

City Of Piedmont Council Agenda Report

DATE: July 18, 2011

FROM: Kevin Jackson, Assistant Planner

SUBJECT: **Informational update on the implementation of adopted Environmental Task Force actions and the Climate Action Plan.**

BACKGROUND:

On January 4, 2010 Council adopted 31 actions recommended by the Environmental Task Force (ETF) to increase waste diversion and energy efficiency in Piedmont and on March 15, 2010 Council adopted the Piedmont Climate Action Plan (CAP), which includes 32 measures that the City can implement in order to reach its greenhouse gas emissions target of 15% below 2005 levels by 2020. This report provides a brief update on the implementation of the adopted actions and measures.

ENVIRONMENTAL TASK FORCE (ETF) ACTIONS:

Thirty-one of the actions recommended by the Environmental Task Force were adopted by the City Council and address municipal operations, legislation, purchasing, capital infrastructure, transportation and outreach. Twelve of these actions replicate an action included in the CAP. When adopting the ETF-recommended actions in January 2010, the Council recognized that the creation of a "Sustainability Coordinator" position would be necessary for the implementation of most of the actions. Since adoption, work has begun on ten of the actions with current staff (See tables on pages 7 – 9). They are:

2. Complete a Municipal Energy and Water Audit.
 - a. *With EPA Climate Showcase Cities grant funds, the City (and its 3 grant partner cities) received a report prepared by Optony, Inc. on potential installations of solar energy systems on municipal facilities. With the information included in this report the partner cities are pursuing a joint RFP for specified installations and investigating methods of financing said installations. Staff expects to bring this to Council in Fall 2011.*
 - b. *Within the provisions and funding of the EPA Climate Showcase Cities grant funds, Piedmont and its partner cities are assessing various energy management software products that will enable the cities to better manage municipal energy consumption and target potential savings.*
 - c. *The City has partnered with non-profit consultant SEI, Inc. (lead) and the Cities of Albany, El Cerrito, San Pablo, Orinda, Moraga and Benicia in an application for a PG&E Innovator Pilot grant (\$209k requested) to enable the cities to jointly develop energy management systems, programs and staffing. Staff plans to brief Council once this award has been finalized.*

9. Consider reduced permit fees (or waivers) for renewable energy projects.
With EPA Climate Showcase Cities grant funds, the City is offering up to \$590 to homeowners participating in the Energy Upgrade California in Alameda County program. Staff is considering opening up this pool of grant money to the City's small businesses that want to participate in the PG&E-sponsored Smart Lights program.
10. Participate in the Countywide voluntary Renewable Energy Assessment District.
Although the City was initially involved in an assessment district – specifically CaliforniaFIRST, this PACE-type program was effectively terminated by a ruling issued by the Federal Housing Finance Agency in July 2010. If the FHFA position remains unchanged it is unlikely that such a program will be developed.
16. Phase in an environmentally preferable purchasing policy for the City, setting a threshold for acceptable cost impacts.
With EPA Climate Showcase Cities and StopWaste.Org grant funds covering the cost of staff time, City staff is coordinating a Green Team made up of purchasers from each department to develop a draft policy to bring to Council for adoption and to monitor, implement and improve purchasing after policy adoption.
18. Consider retrofits in City Hall and other City buildings to reduce energy use.
 - a. *With EPA Climate Showcase Cities grant funds and City CIP funds, the replacement and upgrade of the City Hall/Fire Department HVAC system is expected to be complete by the end of 2011.*
 - b. *With EPA Climate Showcase Cities grant funds, the City (and its 3 grant partner cities) received a report prepared by Optony, Inc. on potential installations of solar energy systems on municipal facilities. With the information included in this report the partner cities are pursuing a joint RFP for specified installations and investigating methods of financing said installations. Staff expects to bring this to Council in Fall 2011.*
 - c. *Within the provisions and funding of the EPA Climate Showcase Cities grant funds, Piedmont and its partner cities are assessing various energy management software products that will enable the cities to better manage municipal energy consumption and target potential savings.*
 - d. *The City has partnered with non-profit consultant SEI, Inc. (lead) and the Cities of Albany, El Cerrito, San Pablo, Orinda, Moraga and Benicia in an application for a PG&E Innovator Pilot grant (\$209k requested) to enable the cities to jointly develop energy management systems, programs and staffing. Staff plans to brief Council once this award has been finalized.*
19. Promote installation of solar panels on renovated or new City facilities.
With EPA Climate Showcase Cities grant funds, the City (and its 3 grant partner cities) received a report prepared by Optony, Inc. on potential installations of solar energy systems on municipal facilities. With the information included in this report the partner cities are pursuing a joint RFP for specified installations and investigating methods of financing said installations. Staff expects to bring this to Council in Fall 2011.

20. Utilize energy-efficient lighting when City streetlights are replaced or when new streetlights are installed.
With Energy Efficiency and Conservation Block Grant funds the City is proceeding with the replacement of 85 street lights with high-efficiency LED fixtures. The project should be complete by the end of August 2011.
24. Apply for grants to cover recycling and energy conservation capital costs.
The City has received \$58,000 in EECBG funds for the LED streetlight replacement project and \$25,000 in EPA Climate Showcase Cities grant funds for the City Hall/Fire Department HVAC upgrade project.
29. Use traditional media, such as television and newspapers, to increase awareness of environmental issues, particularly waste prevention and reduction.
Ongoing.
30. Coordinate closely with the Piedmont Unified School District.
The City has used grant funds from StopWaste.Org and the California Department of Conservation to help PUSD purchase high-volume composters for the middle school and recycling stations for the high school and sports facilities.

In addition, prior to ETF report adoption, four of the actions have been implemented and/or are ongoing. They are:

6. Implement a CFL bulb recycling program – *implemented and ongoing through Fire Department.*
8. Implement a Bay-friendly Landscaping Ordinance – *implemented.*
17. Acquire and install recycling receptacle “stations” in public spaces – *implemented and ongoing.*
31. Continue focused education and outreach on waste reduction, especially food scrap recycling – *implemented and ongoing.*

CLIMATE ACTION PLAN (CAP):

The CAP includes 32 measures for the City to implement so that it can meet its greenhouse gas (GHG) reduction target: 15% below 2005 levels by 2020. The measures address the areas of building and energy (BE), waste and water (WW), and transportation and land use (TL). As the tables on pages 11 - 22 of this report indicate, 16 of the 32 measures are in an initial, partial or ongoing stage of implementation using existing staff. They are:

1. BE 1.1- A Conduct energy audits of all municipal buildings.
2. BE 1.1- B Evaluate the potential to locate cost-effective renewable energy systems on City Properties.
3. BE 2.1-B Work with StopWaste.Org to verify that the required efficiency upgrade package achieves at least 20% improvement in the average Piedmont home.
4. BE 2.3 Educate residents about the availability of free home energy audit programs and encourage implementation of audit findings.
5. BE 3.2- A Identify and develop financial incentives and low-cost financing products and programs to encourage investment in energy efficiency and renewable energy within existing commercial buildings.

6. BE 3.2- B Consult with other agencies, utilities and private lenders to evaluate and develop cost effective financing products.
7. BE 3.3 Provide outreach programs to community business, both retail and office, to effect energy reductions.
8. BE 4.1 Consider adopting additional standards for energy and water efficiency if necessary.
9. BE 5.1- A Develop a comprehensive renewable energy financing and informational program for residential and commercial uses.
10. BE 5.1- B Develop a public information program to encourage residents and businesses to install renewable energy systems.
11. BE 6.1 Work with Alameda County to convert street lights to LED bulbs or LED-solar systems.
12. WW 1.1-C Expand outreach programs to maximize participation in waste reduction and diversion programs.
13. WW 1.2- A Establish an environmentally responsible government purchasing policy.
14. WW 2.1- A Encourage residential and commercial users to participate in EBMUD's free water audit program.
15. TL 2.1-A Consult with AC transit to ensure Piedmont bus stops provide shade, weather protection, seating, lighting, and route information.
16. TL 3.4-A Ensure that essential infrastructure improvements are made to enable safe routes to school.

FACTORS AFFECTING IMPLEMENTATION:

Funding

On the whole, the measures and actions that have been completed or have seen progress have been those that have received grant funds. Sources for grant funds and the funded programs include:

- Source: StopWaste.Org
 Programs: Outreach materials program. (\$89,952).
 Civic Bay-Friendly Landscaping ordinance. (funded staff time).
 Civic Green Building ordinance. (funded staff time).
 Recycling receptacle program for the City's Parks and Public spaces. (\$26,304).
 PUSD recycling receptacles and composters. (\$8,059).
- Source: Energy Efficiency and Conservation Block Grants (EECBG), which are funds distributed by the California Energy Commission (CEC) and funded by the American Recovery and Reinvestment Act of 2009 (ARRA):
 Program: Replacement of 85 streetlights to LED fixtures. (\$58,369).
- Source: SEP 2 grant funds distributed by the California Energy Commission (CEC) and funded by the American Recovery and Reinvestment Act of 2009 (ARRA):
 Program: The Energy Upgrade California in Alameda County program. (\$10.75 million indirect funding).
- Source: EPA's Climate Showcase Grant Program (Small Cities Climate Action Partnership).
 Programs: Energy efficient HVAC replacement City Hall (\$25,000 – partial funding of project).

Residential and commercial energy efficiency incentives (\$25,000).
Outreach for incentive programs (\$3,000).
Municipal energy assessments and management tools (\$10,000).

Staffing

As noted above, when adopting the actions recommended by the Environmental Task Force in January 2010, the Council recognized that the creation of a “Sustainability Coordinator” position would be essential to the timely implementation of the specified actions and measures and voiced its support for the position in concept. However, the Council also stressed that there was no City funding available for such a position and asked staff to explore the possibility of obtaining grant funding to hire part-time or short-term person to oversee program implementation.

StopWaste.Org provides approximately \$32,000 in annual Measure D funds that may be used for administrative costs directly related to waste diversion measures only. Currently these monies fund in part the City Planner and Assistant Planner positions for time managing the City’s waste diversion programs resulting in a reduction to expenses from the City’s General Fund. Besides this source, staff has found no other available source of grant funds that would consistently fund a part- or full-time position or a one-time grant that would fund a short-term position. Using Measure D funds to support the Sustainability Coordinator position would require more money from the General Fund to replace the Measure D funds that currently cover a portion of the City Planner and Assistant Planner salaries.

Current Planning staff have managed the Climate Action Plan development, coordinated the Environmental Task Force, managed the City’s waste diversion and recycling programs, and other outside agency compliance activities. Additionally, the past 3 years have resulted in moderate increases in planning application volumes (19% from 2009 levels) with no increase in staff. Planning staff is also managing the EECBG and EPA grants that have allowed for implementation of some of the measures that have seen implementation progress.

CONCLUSION:

As indicated in the report, progress has been made on implementing CAP measures and ETF actions. The implementation of the remainder of actions await an improved economy and/or a decrease in application volumes. Staff will continue to pursue grant and funding opportunities as they become available.

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Environmental Task Force - Council Adopted Actions

(31 of 35 recommended actions were adopted by Council. The following tables show the adopted recommendations and retains the original action numbers.)

Municipal Operations							
Action	Priority/ Timing	Fiscal Impact	CAP Action	Responsibility	Implementation Progress	Notes	
1	Pursue funding for a part-time (shared) sustainability coordinator who could help facilitate and monitor outreach and educational programs.	Very High/ Immediate	\$8k-\$12k/yr			None	
2	Complete a Municipal Energy and Water Audit.	Very High/ Immediate	None	BE 1.1-A WW 2.1	Staff	Partial	EPA grant funds have enabled some building assessment and energy management tools.
3	Focus on the Basics to Reduce Municipal Utility Bills.	High/ Ongoing	Positive		Staff	None	
5	Implement a Piedmont compost sale/give away program.	Low/ Long-term	< \$100		Sustainability Coordinator	None	
6	Implement a CFL bulb recycling program.	High/ Immediate	None		Fire Dept.	Complete	Coordinated with Alameda Co. Household Hazardous Waste Program
7	Enforce the ban on private leaf blowers/ Reduce the use of gas powered leaf blowers for parks maintenance.	High/ Ongoing	Further study		Staff	None	
8	Implement a Bay-friendly Landscaping Ordinance	High/ Ongoing	Positive		Staff	Complete	Affects municipal projects only

Legislative Actions							
Action	Priority/ Timing	Fiscal Impact	CAP Action	Responsibility	Implementation Progress	Notes	
9	Consider reduced permit fees (or waivers) for renewable energy projects.	High/ Short-Term	\$6k/yr		Staff/SQ	In progress	EPA grant funds City rebate of up to \$590 for Energy Upgrade California participants
10	Participate in the Countywide voluntary Renewable Energy Assessment District.	Very High/ Immediate	Minor to Moderate	BE 5.1	Staff	On hold	FHFA ruling has effectively terminated such a program.
11	Adopt a Special Event Recycling Ordinance.	High/ Immediate	Minor		Staff/SQ	None	
14	Consider increasing the City's 2020 greenhouse gas reduction target.	Very High/ Immediate	Unknown	N/A	Sustainability Coordinator	None	

Environmentally Preferable Purchasing							
Action		Priority/ Timing	Fiscal Impact	CAP Action	Responsibility	Implementation Progress	Notes
16	Phase in an environmentally preferable purchasing policy for the City, setting a threshold for acceptable cost impacts.	Very High/ Immediate	TBD	WW 1.2	Sustainability Coordinator	In process	Staff is coordinating City departments for development and adoption of policy.

Infrastructure and Capital							
Action		Priority/ Timing	Fiscal Impact	CAP Action	Responsibility	Implementation Progress	Notes
17	Acquire and install recycling receptacle "stations" in public spaces.	High/ underway	\$25k-\$30k		Public Works	Complete	Installed and being evaluated.
18	Consider retrofits in City Hall and other City buildings to reduce energy use.	Very High/ Short-term	Minor to moderate	BE 1.1	Staff	Minimal	Lighting in City Hall complete. EPA grant funds may kick-start HVAC replacement in City Hall
19	Promote installation of solar panels on renovated or new City facilities.	High/ Ongoing	TBD	BE 1.1	Staff/SQ	In process	EPA grant funds enabled municipal building assessments.
20	Utilize energy-efficient lighting when City streetlights are replaced or when new streetlights are installed.	Moderate/ Ongoing	Positive after 3+ years	BE 6.1	Staff	Grant funds approved	EECBG funds will provide 85 fixtures. Should be installed by September 2011
21	Replace the incandescent bulbs in the Oakland Avenue Bridge necklace with cold cathode bulbs.	Moderate/ Short-term	Positive		Staff	Currently infeasible	Staff determined that cost and product unavailability makes the project currently infeasible
22	Study the feasibility of alternative water sources to reduce the use of potable water for City park and median irrigation.	Low/ Long-term	High? (TBD)	WW 2.2 WW 2.4	Sustainability Coordinator	None	Public Works has determined that local aquifers are not feasible or dependable.
23	Consider replacing paper towel dispensers with electric hand dryers in restrooms at public buildings.	Low/ Long-term	\$300-\$500/ Fixture (paper cost savings)		Sustainability Coordinator	None	
24	Apply for grants to cover recycling and energy conservation capital costs.	Very High/ Immediate & Ongoing	Staff time not quantified		Sustainability Coordinator	\$83,369	\$58,369 EECBG funds for LED streetlights & \$25k EPA grant funds

Transportation							
Action		Priority/ Timing	Fiscal Impact	CAP Action	Responsibility	Implementation Progress	Notes
25	Replace gasoline powered cars with hybrids or electric vehicles as the City fleet is replaced.	Moderate/ Ongoing	\$4k/vehicle saved in 3-8 yr	TL 3.1	Staff	None	
26	Promote the #11 bus as Piedmont's BART Shuttle and aggressively encourage its use by residents.	Very High/ Immediate	Volunteer driven with staff support		Staff/SQ	None	
27	Initiate a "Safe Routes to School" program to encourage walking and bicycling to school.	High/ Short-term	Grant funded	TL 3.4	Sustainability Coordinator	None	

Communications and Outreach							
Action		Priority/ Timing	Fiscal Impact	CAP Action	Responsibility	Implementation Progress	Notes
28	Upgrade Piedmont's website, including a dedicated "green page"	Very High/ Immediate	\$1k-\$5k/year		Sustainability Coordinator	None	
29	Use traditional media, such as television and newspapers, to increase awareness of environmental issues, particularly waste prevention and reduction.	High/ Immediate (Ongoing)	Variable	TL 3.5	Sustainability Coordinator	Minimal	No concerted City effort but <i>Piedmont Post</i> does report on waste reduction and energy efficiency efforts
30	Coordinate closely with the Piedmont Unified School District.	High/ Immediate (Ongoing)	Positive	TL 3.4	Sustainability Coordinator	Minimal	City has funded (with StopWaste grants) school recycling receptacles and composters
31	Continue focused education and outreach on waste reduction, especially food scrap recycling.	High/ Immediate (Ongoing)	Minor		Sustainability Coordinator	Ongoing	Bill inserts are included in each quarterly garbage billing. Recycling information available on City website and in print.
32	Extend the City's outreach efforts to private schools and businesses, including contractors and gardeners.	High/ Short-term (Ongoing)	Minor	BE 3.3	Sustainability Coordinator	None	
33	Work with PG&E and EBMUD to distribute energy and water conservation information through their website, City fairs and festivals, and other City outlets.	Very-high/ Ongoing	Minor		Sustainability Coordinator	None	
34	Recognize resident efforts through an environmental honor roll and awards programs.	Moderate/ Short-term	Minor		Sustainability Coordinator	None	
35	Consider (or cosponsor) contests, tours, and lecture series which encourage greener living.	Low/ Long-term	Moderate		Sustainability Coordinator	None	

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Climate Action Plan – the following measures and actions are included in Piedmont’s CAP.

Objective BE-1: Reduce Energy Use in City Facilities

Measure BE 1.1: Install cost-effective renewable energy systems on all city buildings and purchase remaining energy from renewable sources.

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Action		Estimated Cost: Average Annual/ Simplified to City	Responsibility	CAP Timetable Implement before:	Implementation Progress	Notes
A	Conduct energy audits of all municipal buildings.	\$5,714/ Low	Recreation	December 31, 2010	Partial	EPA grant funds have enabled some building assessment and energy management tools.
B	Evaluate the potential to locate cost-effective renewable energy systems on City Properties.		Recreation	July 31, 2012	Evaluated	Optony solar report to be followed by joint RFP.
C	Purchase remaining energy from renewable sources or form PG&E’s <i>Climate Smart Program</i> .		Finance	January 1, 2020	None	
Progress Indicators			Target			
i	Percentage of City’s building energy saved through energy retrofits and conservation measures.			20% by 2015 40% by 2020		
ii	Percentage of City’s building electricity from renewable sources			100% by 2020		

Measure BE 1.2: Install building performance data (energy and water) displays in all City buildings.

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Action		Estimated Cost: Average Annual/ Simplified to City	Responsibility	CAP Timetable Implement before:	Implementation Progress	Notes
A	Install electronic building performance displays in all publicly accessible buildings.	\$5,238/ Low	Recreation	December 31, 2014	None	
Progress Indicators			Target			
i	See Measure BE 1.1.			See Measure BE 1.1.		

Objective BE-2: Consider Retrofitting Existing Residential Buildings

Measure BE 2.1: Consider developing and implementing point-of-sale residential energy and water efficiency upgrade requirements and/or incentives if necessary.						
Action		Estimated Cost: Average Annual/ Simplified to City	Responsibility	CAP Timetable Implement before:	Implementation Progress	Notes
A	As the economy improves and related programs are developed, consider adopting a Residential Energy Conservation Ordinance requiring and/or incentivizing point-of-sale energy efficiency upgrades if necessary.	\$5,714/ Low	City Council Public Works	December 31, 2015	None	
B	Work with StopWaste.Org to verify that the required efficiency upgrade package achieves at least 20% improvement in the average Piedmont home.		Public Works	December 31, 2015	Implemented	Minimum efficiency improvement of 15% with Energy Upgrade CA program.
Progress Indicators			Target			
i	Percentage of residential units that have implemented energy efficiency improvements since 2004.		35% of residential units by 2015 55% of residential units by 2020			

Measure BE 2.2: Identify and consider developing financial incentives and low-cost financing products and programs that encourage investment in energy efficiency and renewable energy within existing residential buildings.						
Action		Estimated Cost: Average Annual/ Simplified to City	Responsibility	CAP Timetable Implement before:	Implementation Progress	Notes
A	Evaluate various financing products that would encourage property owners to invest in energy efficiency upgrades and renewable energy systems in existing homes.	\$5,714 to \$80,625/ Low to Med	Finance Public Works	July 30, 2010	On hold.	CaliforniaFIRST financing program on hold with FHFA ruling.
B	Consult with other agencies, utilities and private lenders to evaluate and develop cost effective financing products.		Finance	December 31, 2010	On hold.	See note for Action A above.
C	Develop a robust public outreach program to educate residents about the availability of energy efficiency improvement financing and benefits to home owners and community GHG reduction efforts.		Finance Public Works	July 31, 2011	On hold.	See note for Action A above.
Progress Indicators			Target			
i	See Measure BE 2.1.		See Measure BE 2.1.			

Measure BE 2.3: Educate residents about the availability of free home energy audit programs and encourage implementation of audit findings.

Action		Estimated Cost: Average Annual/ Simplified to City	Responsibility	CAP Timetable Implement before:	Implementation Progress	Notes
A	Find and partner with home energy audit providers to develop public outreach program with focus on post-audit follow-through.	\$3,750/ Low	Public Works		Implemented.	Home energy audits and verification will be required as part of Energy Upgrade CA program.
Progress Indicators			Target			
i	See Measure BE 2.1.		See Measure BE 2.1.			

Objective BE-3: Consider Retrofitting Existing Commercial Buildings

Measure BE 3.1: Consider developing and implementing point-of-sale commercial energy efficiency upgrade requirements and/or incentives if necessary.

Action		Estimated Cost: Average Annual/ Simplified to City	Responsibility	CAP Timetable Implement before:	Implementation Progress	Notes
A	As the economy improves and related programs are developed, consider adopting a Commercial Energy Conservation Ordinance requiring and/or incentivizing point-of-sale energy efficiency upgrades if necessary.	\$5,714/ Low	City Council Public Works	July 31, 2015	None	Ordinance not currently being considered.
B	Verify that the required efficiency upgrade package achieves at least 12% improvement in average Piedmont commercial building.		Public Works	July 31, 2012	None.	See note for Action A above.
Progress Indicators			Target			
i	Percentage of commercial buildings that have implemented energy efficiency improvements since 2004.		20% of residential units by 2015 32% of residential units by 2020			

Measure BE 3.2: Identify and develop financial incentives and low-cost financing products and programs to encourage investment in energy efficiency and renewable energy within existing commercial buildings.

Action		Estimated Cost: Average Annual/ Simplified to City	Responsibility	CAP Timetable Implement before:	Implementation Progress	Notes
A	Evaluate various financing products that would encourage property owners to invest in energy efficiency upgrades and renewable energy systems in existing commercial buildings.	\$5,714 to \$80,625/ Low to Med	Finance Public Works	July 30, 2010	In development.	City staff is considering opening EPA grant funds to commercial Smart Lights program.
B	Consult with other agencies, utilities and private lenders to evaluate and develop cost effective financing products.		Finance	December 31, 2010	In development.	See note for Action A above.
C	Develop a robust public outreach program to educate residents about the availability of energy efficiency improvement financing and benefits to home owners		Finance Public Works	July 31, 2011	On hold.	See Measure BE 2.2.

	and community GHG reduction efforts.				
Progress Indicators			Target		
i	See Measure BE 3.1.		See Measure BE 3.1.		

Measure BE 3.3: Partner with PG&E to provide a business education program that encourages commercial energy efficiency improvements						
Action		Estimated Cost: Average Annual/ Simplified to City	Responsibility	CAP Timetable Implement before:	Implementation Progress	Notes
A	Provide outreach programs to community business, both retail and office, to effect energy reductions.	\$5,714/ Low	Public Works		In development.	See Measure BE 3.2
Progress Indicators			Target			
i	See Measure BE 3.1.		See Measure BE 3.1.			

Objective BE-4: Consider Requiring Energy Performance in New Construction

Measure BE 4.1: Consider adopting additional standards for energy and water efficiency if necessary.						
Action		Estimated Cost: Average Annual/ Simplified to City	Responsibility	CAP Timetable Implement before:	Implementation Progress	Notes
A	Consider adopting an expanded Green Building Ordinance incorporating energy and water efficiency standards contained in Chapter 5 and 6 of the 2008 California Green Building Code if such standards are necessary to achieve the community's GHG reduction target.	\$5,714/ Low	City Council Public Works	December 31, 2011	Implemented	The new California Green Building code went into effect January 1, 2010. It is unknown if code adoption alone will achieve target.
Progress Indicators			Target			
i	NA		NA			

Measure BE 4.2: Provide development incentives for buildings that exceed the State's current Title-24 standards for energy efficiency by 25%.						
Action		Estimated Cost: Average Annual/ Simplified to City	Responsibility	CAP Timetable Implement before:	Implementation Progress	Notes
A	Adopt incentive programs for new construction to exceed required energy efficiency.	NA/ Low	City Council Public Works	NA	None	
Progress Indicators			Target			
i	NA		NA			

Objective BE-5: Maximize the Use of Renewable Energy

Measure BE 5.1: Develop a comprehensive renewable energy financing and informational program for residential and commercial uses.						
Action		Estimated Cost: Average Annual/ Simplified to City	Responsibility	CAP Timetable Implement before:	Implementation Progress	Notes
A	Develop a renewable energy financing program in conjunction with Alameda County and participating cities.	\$3,750/ Low	Finance Public Works	December 31, 2011	On hold	See Measure BE 2.2.
B	Develop a public information program to encourage residents and businesses to install renewable energy systems.		Public Works	December 31, 2011	Implemented and in development	Energy Upgrade California and Smart Lights programs..
Progress Indicators			Target			
i	Percentage of residential and commercial buildings that have installed photovoltaic or solar hot water heaters.			15% by 2015 20% by 2020		

Measure BE 5.2: Join Bay Area efforts to ensure green public transit energy sourcing.						
Action		Estimated Cost: Average Annual/ Simplified to City	Responsibility	CAP Timetable Implement before:	Implementation Progress	Notes
A	Investigate and join existing efforts to effect renewable transit energy sources.	\$5,714/ Low	Not identified	Not identified	None	
Progress Indicators			Target			
i	Percentage of transit agency energy consumption from renewable sources.			Not identified		

Objective BE-6: Community Energy Management

Measure BE 6.1: Work with Alameda County to convert street lights to LED bulbs or LED-solar systems.						
Action		Estimated Cost: Average Annual/ Simplified to City	Responsibility	CAP Timetable Implement before:	Implementation Progress	Notes
A	Replace existing streetlights with LED or LED-solar fixtures.	Not identified/ Low	Public Works	Not identified	In process	EECBG funds will provide 85 fixtures (of ±842).
Progress Indicators			Target			
i	Percentage of City streetlights with LED or LED-solar fixtures.			Not identified		

Measure BE 6.2: Research the feasibility of joining the Community Choice Aggregation efforts of Berkeley, Oakland, and Emeryville.						
Action		Estimated Cost: Average Annual/ Simplified to City	Responsibility	CAP Timetable Implement before:	Implementation Progress	Notes
A	Investigate Community Choice Aggregation program of Berkeley, Oakland and Emeryville and join efforts if it is in Piedmont's interests.	\$5,714/ Low	Not identified	Not identified	None	
Progress Indicators			Target			
i	Not identified			Not identified		

Measure BE 6.3: Encourage PG&E and EBMUD to provide comparative energy and water conservation metrics on utility bills.

Action		Estimated Cost: Average Annual/ Simplified to City	Responsibility	CAP Timetable Implement before:	Implementation Progress	Notes
A	Work with PG&E and EBMUD to develop comparative energy and water conservation metrics for inclusion on utility bills.	\$5,714/ Low	Public Works	December 31, 2010	none	
Progress Indicators			Target			
i	NA			NA		

Objective WW-1: Become a Zero-waste Community

Measure WW 1.1: Establish a zero-waste reduction target for 2030 and work with Alameda County, neighboring cities, and other organizations to leverage the zero-waste effort.

Action		Estimated Cost: Average Annual/ Simplified to City	Responsibility	CAP Timetable Implement before:	Implementation Progress	Notes
A	Develop a resolution of support to encourage the State and federal governments to pass legislation that requires extended producer responsibility and improves recyclability of products and packaging.	\$5,714/ Low	City Council	December 31, 2010	None	The City could choose to consider to support the California Product Stewardship Council.
B	Adopt a resolution to achieve 90% waste reduction and diversion by 2030.		City Council	December 31, 2011	None	
C	Expand outreach programs to maximize participation in waste reduction and diversion programs.		Public Works	July 31, 2011	Ongoing	Brochure, inserts and other promotional items continually distributed.
D	Adopt a resolution of support that encourages the State and federal governments to create a voluntary <i>Do Not Mail Registry</i> to reduce junk mail deliveries.		City Council	July 21, 2010	None	
E	Consider adopting an ordinance that requires all household and commercial food scraps and food-soiled paper to be placed in organics carts, all commercial food service providers to use recycling and organics services, and the City's waste collector to minimize collection route distances and use fuel efficient vehicles.		City Council	December 31, 2010	None	
Progress Indicators			Target			
i	Community waste diversion rate			75% by 2015 80% by 2020 90% by 2030		

Measure WW 1.2: Establish an environmentally responsible government purchasing policy.						
Action		Estimated Cost: Average Annual/ Simplified to City	Responsibility	CAP Timetable Implement before:	Implementation Progress	Notes
A	Establish an environmentally responsible purchasing policy that includes a preference to products produced with little or no GHG emissions	\$5,714/ Low	City Council All Departments	Not identified	In process	Staff is coordinating City departments for development and adoption of policy.
Progress Indicators			Target			
i	Adoption of policy.			Not identified.		

Objective WW-2: Conserve Water Resources

Measure WW 2.1: Encourage residential and commercial users to participate in EBMUD's free water audit program.						
Action		Estimated Cost: Average Annual/ Simplified to City	Responsibility	CAP Timetable Implement before:	Implementation Progress	Notes
A	Partner with EBMUD and StopWaste.Org to provide water conservation outreach programs and encourage residential and commercial users to participate in free water efficiency audits.	\$3,750/ Low	Public Works	Not identified	Limited	City Bay-Friendly Landscape ordinance affects municipal projects only. Outreach is available to all.
Progress Indicators			Target			
i	Not identified			Not identified		

Measure WW 2.2: Encourage use of graywater and rainwater collection in existing residential and commercial uses.						
Action		Estimated Cost: Average Annual/ Simplified to City	Responsibility	CAP Timetable Implement before:	Implementation Progress	Notes
A	Adopt an ordinance that incorporates provisions of the California Water Efficient Landscaping Ordinance and further enables property owners to construct graywater systems and rainwater collection systems that conform to Title 24 Part 5 of the California Plumbing Code.	\$3,750/ Low	City Council Public Works	December 31, 2010	None	California WELO in effect until City adopts its own ordinance.
B	Create an outreach program that encourages businesses and residents to construct graywater and rainwater collection systems on their properties.		Public Works	July 31, 2011	None	
C	Provide City staff training regarding State code requirement for graywater systems in order to help interested parties develop systems.		Public Works	July 31, 2011	None	
Progress Indicators			Target			
i	Percentage of residential and commercial properties that have implemented graywater and/or rainwater collection systems since 2004.			50% by 2020		

Measure WW 2.3: Develop a water efficient landscaping ordinance to implement the California Water Efficient Landscaping Ordinance and require or facilitate use of graywater or rainwater collection systems in new construction.

Action		Estimated Cost: Average Annual/ Simplified to City	Responsibility	CAP Timetable Implement before:	Implementation Progress	Notes
A	Partner with EBMUD and StopWaste.Org to provide water conservation outreach programs and encourage residential and commercial users to participate in free water efficiency audits.	\$5,714/ Low	City Council Public Works	See WW 2.2 A	None	
Progress Indicators			Target			
i	See WW 2.2 A		See WW 2.2 A			

Measure WW 2.4: Facilitate the installation of weather-based evapotranspiration (ET) controller irrigation systems in both City and private landscapes.

Action		Estimated Cost: Average Annual/ Simplified to City	Responsibility	CAP Timetable Implement before:	Implementation Progress	Notes
A	Install ET controller irrigation systems in all municipal landscapes.	\$5,714/ Low	Public Works	Not identified	None	
B	Develop program to encourage the use of ET controllers in private landscapes and require or facilitate use of ET controllers for new development and landscape projects over 2,500 square feet.		City Council Public Works	Not identified.	None	
Progress Indicators			Target			
i	Percentage of municipal landscapes with ET controllers.		Not identified			
ii	Percentage of private landscapes with ET controllers		Not identified			

Objective TL-1: Facilitate Walking and Biking in the Community

Measure TL 1.1: Consider expanding and enhancing bicycling and pedestrian infrastructure throughout the community if financially feasible and practical.						
Action		Estimated Cost: Average Annual/ Simplified to City	Responsibility	CAP Timetable Implement before:	Implementation Progress	Notes
A	Prepare and adopt a Bicycle Master Plan that coordinates with City of Oakland bicycle planning initiatives.	Not identified/ High	Public Works	July 31, 2012	None	
B	Construct bicycle infrastructure improvements.		Public Works	January 1, 2020	None	
C	Conduct a pedestrian obstacle study.		Public Works	September 1, 2011	None	
D	Prepare and adopt a Pedestrian Master Plan.		Public Works	December 31, 2012	None	
E	Construct pedestrian improvements identified in the pedestrian obstacle study and Pedestrian Master Plan.		Public Works	January 1, 2012	None	
Progress Indicators			Target			
i	Bicycle network coverage (excluding Class III bike routes).		15% bicycle network coverage by 2015 25% bicycle network coverage by 2020			
ii	Percentage of street curbs with curb cuts		100% by 2015			
iii	Pedestrian and bike mode share of commute trips.		5% combined by 2015			

Measure TL 1.2: Install bike racks in commercial and civic areas of the City where racks do not currently exist if financially feasible and practical.						
Action		Estimated Cost: Average Annual/ Simplified to City	Responsibility	CAP Timetable Implement before:	Implementation Progress	Notes
A	Conduct bicycle parking analysis in City's commercial and civic areas.	\$1,200/ Low	Public Works	December 31, 2011	None	
B	Install bicycle parking facilities in underserved areas (20% of total to be Class I or II bicycle parking facilities).		Public Works	July 31, 2012	None	
C	Adopt an ordinance that requires new development to provide adequate bicycle parking for tenants and customers; and requires businesses with more than 30 employees to provide end-of-trip facilities including showers, lockers, and Class I bicycle storage facilities.		City Council Public Works	July 31, 2012	None	
Progress Indicators			Target			
i	Bicycle-parking to auto-parking ratio.		0.5:1 by 2015 1:1 parking by 2020			
ii	Percentage of businesses with over 30 employees with end-of-trip facilities.		100% by 2020			

Measure TL 1.3: Consider incorporating pedestrian-friendly design features into the City's civic/commercial centers.

Action		Estimated Cost: Average Annual/ Simplified to City	Responsibility	CAP Timetable Implement before:	Implementation Progress	Notes
A	Consider developing streetscape designs into the Highland and Grand Avenue civic and commercial areas.	Not identified/ High	Public Works	Not identified	None	
Progress Indicators			Target			
i	Not identified			Not identified		

Measure TL 1.4: Evaluate the potential for mixed-use development within Piedmont's existing commercial centers.

Action		Estimated Cost: Average Annual/ Simplified to City	Responsibility	CAP Timetable Implement before:	Implementation Progress	Notes
A	Identify the potential for high-quality, pedestrian-oriented, mixed-use development within the Civic Center Master Plan.	\$20,000/ Low	Public Works	December 31, 2012	None	
B	Prepare a Specific Plan for the Grand Avenue commercial area that identifies the potential for high-quality, pedestrian-oriented, mixed-use development.		Public Works	December 31, 2015	None	
C	Develop small business incentive programs to encourage new neighborhood-serving uses in the Civic Center and Grand Avenue commercial areas.		Public Works	December 31, 2012	None	
D	Conduct audit of land use, zoning, development standards, and other regulations that may act as barriers to neighborhood serving businesses and mixed-use development.		Public Works	December 31, 2011	None	
Progress Indicators			Target			
i	Number of new neighborhood-serving commercial amenities (e.g. restaurants, bakeries, retail stores, medical offices, etc.) in City since 2009.			3 by 2015 10 by 2020		

Objective TL-2: Make Public Transit More Accessible and User-friendly

Measure TL 2.1: Work with AC transit to conduct a public transit gap study and provide bus stops with safe and convenient bicycle and pedestrian access and essential improvements.						
Action		Estimated Cost: Average Annual/ Simplified to City	Responsibility	CAP Timetable Implement before:	Implementation Progress	Notes
A	Consult with AC transit to ensure Piedmont bus stops provide shade, weather protection, seating, lighting, and route information.	\$5,714/ Low	Public Works	December 31, 2017	Some	New bus stop constructed on Highland Way.
B	Conduct a study of bicycle and pedestrian access to transit stations.		Public Works	July 31, 2010	None	
Progress Indicators			Target			
i	Percentage of bus stops with shade, weather protection, seating, lighting, and route information.			80% by 2015 100% by 2017		

Objective TL-3: Reduce Vehicle Emissions and Trips

Measure TL 3.1: Improve fuel efficiency of the City vehicle fleet by purchasing low- or zero-emission vehicles when vehicles are retired from service. (Emergency vehicles are exempt from this measure.)						
Action		Estimated Cost: Average Annual/ Simplified to City	Responsibility	CAP Timetable Implement before:	Implementation Progress	Notes
A	Replace retired City vehicles (emergency vehicles excepted) with low- or zero-emission vehicles.	\$52,000/ Low	All Departments	Not identified	None	
Progress Indicators			Target			
i	Percentage of non-emergency City vehicles that are low- or zero-emission.			Not identified		

Measure TL 3.2: Provide preferential public parking spaces for electric and plug-in electric hybrid vehicles.						
Action		Estimated Cost: Average Annual/ Simplified to City	Responsibility	CAP Timetable Implement before:	Implementation Progress	Notes
A	Provide preferential parking spaces for eligible vehicle types throughout the City's commercial districts.	Not identified/ Low	All Departments	Not identified	None	
B	Maintain a list of eligible vehicles on the City's website.		Administration	Not identified	None	
Progress Indicators			Target			
i	Percentage commercial district parking spaces dedicated to electric or electric-hybrid vehicles.			Not identified		

Measure TL 3.3: Facilitate ride-share opportunities for community residents.

Action		Estimated Cost: Average Annual/ Simplified to City	Responsibility	CAP Timetable Implement before:	Implementation Progress	Notes
A	Work with MTC and other relevant agencies to facilitate ride-share programs in the community.	\$5,714/ Low	Public Works	Not identified	None	
B	Develop a social networking website where residents with similar commutes can find each other and create effective car pools.		Not identified	Not identified	None	
C	Provide shade, weather protection, seating, lighting, and bike racks at casual carpool pick-up areas.		Public Works	Not identified	None	
Progress Indicators			Target			
i	Not identified.		Not identified			

Measure TL 3.4: Work with schools to improve/expand walking, school bus use, safe routes to school programs, and trip reduction programs.

Action		Estimated Cost: Average Annual/ Simplified to City	Responsibility	CAP Timetable Implement before:	Implementation Progress	Notes
A	Ensure that essential infrastructure improvements are made to enable safe routes to school.	\$5,714/ Low	Public Works	Not identified	Potential	Infrastructure improvements have been made at the Grand-Arroyo intersection and on Linda Avenue, but these are not part of an official SRTS program.
B	With PUSD, develop trip reduction programs that encourage walking, bicycling, carpooling, and public transit use, particularly walking school bus programs.		PUSD Not identified	Not identified	None	
Progress Indicators			Target			
i	Not identified.		Not identified			

Measure TL 3.5: Provide public education regarding reducing motor vehicle-related greenhouse gas emissions.

Action		Estimated Cost: Average Annual/ Simplified to City	Responsibility	CAP Timetable Implement before:	Implementation Progress	Notes
A	Develop outreach programs to reduce residents' transportation GHG emissions using various media and targeting walking and bicycling in the City.	\$3,750/ Low	Not identified	Not identified	None	
Progress Indicators			Target			
i	Not identified.		Not identified			