each; organizations represented by more than one speaker are limited to 5 minutes per organization.)*
- IV. Approval of Minutes of April 7, 2010
- V. Large Energy Users Program
Amelia Schmale, Sustainability Coordinator
- VI. Energy Efficiency and Conservation Strategy
Erik Pearson, Senior Planner
- VII. General Announcements and Information Items from Staff
- VIII. Committee Referrals and Announcements
- IX. Next Meeting: Wednesday, June 2, 2010
Update on Development of a Residential Energy Conservation Ordinance (RECO)
- X. Adjournment



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CITY COUNCIL SUSTAINABILITY COMMITTEE MEETING
Hayward City Hall – Conference Room 2A
777 B Street, Hayward, CA 94541-5007

April 7, 2010
4:30 p.m.

MEETING MINUTES

I. Call to Order – Meeting called to order at 4:32 p.m. by Mayor Sweeney.

II. Roll Call

Members:

- Michael Sweeney, Mayor
- Olden Henson, Council Member
- Bill Quirk, Council Member
- Julie McKillop, Planning Commissioner (Absent)
- Al Mendall, Planning Commissioner
- Marvin Peixoto, Planning Commissioner
- Doug Grandt, Keep Hayward Clean and Green Task Force (KHCG)

Staff:

- Fran David, Assistant City Manager
- Robert Bauman, Public Works Director
- David Rizk, Development Services Director
- Arlyne Camire, Associate Planner
- Katy Ramirez, Administrative Secretary (recorder)

Others:

- Patrick Siegman, Principal, Nelson/Nygaard Consulting Associates
- Barbara Halliday, Council Member
- Sherman Lewis, President, Hayward Area Planning Association
- Ernest Pacheco, Citizens Against Pollution
- Simon Wong, Tri-City Voice Newspaper

III. Public Comments

Ernest Pacheco, Citizens Against Pollution, said that he is here today to ask the City to pass a resolution against Proposition 16, however, after reviewing the staff report he realized that the City is already opposing Proposition 16 and encourages the City to proceed this way.

In addition, Mr. Pacheco distributed a copy of a letter to the Committee dated October 19, 2009, addressed to Commissioner Sean Randolph of San Francisco Bay

Conservation and Development Commission (BCDC), regarding Proposed Bay Plan Climate Change Additions.

Keep Hayward Clean and Green Task Force member Doug Grandt announced that his friend, Roz Savage, has been rowing her boat across the Atlantic to various destinations and will be heading for Australia on April 18th. Her goal as an environmentalist is bring awareness of ecosystems destruction and global pollution. Mr. Grandt said that it is fun to watch her daily blog and if anyone is interested they may visit her website at rozsavage.com.

IV. Approval of Minutes of March 3, 2010 – minutes approved with one minor revision from Planning Commissioner Al Mendall.

V. South Hayward BART Area Parking Strategy Options

David Rizk, Development Services Director, said that staff has been meeting and discussing mixed-use transit-oriented development at South Hayward BART station and one of the concerns is the need to manage parking, not only within the site, but how to manage the impact surrounding the site and adjacent neighborhoods. In addition, Mr. Rizk said that the short staff report was intentional, allowing the Committee time to read the draft parking report. Mr. Rizk also noted that the staff report references some of the Climate Action Plan strategies and actions that pertain to parking issues.

Mr. Rizk introduced Patrick Siegman of Nelson/Nygaard and said that Mr. Siegman will provide an overview of some of the recommendations that have worked in other cities and will cite a couple of case examples that not only helped manage parking, but also on developing a comprehensive Transportation Demand Management (TDM) program. Mr. Rizk said that staff expects to have more detailed discussions as the project gets closer to breaking ground and as funding sources are identified for development of a comprehensive TDM program. Mr. Rizk noted that staff will incorporate any feedback from the Committee, as well as information from the access study that is being developed by Nelson/Nygaard for BART and the developer, into the final strategy report and then the final Form-Based Code will be presented to City Council in late summer/early fall.

Mr. Siegman provided an overview of the PowerPoint presentation and said that his firm narrowed down their strategies to cities in California that have ordinances and/or policies with language already in place. Mr. Siegman said that his firm was looking at strategies that would attract business and the type of development that would provide better economic development while improving environmental performance in South Hayward. Mr. Siegman said that his company also tried to create a set of development interaction strategies that will work over the long term; for example, in 2-3 years when the first mixed-use development opens at the BART station, and how it will interact with the K-Mart site to the north; which may not change in the next few years.

To compare older parking fee collection technology with new, David Rizk asked if he might interrupt for a minute to show the Committee an old parking meter that he found and noted that Vic Avila, Facilities Manager, said it was made around 1998.

Mr. Siegman continued with his PowerPoint presentation about case studies in other cities and his firm's recommendations for the South Hayward BART/Mission Boulevard Form-Based Code project. There was much discussion amongst the group about BART parking and questions from the Committee that were addressed by Mr. Siegman.

The Committee asked Professor Sherman Lewis his opinion. Mr. Lewis said that he has done a lot of work on this topic and said he supports all the concepts and policies proposed; it is basic Parking 101. He felt that the plan is a good basis for a more detailed plan and, at this point, it is only a good idea, and not necessarily a good plan. He encouraged staff to complete more research.

Council Member Quirk expressed that it is important to have all of the details in order to bring the project together and, if we don't work out the details, then we are not going to make the best decisions. He asked that staff carefully work out all the details, which may mean more studies, and bring them back to the Committee all at once.

Mayor Sweeney thanked Mr. Siegman for a good presentation. Mr. Siegman responded with a thank you to the Committee for the great feedback and direction.

VI. Opposition to Proposition 16

Development Services Director Rizk said that staff is recommending that the Committee recommend that the City Council adopt a Resolution opposing Proposition 16.

Doug Grandt asked what happens after the City Council adopts the resolution. Acting City Manager David said that the resolution is sent to respective State legislatures and various officials that might be associated with State Committees and to other associations involved, to indicate Hayward's position.

VII. General Announcements and Information Items from Staff

None.

VIII. Committee Referrals and Announcements

None.

IX. Next Meeting: Wednesday, May 5, 2010

X. Adjournment – Meeting adjourned at 5:55 p.m.



DATE: May 5, 2010
TO: Mayor and City Council Sustainability Committee
FROM: Development Services Director
SUBJECT: Large Energy Users Program

RECOMMENDATION

That the Committee reads and comments on this report.

BACKGROUND

In a Special Election on May 19, 2009, the voters in the City of Hayward approved Ballot Measure A, which imposes a 5.5 % tax on certain utility services. The services subject to the tax include natural gas, electricity, telecommunications (i.e., traditional telephone service, long distance service, cellular phone service, and data services), and video/cable television services. The utility users tax (UUT) became effective on October 1, 2009, and is paid by Hayward residents and businesses that use the services listed above (exemptions include government entities, public schools, and low-income applicants, among others). The tax is collected by the utility service providers and remitted to the City monthly. The annual revenue generated by this tax is estimated to be between \$12 and \$13 million.

At the March 3, 2009 Council meeting, the City Manager noted that “the City could partner with larger users to help them meet conservation goals, which would result in mitigating the impact of the proposed tax.” Recent grants to promote energy efficiency present an opportunity to provide this assistance. Under the Energy Efficiency and Conservation Block Grant (EECBG) program funded by the American Recovery and Reinvestment Act, Hayward will receive \$1,361,900 to promote the following EECBG goals:

- Reduce fossil fuel emissions;
- Reduce the total energy use of the eligible entities;
- Improve energy efficiency in the transportation, building, and other appropriate sectors;
and
- Create and retain jobs.

DISCUSSION

City staff recently submitted its Energy Efficiency and Conservation Strategy (EECS) to the Department of Energy. One of the activities proposed in the EECS document is allocation of \$250,000 for the development of an Energy Efficiency Program for Large Energy Users.

The Sustainability Committee may recall a “Revolving Loan Program for Businesses” in the June and October 2009 staff reports; however, after discussing the preliminary draft of the EECS with the City’s Sustainability Coordinator at QuEST, City staff determined that an energy efficiency program targeting large energy users would be a more effective use of the EECSBG funds. A Revolving Loan Fund program would involve a great deal of administrative costs related to determining qualifying applicants, processing loans, and managing debtors in default. An energy efficiency program targeting large energy users would meet the objective to assist large energy users in lowering their energy usage (and tax burden) while leveraging programs that already have their administration and management in place, such as those administered by PG&E.

Through funding by California ratepayers as directed by the California Public Utilities Commission, PG&E offers technical assistance and financial incentives to its customers in Hayward. The PG&E programs operate with requirements that manage the customer participation and rebate process. Instead of using EECSBG funds to develop an independent program and process, the City can encourage participation in the PG&E programs by using its grant money to increase the financial incentive offered by PG&E. In this way, almost every dollar of the program budget can go towards incentivizing energy efficiency improvements and not towards program administration costs.

PG&E programs generally involve:

- 1) conducting an energy assessment or audit of a building(s), resulting in energy efficiency recommendations,
- 2) submitting a rebate or incentive application,
- 3) installing recommended equipment or operational modifications,
- 4) verification by a PG&E reviewer that the recommendations were implemented, and
- 5) processing an incentive (rebate) check.

For PG&E programs relevant to large energy users, the available incentive amount will most likely be calculated based on verified energy savings in terms of a reduction in use of electricity and natural gas. PG&E incentives are capped at 50 % of the verified cost to implement the project ('a 50 % project cost cap'). A typical PG&E incentive is calculated based on the PG&E 'Customized Retrofit Incentives' (also known as Non-Residential Retrofit, or NRR) and Retrocommissioning (RCx) Program¹. PG&E incentives offer a set dollar amount per unit of energy saved and vary depending upon the type of improvements made and whether it is gas or electricity use that is reduced.

A simple way to obtain the objectives of this program while minimizing administrative costs would be to provide a 50 % match to the incentives paid by PG&E. The verification requirements of the PG&E programs can be used to qualify applicants for Hayward's Large Energy Users Program. To obtain an incentive through PG&E, participants typically must provide proof of implementation and on-site inspection by a PG&E representative.

To distribute grant funds to a larger number of large energy users, City staff recommends the consideration of an incentive/rebate cap for the City's portion of the incentive. It is possible that the largest energy users in Hayward may be eligible for projects that produce energy savings yielding very large incentives from PG&E (including hundreds of thousands of dollars). Thus, it is possible that one or two large projects could consume the entire allotted budget of \$250,000 for this program. For example, a cap of \$25,000 per customer would mean that the program could serve at least 10 businesses. Staff will work with PG&E to identify the largest energy users so that rebates would only be eligible for the top energy users in Hayward (e.g., top 10 users or top 5% of the users).

As an example, an energy audit of a three-story office building may recommend a lighting retrofit project estimated at \$40,000 in order to reduce energy usage by 200,000 kWh of electricity annually and 125 kW of peak electric demand. The PG&E incentive supported by the energy savings for that project would be $(\$0.05/\text{kWh} * 200,000 \text{ kWh}) + (\$100/\text{kW} * 125 \text{ kW}) = \$10,000 + \$12,500 = \$22,500$. This PG&E incentive is subject to the 50% cost cap, meaning the total rebate the customer would receive would be \$20,000. With staff's recommended additional rebate limited to 50 % of PG&E's rebate, the total rebate would be \$30,000.

As an additional qualifying criterion for Hayward's rebate program, and because PG&E programs may focus only on providing incentives for measures with short payback periods, staff is also recommending that the City's incentive be offered to businesses that install improvements with longer payback periods. Whereas a PG&E-funded program might have a payback of one or two years and the business might forgo a project with a five-year payback, the City could offer its incentive for the project with the five-year payback to achieve a greater energy savings. Staff looks forward to receiving feedback from the Committee regarding this idea.

¹ Retrocommissioning and RCx generally refer to operational improvements in a building's mechanical systems. PG&E's definition states: "Retrocommissioning (RCx) is a systematic process for identifying less-than-optimal performance in a facility's existing equipment and control systems and making necessary repairs or enhancements to save energy and cost. Whereas retrofitting involves replacing outdated equipment, RCx focuses on improving the efficiency of what is already in place." <http://www.pge.com/mybusiness/energysavingsrebates/rebatesincentives/retrocommissioning/>

ECONOMIC IMPACT

The economic impacts of the program include (1) grants to participants totaling \$250,000, (2) ongoing monthly savings on participants' energy bills, and (3) the PG&E incentive money given to participants that are matched by this program.

FISCAL IMPACT

Implementation of an Energy Efficiency Program for Large Energy Users will have no impact on the City's General Fund. The \$250,000 to fund the financial incentives to the program participants will come directly from EECBG funds. The program will be administered by the Sustainability Coordinator, whose contract is funded also by the EECBG.

NEXT STEPS

If the Committee agrees with the approach discussed in this report, staff will develop the program further and return to the Committee with more details during the summer of 2010.

Prepared by: Amelia Schmale, Sustainability Coordinator

Recommended by: David Rizk, AICP, Development Services Director

Approved by:

A handwritten signature in black ink, appearing to read 'Fran David', is written over a solid horizontal line. The signature is stylized with a large, sweeping loop at the end.

Fran David, Acting City Manager



DATE: May 5, 2010
TO: Mayor and City Council Sustainability Committee
FROM: Development Services Director
SUBJECT: Energy Efficiency and Conservation Strategy

RECOMMENDATION

That the Committee reads and comments on this report.

BACKGROUND

In June and October 2009, staff presented to the Committee the EECBG Program and the potential funding allocations the City may make with the \$1,361,900 in formula-based grant funds that will be allocated from the Department of Energy (DOE). The EECBG Program is one of many programs funded by the American Recovery and Reinvestment Act of 2009 (ARRA).

DISCUSSION

On June 25, 2009, staff submitted an initial application to the DOE. Because the application did not include the Energy Efficiency and Conservation Strategy (EECS) that is required for a full application, we requested only a portion of our total \$1,361,900. On December 29, 2009, the DOE awarded \$231,561 to the City of Hayward. The initial award is being spent as follows:

	Budgeted	Spent to Date
Energy Efficiency Conservation Strategy	\$18,161	\$5,998
Sustainability Coordinator	\$150,000	0
Green Packages	\$53,400	\$48,400
California Youth Energy Service (CYES)	\$10,000	0
Total	\$231,561	\$54,398

The EECS is due within 120 days from the date of the initial award, or April 28, 2010. The EECS and supporting documents were submitted to the DOE on April 23, 2010. The documents

included Activity Sheets (Attachment I) for the six additional programs listed below associated with the remaining \$1,130,339.

#	Title of Project/Program	EECBG Funding	Brief Description
1	Sustainability Coordinator	\$300,000	Hire a Sustainability Coordinator for two additional years.
2	Energy Efficiency Program for Large Energy Users	\$250,000	Coordinate the Administration and Implementation of an Energy Efficiency Program for Large Energy Users.
3	Energy Efficiency Retrofit Grants for Nonprofits and Govt. Agencies	\$251,339	Establish a grant program to fund energy efficiency retrofits for nonprofit and governmental organizations
4	Residential and Commercial Energy Audits	\$250,000	Funds to be awarded to qualifying residences and commercial buildings for the purpose of conducting energy audits
5	LED Streetlights near South Hayward BART Station	\$70,000	Install new LED streetlights along Dixon Street between Tennyson Rd. and Industrial Pkwy. and along Tennyson Rd. between the BART tracks and Mission Blvd.
6	Green Cities California (GCC)	\$9,000	GCC is a coalition of 12 local governments that have implemented groundbreaking environmental policies throughout California. Member dues are \$3,000 per year and this would fund membership dues for Hayward for calendar years 2010, 2011, and 2012.

The submittal made to the DOE on April 23, 2010 also included forms required for compliance with the National Environmental Policy Act (NEPA) as well as budget forms. Given that the DOE is motivated to approval ARRA money as soon as possible, staff is expecting the DOE to review and respond to the EECS and related documents within the next few weeks.

ECONOMIC IMPACT

The economic impacts of the program include (1) grants to participants totaling \$249,000, (2) on-going monthly savings on participants' energy bills, and (3) the PG&E incentive money given to participants that would be enhanced by these programs.

FISCAL IMPACT

There will be no long-term impacts to the General Fund. However, expenditures will be paid for with General Fund money, which will be reimbursed with grant funds. The programs to be funded with EECBG funds have been incorporated into the FY10 Budget for the City.

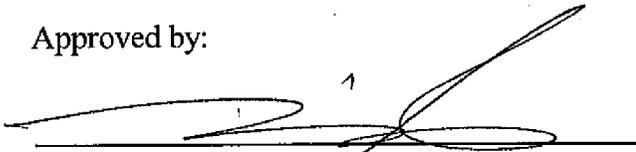
NEXT STEPS

Staff expects that the full grant award will be made in time for expenditure on the various programs. Staff will request later this year approval from Council for hiring QuEST consultants for an additional two years in calendar years 2011 and 2012 once the additional \$300,000 in funds is approved by the Department of Energy for the Sustainability Coordinator position.

Prepared by: Erik J. Pearson, AICP, Senior Planner

Recommended by: David Rizk, AICP, Development Services Director

Approved by:

A handwritten signature in black ink, appearing to read 'Fran David', is written over a horizontal line. The signature is stylized with loops and a small number '1' above it.

Fran David, Acting City Manager

Attachments:

Attachment I: Six Project Activity Sheets

EECBG Activity Worksheet

Grantee: City of Hayward Date: 04/07/2010
 DUNS #: 40010175 Program Contact Email: david.rizk@hayward-ca.go
 Program Contact First Name: David Last Name: Rizk
 Project Title: Sustainability Coordinator
 Activity: 2. Technical Consultant Services If Other: _____
 Sector: All Sectors If Other: _____
 Proposed Number of Jobs Created: 4.90 Proposed Number of Jobs Retained: 0.00
 Proposed Energy Saved and/or Renewable Energy Generated: 1,789 MWh/yr
 Proposed GHG Emissions Reduced (CO2 Equivalents): 126.000
 Proposed Funds Leveraged: \$0.00
 Proposed EECBG Budget: 450,000.00
 Projected Costs Within Budget: Administration: \$0.00 Revolving Loans: \$0.00 Subgrants: \$0.00
 Project Contact First Name: David Last Name: Rizk Email: david.rizk@hayward-ca.go
 Metric Activity: Technical Assistance If Other: Strategy Plan

Project Summary: *(limit summary to space provided)*

The City of Hayward will hire a consultant that will serve as the City's Sustainability Coordinator for three years, at \$150,000 per year, for a total of \$450,000. The City is requesting the first year of funding with this initial application. The Sustainability Coordinator will be responsible for implementing the near-term actions contained in the City's Climate Action Plan (CAP).

The CAP was developed over 16 months, involved several community meetings, and is scheduled to be adopted at the end of July. The CAP provides a roadmap for achieving a measurable reduction in greenhouse gas (GHG) emissions and energy consumption. The CAP recommends GHG emissions targets that will align with those of the State of California and presents a number of strategies that will make it possible for the City to meet the recommended targets. The City aims to reduce emissions by 6 percent below 2005 levels by 2013 (reduction of 78,560 metric tons), 12.5 percent below 2005 levels by 2020, and 82.5 percent below 2005 levels by 2050.

The Coordinator will also coordinate all grant writing, grant management and grant reporting for local energy programs and serve as lead staff for forming public/private partnerships and communicating with surrounding communities and the state energy office to leverage funding and implement wider ranged policies and programs. The Coordinator will be involved in the following eligible activities: residential and commercial building energy audit program; energy efficiency and conservation programs for City facilities; development and administration of an energy efficiency revolving loan program; development of financing programs for residential and commercial energy efficiency and renewable energy improvements; and development and implementation of a Residential Energy Conservation Ordinance (RECO) and a Commercial Energy Conservation Ordinance (CECO).

The Coordinator position will become self-financing beyond the three-year grant period by capturing a portion of the savings from the implementation of energy efficiency and conservation programs and through capturing administrative fees for grant management, proven successful in other communities.

The Sustainability Coordinator would meet EECBG program core principles by establishing a long-term commitment to prioritize energy efficiency, conservation and renewable energy to meet energy demand in the community, while reducing emissions. Current energy performance will be benchmarked and an aggressive energy strategy developed to reduce energy use and contribute to local environmental goals for sustainability and climate protection. The Coordinator will provide transparency and accountability for the EECBG program by being a single-source information center on funds allocated and programs implemented for all area energy programs and providing and reporting on energy savings for all local energy projects. The Coordinator will also coordinate efforts to leverage public/private partnerships, state, federal and other funding sources to implement programs that will create new energy sector jobs and increase demand for energy conservation and renewable energy projects. The self-financing strategy ensures that the Coordinator position will continue well beyond the EECBG funding period.

The Sustainability Coordinator will play a significant role in assuring that all the desired EECBG Program outcomes are achieved as listed in the FOA. In particular, the Coordinator is an excellent way to improve coordination of energy-related policies and programs not only between the various City of Hayward departments, and between the government and community of Hayward, but also between Hayward and the private sector, utilities, non-profits, and regional and state agencies.

EECBG Activity Worksheet

Grantee: City of Hayward Date: 04/07/2010
 DUNS #: 40010175 Program Contact Email: david.rizk@hayward-ca.go
 Program Contact First Name: David Last Name: Rizk
 Project Title: Energy Efficiency Retrofit Grants for Nonprofits and Govt. Agencies
 Activity: 3. Residential and Commercial Buildings and Audits If Other: _____
 Sector: Institutional If Other: Large Energy Users (comm, inst, ind)
 Proposed Number of Jobs Created: 2.70 Proposed Number of Jobs Retained: 0.00
 Proposed Energy Saved and/or Renewable Energy Generated: 918 MWh; 24.26 MMCF; 1,353 gallons fuel oil
 Proposed GHG Emissions Reduced (CO2 Equivalents): 1,773.000
 Proposed Funds Leveraged: _____
 Proposed EECBG Budget: 249,188.00
 Projected Costs Within Budget: Administration: \$0.00 Revolving Loans: \$0.00 Subgrants: \$0.00
 Project Contact First Name: David Last Name: Rizk Email: david.rizk@hayward-ca.go
 Metric Activity: Building Energy Audits If Other: _____

Project Summary: *(limit summary to space provided)*

PROJECT SUMMARY: The large energy users program aims to provide Hayward's large commercial and industrial business owners with access to technical and financial resources to help reduce energy usage, save money on their utility costs, and reduce greenhouse gas emissions. The program will involve financial incentives from EECBG funds as necessary to help motivate customers in addition to financing options to customers available through the PACE/CaliforniaFIRST pilot or, in coordination with PG&E, a possible on-bill financing pilot. As the City's Sustainability Coordinator, QuEST will assist the City in designing a program that aims to provide building owners with low-cost efficiency improvements. Though the details of the program have not been defined, the City has identified high priority design criteria for the program. The program will leverage:

1. Marketing and outreach efforts already in place through PG&E, Stopwaste.org, and others.
2. Existing energy efficiency programs available through PG&E, CEC, third-party vendors such as KEMA BEST, and others.
3. Financing opportunities available through PG&E, CEC, the CaliforniaFIRST pilot program, and others. During the design process, QuEST will lead the City in proposing to PG&E to be a pilot for the utility's upcoming On-Bill Financing program (OBF) program. The program dates for OBF are uncertain, the latest information pointing to 2012. Hayward has already been selected as a participant for the pilot phase of CaliforniaFIRST.
4. Incentive programs available through PG&E, CEC, and others. For example, the program may use EECBG money to increase the incentive offered by PG&E (on a \$/kWh basis) to further motivate customers to implement energy improvements and lower their upfront costs.

GOALS: This supports the City's long-term energy goal # 1, as presented in question 1 in Appendix D. It also supports the City's outreach and education goals as presented in the Climate Action Plan.

MILESTONES

1. QuEST (Sustainability Coordinator) will work with Staff, PG&E, and CaliforniaFirst to design pilot program. (3 month duration)
 2. If necessary, issue RFP and select contractor to administer program. (3 month duration)
 3. Implement program (28 month duration)
 4. Program closeout and reporting (2 month duration)
- Tasks 1 and 2 will be completed by the City staff in collaboration with the Sustainability Coordinator. The Coordinator would develop criteria to be used in determining allocation of these funds by a recommending committee, which will be presented to the Sustainability Committee for review and feedback. Task 3 will be completed either by the Sustainability Coordinator, or by a contractor with Staff and Sustainability Coordinator oversight. City staff will complete task 4.

LOCATION OF WORK: A majority of the work would occur at sites throughout the community (large energy users); program administrative tasks will be performed at Hayward's municipal facilities or at the contractor's office facilities.

LEVERAGED FUNDING: Program will leverage funding, see Project Summary above for more detail

METRICS: Hayward will use one or more of the following metrics assess the effectiveness of program: 1. Businesses contacted (with marketing and outreach campaigns) 2. Program applicants; 3. Audits performed; 4. Grants distributed (number and amount); 5. Businesses receiving technical assistance from the program; 6. Retrofits performed (number, type, estimated energy savings); 7. Workshops or training sessions offered; or 8. Leveraged financing
 Energy and GHG savings were calculated assuming the program conduct audits at 10 commercial facilities, 10 institutional facilities, and 5 industrial facilities.

If you are proposing more than one activity, save this file as many times as needed with successive page numbers. For example: "OH-CITY-Columbus-Project Activity page 1.pdf," "OH-CITY-Columbus-Project Activity page 2.pdf," and continue as needed.

EECBG Activity Worksheet

Grantee: City of HaywardDate: 04/07/2010DUNS #: 40010175Program Contact Email: david.rizk@hayward-ca.goProgram Contact First Name: DavidLast Name: RizkProject Title: Energy Efficiency Retrofit Grants for Nonprofits and Govt. AgenciesActivity: 5. Energy Efficiency Retrofits

If Other: _____

Sector: CommercialIf Other: Non-profit & Government BuildingsProposed Number of Jobs Created: 2.70Proposed Number of Jobs Retained: 0.00Proposed Energy Saved and/or Renewable Energy Generated: 532 MWh; 1.36 MMCF; 2,278 gallons fuel oilProposed GHG Emissions Reduced (CO2 Equivalents): 642.000

Proposed Funds Leveraged: _____

Proposed EECBG Budget: 250,500.00Projected Costs Within Budget: Administration: \$0.00Revolving Loans: \$0.00Subgrants: \$0.00Project Contact First Name: DavidLast Name: RizkEmail: david.rizk@hayward-ca.goMetric Activity: Loans and Grants

If Other: _____

Project Summary: *(limit summary to space provided)***PROJECT SUMMARY**

This would be a grant program established for use by nonprofit entities and the City to fund energy efficiency upgrades for facilities.

GOALS

This supports the City's long-term energy goal # 1, as presented in question 1 in Appendix D. This program also supports the City's outreach and education goals as presented in the Climate Action Plan.

MILESTONES

1. QuEST (Sustainability Coordinator) work with Staff to design program (3 month duration)
2. If necessary, issue RFP and select contractor to administer program (3 month duration)
3. Implement program (28 month duration)
4. Program closeout and reporting (2 month duration)

Tasks 1 and 2 will be completed by the City staff in collaboration with the Sustainability Coordinator. The Coordinator would develop criteria to be used in determining allocation of these funds by a recommending committee, which will be presented to the Sustainability Committee for review and feedback.

Task 3 will be completed either by the Sustainability Coordinator, or by a contractor with Staff and Sustainability Coordinator oversight. City staff will complete task 4.

LOCATION OF WORK

A majority of the work would occur at sites throughout the community (municipal buildings and nonprofits); program administrative tasks will be performed at Hayward's municipal facilities or at the contractor's office facilities.

LEVERAGED FUNDING

N/A

METRICS

Hayward will use one or more of the following metrics assess the effectiveness of program:

1. Non-profits contacted (with marketing and outreach campaigns)
2. Program applicants
3. Audits performed
4. Grants distributed (number and amount)
5. Non-profits receiving technical assistance from the program
6. Retrofits performed (number, type, estimated energy savings)
7. Workshops or training sessions offered
8. Leveraged financing

ECEBG Activity Worksheet

Grantee: City of Hayward Date: 04/07/2010

DUNS #: 40010175 Program Contact Email: david.rizk@hayward-ca.go

Program Contact First Name: David Last Name: Rizk

Project Title: Residential and Commercial Energy Audits

Activity: 3. Residential and Commercial Buildings and Audits If Other: _____

Sector: Commercial If Other: Non-profit & Government Buildings

Proposed Number of Jobs Created: 5.40 Proposed Number of Jobs Retained: 0.00

Proposed Energy Saved and/or Renewable Energy Generated: 2,528 MWh; 1.24 MMCF; 1,661 gallons fuel oil

Proposed GHG Emissions Reduced (CO2 Equivalents): 842.000

Proposed Funds Leveraged: \$250,000.00

Proposed ECEBG Budget: 250,000.00

Projected Costs Within Budget: Administration: \$0.00 Revolving Loans: \$0.00 Subgrants: \$0.00

Project Contact First Name: David Last Name: Rizk Email: david.rizk@hayward-ca.go

Metric Activity: Building Energy Audits If Other: _____

Project Summary: *(limit summary to space provided)*

PROJECT SUMMARY

This program would provide funding to eligible residents and business owners to perform energy audits of their structures. An energy audit for a single-family home typically costs several hundred dollars. Assuming a residential audit costs \$750 and a commercial audit costs \$1,500, the proposed \$250,000 allocation toward this function would allow for 133 residential energy audits and 100 commercial audits. While the program has not been finalized, the program will aim to maximize energy savings, minimize administrative costs, make use of existing auditing programs, and leverage other financing sources. For example, the City may consider participating in the KEMA's Business Energy Solutions Team (BEST) program, which offers free facility energy audits and incentives for energy efficient lighting retrofits, select refrigeration equipment, controls, and other proven technologies.

GOALS

This supports the City's long-term energy goal # 1, as presented in question 1 in Appendix D. This program also supports the City's outreach and education goals as presented in the Climate Action Plan.

MILESTONES

1. QuEST (Sustainability Coordinator) work with Staff to design program (3 month duration)
 2. If necessary, issue RFP and select contractor to administer program (3 month duration)
 3. Implement program (28 month duration)
 4. Program closeout and reporting (2 month duration)
- Tasks 1 and will be completed by the City staff in collaboration with Sustainability Coordinator. The Coordinator would develop criteria to be used in determining allocation of these funds by a recommending committee, which will be presented to the Sustainability Committee for review and feedback. Task 3 will be completed either by the Sustainability Coordinator, or by a contractor with Staff and Sustainability Coordinator oversight.

LOCATION OF WORK

A majority of the work would occur at sites throughout the community (residences and small to medium energy using nonresidential buildings); program administrative tasks will be performed at Hayward's municipal facilities or at the contractor's office facilities.

LEVERAGED FUNDING

Though the program design has not been finalized, staff envisions that residents and businesses that receive refunds for audits if they submit invoices or receipts that prove they have invested in energy efficiency improvements. Thus, the leveraged funding will come from residents and businesses that invest in efficiency upgrades. The amount of leveraged funding will depend on the threshold the City establishes for the amount building owners have to spend on efficiency improvements to receive the rebate for the audit. The energy and GHG savings reported above include estimated savings from "general" residential audits, but savings from commercial audits are not included. Thus, the energy and GHG savings are understated.

METRICS

Hayward will use one or more of the following metrics assess the effectiveness of program:
1. Residences or businesses contacted (with marketing and outreach campaigns; 2. Program applicants; 3. Audits performed; 4. Residents or businesses receiving technical assistance from the program; 5. Retrofits performed (number, type, estimated energy savings; 6. Workshops or training sessions offered, or 7. Leveraged financing

If you are proposing more than one activity, save this file as many times as needed with successive page numbers. For example: "OH-CITY-Columbus-Project Activity page 1.pdf," "OH-CITY-Columbus-Project Activity page 2.pdf," and continue as needed.

EECBG Activity Worksheet

Grantee: City of Hayward Date: 04/07/2010
 DUNS #: 40010175 Program Contact Email: david.rizk@hayward-ca.go
 Program Contact First Name: David Last Name: Rizk
 Project Title: LED Streetlights
 Activity: 12. Lighting If Other: _____
 Sector: Public If Other: _____
 Proposed Number of Jobs Created: 0.80 Proposed Number of Jobs Retained: 0.00
 Proposed Energy Saved and/or Renewable Energy Generated: 5.4 MWh
 Proposed GHG Emissions Reduced (CO2 Equivalents): 2.350
 Proposed Funds Leveraged: \$0.00
 Proposed EECBG Budget: 70,000.00
 Projected Costs Within Budget: Administration: \$0.00 Revolving Loans: \$0.00 Subgrants: \$0.00
 Project Contact First Name: David Last Name: Rizk Email: david.rizk@hayward-ca.go
 Metric Activity: Transportation If Other: streetlighting

Project Summary: *(limit summary to space provided)*

PROJECT SUMMARY

An approved high-density mixed use development project adjacent to the South Hayward BART station requires the installation of 44 streetlights. Hayward is proposing to use its EECBG money to install nine additional LED streetlights. The objective of the LED demonstration project is to (1) evaluate the quality and performance of LED technologies, and (2) introduce the community to the streetlights. If this demonstration project goes well, the City may pursue installing more LED streetlights at this site or retrofitting existing streetlights throughout the city with LED fixtures. One of the motivations for selecting this area for a LED demonstration project, is that funding a portion of the development using EECBG funds strengthened the scoring of the two State Proposition 1C grant applications associated with the approval of South Hayward BART Mixed Use project. The two Proposition 1C grants, totaling \$47 million, have been awarded.

GOALS

This supports the City's long-term energy goal # 1, as presented in question 1 in Appendix D

MILESTONES

1. Finalize LED Streetlight selection (tentative selection complete) (2 months)
 2. Purchase streetlights (1 month)
 3. Install streetlights (6 months)
 4. Ensure PG&E is billing City on the correct LED rate schedule (1 month)
 5. Program closeout and reporting (2 month duration)
- City staff will complete Tasks 1 - 5. A contractor may install the streetlights.

LOCATION OF WORK

The LED streetlights will be installed along Dixon Street and Tennyson Road near the South Hayward BART station.

LEVERAGED FUNDING

The City will leverage rebates from PG&E.

METRICS

The metrics that will be reported include:

1. Number of streetlights installed
2. Cost savings relative to high pressure sodium (HPS) streetlights
3. Performance and quality of LED streetlights over HPS fixtures

EECBG Activity Worksheet

Grantee: City of Hayward Date: 04/07/2010
 DUNS #: 40010175 Program Contact Email: david.rizk@hayward-ca.go
 Program Contact First Name: David Last Name: Rizk
 Project Title: Green Cities California Membership
 Activity: 14. Other If Other: _____
 Sector: All Sectors If Other: _____
 Proposed Number of Jobs Created: 0.10 Proposed Number of Jobs Retained: 0.00
 Proposed Energy Saved and/or Renewable Energy Generated: N/A
 Proposed GHG Emissions Reduced (CO2 Equivalents): _____
 Proposed Funds Leveraged: \$0.00
 Proposed EECBG Budget: 9,000.00
 Projected Costs Within Budget: Administration: \$0.00 Revolving Loans: \$0.00 Subgrants: \$0.00
 Project Contact First Name: David Last Name: Rizk Email: david.rizk@hayward-ca.go
 Metric Activity: Other If Other: Collaborate w/ Green Cities

Project Summary: *(limit summary to space provided)*

PROJECT SUMMARY

DOE approved the use of the City of Hayward's EECBG funding to support three years of membership in the organization Green Cities California (GCC) at a cost of \$3,000 per year. GCC is a coalition of 12 local governments that have implemented groundbreaking environmental policies throughout California. The mission of GCC is to take collaborative action to accelerate the implementation of sustainability policies and programs. Member cities share best practices and model ordinances with other cities. Current GCC members are the cities of Berkeley, Los Angeles, Pasadena, Sacramento, San Diego, San Francisco, San Jose, Santa Barbara, Santa Monica and Marin County, all leaders in developing and implementing leading edge sustainability policies and practices. The bar for GCC membership is high, by design. Pre-requisites include the adoption of 1) a local sustainability plan, 2) the United Nations Urban Environmental Accords, and 3) the Conference of Mayors Climate Protection Agreement. The City of Hayward adopted the U.S. Conference of Mayors Climate Protection Agreement in 2006. The Climate Action Plan, adopted in July 2009, is considered a local sustainability plan. The City of Hayward adopted the Urban Environmental Accords in March 2010. GCC has set the following goals:

1. Influence State and National policy in the areas of : Reductions in greenhouse gas emissions; Extended Producer Responsibility; Sustainable Land Use, Building and Development; Waste Reduction; Water Conservation; Energy Efficiency and Renewable Energy; Reduction in Vehicle Miles Traveled and Single Occupancy Vehicles; Equitable distribution of environmental benefits and burdens.
2. Assist other local governments throughout the state and the nation to adopt and implement sustainability related policies and practices.
3. Work collaboratively on specific "eco-initiatives" such as collectively agreeing to purchase only 100% recycled paper and prohibiting the use of city funds for bottled water.

Energy best practices that are currently being shared by GCC include the City of San Francisco's GoSolarSF and wind power programs, the Marin County LED Street Lighting Energy Efficiency Program. Member dues are \$3,000 per year and this would fund membership dues for Hayward for calendar years 2010, 2011, and 2012.

GOALS

This project helps achieve the City's goal of collaborating with other jurisdictions to help meet its long-term energy and GHG emissions goals. For example, the GCC has advocated for more development statewide of renewable energy, which in turn can reduce the GHG emissions content of electricity used in the City of Hayward.

MILESTONES

1. City Council has adopted the United Nations Urban Environmental Accords and the Conference of Mayors Climate Protection Agreement. (duration 2 months)
2. City applies for Membership (duration 1 month - completed March 2010)
3. City participates in GCC events as appropriate (duration 36 months)

LOCATION OF WORK

Work will be conducted by City staff at their offices in Hayward.

LEVERAGED FUNDING

N/A

METRICS

N/A

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Paper or plastic? State high court to weigh in

Bob Egelko, Chronicle Staff Writer
Friday, April 23, 2010



(04-22) 14:47 PDT SAN FRANCISCO --

The state Supreme Court jumped into the grocery bagging wars Thursday and agreed to decide whether a city can ban plastic bags at retail stores without studying the environmental effects of the increased use of paper.

The court's unanimous vote to review a case from Manhattan Beach (Los Angeles County) will not affect San Francisco, which enacted the nation's first citywide ban on nonbiodegradable plastic bags at supermarkets and chain drugstores in 2007.

But the ruling will affect other cities considering such measures, including Oakland. The city passed an ordinance similar to San Francisco's in 2007 but dropped it after a judge blocked its enforcement in response to a lawsuit by the plastic bag industry.

San Jose has begun an environmental study as a first step toward a possible plastic bag ban; and Palo Alto, in response to an industry suit, agreed in July 2009 to conduct a study before adopting a similar ordinance.

An industry group called Save the Plastic Bag Coalition sued Manhattan Beach after the city outlawed plastic bags at retail stores in July 2008. City officials said the discarded bags pollute coastal waters and contribute to the "Great Pacific Garbage Patch," a vast accumulation of debris about 1,000 miles off the coast of California.

A judge overturned the ordinance, ruling that the city must first review the effect of replacing plastic with paper. The Second District Court of Appeal agreed in January, saying a law that increases the use of paper bags has potential environmental consequences.

Studies cited by the industry group have found that paper bags take more energy to produce and transport than smaller and lighter plastic bags and occupy more space in landfills, the appeals court said in a 2-1 ruling.

Manhattan Beach argued that a modest increase in paper bags in a city of 33,000 would have no

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tangible effect. But the appeals court said California's broad environmental law requires a study if a "fair argument" exists that a project might significantly affect the land, air or water.

The court's standard "made it very difficult for public agencies to make decisions without conducting an expensive environmental review," said Robert Wadden, the Manhattan Beach city attorney, who appealed the ruling to the state Supreme Court.

Stephen Joseph, lawyer for Save the Plastic Bag Coalition, said the case was about "environmental truth."

"Plastic bags have become a symbol of the environmental movement," which spreads "myths and exaggerations" about their destructive effects, Joseph said. He said the eventual ruling by the state high court should show that "cities and counties shouldn't believe everything they hear from environmental groups."

The case is Save the Plastic Bag Coalition vs. Manhattan Beach, S180720.

E-mail Bob Egelko at begelko@sfchronicle.com.

<http://sfgate.com/cgi-bin/article.cgi?f=/c/a/2010/04/23/BAJD1D2SK2.DTL>

This article appeared on page C - 3 of the San Francisco Chronicle

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Sustainability Committee Monthly Meeting Topics for 2010

Presenting Department	Date	Topics	Climate Action Plan Action Number (priority)
DS	January 6, 2010	Annual Review of Green Building Ordinances and Implementation	Actions 4.1, 4.2, 4.3
DS		Bay Area Climate Collaborative (BACC)	
DS		Summary of Education and Outreach Efforts (Permit Center-Green Display, Website, etc.)	Actions 9.1, 9.2, 9.3
DS <i>Sustainability Coordinator</i>	February 3, 2010	Introduction of Sustainability Coordinator and Initial Discussion on the Residential Energy Conservation Ordinance (RECO) and Commercial Energy Conservation Ordinance (CECO)	Actions 3.1(11), 3.2(12), 3.3(2)
DS		Review of Purpose and Productivity of the Sustainability Committee and 2010 Meeting Topics	
PW	March 3, 2010	Summary of Issues and Regional Efforts Regarding a Ban on Plastic Bags and Styrofoam Containers	Action 6.4(25)
DS	April 7, 2010	South Hayward BART Form-Based Code Parking Strategies Options	Action 1.3(23)
DS		Opposition to State Proposition 16	
DS <i>Sustainability Coordinator</i>	May 5, 2010	Large Energy Users Program	Actions 3.9(1), 5.2(5)
DS		Energy Efficiency and Conservation Strategy (Informational Item Only)	
DS <i>Sustainability Coordinator; Grad Student Kali Steele</i>	June 2, 2010	Update on Development of a Residential Energy Conservation Ordinance (RECO)	Actions 3.1(11), 3.2(12), 3.3(2)
DS <i>Sustainability Coordinator</i>	July 7, 2010	Overview of Community Outreach Plan	Actions 9.2*(10), 9.3*(11)
PW		Draft Ordinance-Ban on Styrofoam Containers	Action 6.4(25)
DS		Update on Formation of the Climate Action Management Team	CAP Implementation
	August 2010	<i>No Meeting – annual recess</i>	
DS <i>Sustainability Coordinator</i>	September 1, 2010	Update on Development of Residential Energy Conservation Ordinance (RECO)	Actions 3.1(11), 3.2(12), 3.3(2)
DS <i>Building Division Staff</i>	October 6, 2010	Update on State Green Building Code and its Impacts on Hayward's Green Building Ordinance, including Solar Requirements	Actions 4.1(9), 4.2(7), 5.3(8)
DS <i>Sustainability Coordinator</i>	November 3, 2010	CaliforniaFirst Pilot Financing Program Implementation and Program Continuation	Actions 3.7(3), 3.8(4), 3.9(1), 5.1(15), 5.2(5),
PW	December 1, 2010	Increase Participation in Food Scraps Collection, Recycling, and Construction and Demolition Debris Programs	Actions 6.1(14), 6.2(13), 6.3(6), 6.6(19)
		Update on Ordinances to Ban Plastic Bags and Styrofoam Containers	Action 6.4(25)

*emissions reductions not quantified in the Climate Action Plan