

**CITY OF ALBANY
PLANNING AND ZONING AGENDA
STAFF REPORT**

Agenda date: March 9, 2010
Prepared by: JB & NA

ITEM/ *76 6b*

SUBJECT: **City of Albany Draft Climate Action Plan.**

SITE: **City-wide**

Recommendation

Review the Draft Mitigated Negative Declaration, and the Final Draft Climate Action Plan and make a recommendation to the City Council regarding final action on both documents.

Background

The Commission, at the November 10, 2009 and November 24, 2009 meetings discussed the draft Climate Action Plan (CAP). Excerpts from the minutes of those meetings are attached (Attachment 1).

In addition, a number of Commission members participated in a City Council study session held on January 4, 2010. The January 19, 2010 staff report to the City Council summarizes the outcome of the study session (Attachment 2). As follow-up to the study session, on January 19, 2010, the City Council directed the Sustainability Committee to work in coordination along with the consultant team to prepare the final CAP.

Based on direction from City Council, the Sustainability Committee worked directly with the consultant team to develop the final draft CAP. The Sustainability Committee provided direction to the consultant team including:

- Organization, clarification and streamlining of measures,
- Additional quantification of measures,
- Addition of a measure to research potential parking management strategies,
- Addition of text to the introductory section to further define the global climate change issue, and clarification of the inventory section

The Sustainability Committee reviewed the final draft CAP on February 17, 2010, recommending City Council approval of the final draft CAP, along with minor edits to the final document (attached).

Discussion

The final draft CAP is intended to serve as a working document to provide guidance on how the City and the community can take action to reduce greenhouse gas emissions. The majority of the

measures identified within the CAP will require an individualized development and implementation process. Customization, and any concerns regarding particular details of a proposed measure can be further addressed during development of the measure. Participation by outside agencies, committees/commissions, local interest groups, and the general public will also be sought throughout the implementation process.

It is envisioned that implementation of the CAP measures will be conducted over the next several years, and prioritized by a number of factors. It should be noted that prioritization may fluctuate at times given the growing opportunities related to climate change management. Implementation prioritization will likely include but not be limited to the availability of funding (grants, loans, and budget), availability of partnerships (regional programs, multiple jurisdiction projects, etc.), project readiness, and ease of implementation.

Staff will be responsible for monitoring implementation and quantifying actual greenhouse gas reductions achieved. Given the dynamic nature of climate change science, quantification methodology will likely become increasingly more accurate and readily available in next several years. As identified within the CAP, the document will be reviewed every three years to keep it current, and to provide further opportunity to ensure the CAP accurately reflects the interests of the community to achieve greenhouse gas emissions reductions. The CAP will also be included as part of the City's General Plan during the upcoming General Plan update process.

Per the State's Climate Change Scoping Plan, it is recommended that local governments reduce community-wide greenhouse gas emissions 15% below current levels. The measures included in the CAP will enable the city to achieve a reduction of approximately 19% (15,660 MT CO₂e). To reach the City Council goal of a 25%, an additional reduction of approximately 4,000 MT CO₂e will be necessary. Community stewardship will play a significant role in the further reduction of greenhouse gas emissions. In fact, local organizations have already taken the initiative to develop public outreach campaigns regarding climate change to help inform the community. Staff will also seek additional opportunities in an effort to work towards further reduction of greenhouse gas emissions.

California Environmental Quality Act

In order for the CAP to function as a formal policy document for the City, the City Council must certify that an appropriate CEQA document been prepared. The Draft Mitigated Negative Declaration was provided to the Commission as part of the February 23, 2010 agenda packet.

**Excerpt from Approved Minutes: Planning and Zoning Commission Meeting
November 10, 2009**

a. Discussion of City of Albany Draft Climate Action Plan.

Staff recommendation: For discussion only.

Planning Manager Bond briefly summarized the Climate Action Plan. Commission Arkin asked about the planned work session with City Council and Sustainability Committee on January 4, 2010. Chair Maass inquired about whether the consultant had responded to issues raised at the joint meetings of the Sustainability committee and the Planning and Zoning Commission. Commissioner Gardner inquired about the status of the CEQA analysis and about the details of the community survey. Commission Panian inquired about how localized are the baseline data and calculations.

Chair Maass opened the public hearing. Preston Jordan, Albany resident spoke regarding prioritization of measures and advocated for a utility tax as a measure to reduce energy usable and create funds to implement the measures. He also suggested a residential parking program to reduce driving. Ed Fields, Albany resident, spoke to the need to prioritize items but not to chop off items that are not quantified

Chair Maass closed the public hearing. Commissioner Arkin indicated the need to prioritize measures and stated the importance of full community participation. Commission Panian stated the report should function as more of a master plan. He expressed that we should be skeptical of numerical analysis and that measures should be streamlined. Commission Gardner stated the importance of building energy measures and that transportation measures will require an increase in transit. Commission Moss stated that important to proceed with priorities and indicated a preference for property tax transfer tax rather than a utility tax. Chair Maass supported the idea of prioritization. He also noted that the community is still using a lot of resources even with improvements in behavior. Commission Panian also noted the importance of changing both attitudes and habits as well as changing zoning and land use policies.

**Excerpt from Approved Minutes: Planning and Zoning Commission Meeting
November 24, 2009**

a. Discussion of City of Albany Draft Climate Action Plan.

Staff recommendation: For discussion only.

Planning Manager Bond and Jeff Henderson, from AECOM, delivered the staff report. Chair Maass opened the public hearing. Ed Fields, Albany resident, wanted the report to show that even 550 PPM carbon dioxide was too high. He then suggested the plan address the issue of peak oil and the points made by Preston Jordan regarding using utility taxes to raise funds and incentivize and the city subsidizing on-street parking. He suggested a 4% utility tax and using it to hire a coordinator. He noted city policy did have an impact on San Pablo Avenue trips. Janet

Smith-Heimer, co-chair of the Sustainability Committee, noted they were still working on this, trying to streamline and tighten up language to facilitate implementation.

Carol O'Keefe, Albany resident, wanted to replace low, medium, and high with actual dollar amounts, and show individual cost and city cost. She stated the action part of the plan should contain only the quantifiable measures. She noted time was already running, and the EBMUD treatment of wastewater with methane and the UC Village removal of inefficient and addition of efficient housing should be counted. No one else wished to speak. Chair Maass closed the public hearing.

Commissioner Arkin noted that the Planning & Zoning Commission could have a lot of impact. He wanted flexibility built into the document because things not quantifiable now could become quantifiable in the future. He stated that trees were blocking the photovoltaic panels on City Hall. He wanted schools included. Commissioner Panian expressed a desire to integrate this with the General Plan, and to look at linking with the region to address San Pablo Avenue. Commissioner Gardner wanted non-quantifiable items to remain because they still made a difference. Sample budget figures (without analysis) could be added.

BE 2.5 Commissioner Panian stated there was lots of material going into the waste stream and a bunch of new construction, too.

BE 2 Commissioner Arkin said program offering free weatherization. Commissioner Gardner recommended low- and no-cost things like using power strips and turning them off overnight. Commissioner Panian opined there should be consideration given to encouraging seismic retrofit. Commissioner Arkin noted City of Berkeley refunded half of transfer tax for seismic and might do more for efficiency. Commissioners Gardner and Panian recommended plenty of outreach to the community before asking City Council to change taxes.

BE 3 Commissioner Arkin liked the utility-based carbon offset. There was a lengthy discussion regarding credits and offsets.

BE 4 Ed Fields asked whether the Green Building Standards would need to be upgraded. There was a lengthy discussion. Commissioner Maass recommended adding an energy bonus.

BE 5 Commissioner Gardner wondered how to direct people to "good" (not coal-based industry) photovoltaic materials.

BE 6 Commissioner Arkin suggested noted the use of LED holiday lights.

TL 3.2 Commissioner Arkin suggested upgrading the commercial design guidelines to address this and walk-ability, and to revisit the two parking space requirement for residential units, especially in Solano and San Pablo Avenue mixed use development. There was a discussion about charging for parking and neighborhood permit parking.

There was a brief recess.

TL 4 Commissioner Arkin hoped for casual carpooling from Albany to San Francisco. Could they get credit for having smaller, more efficient, and alternative energy vehicles? Chair Maass wanted jobs and housing matched up. Commissioner Panian recommended increasing affordable housing. Commissioner Arkin recommended adding office space. Commissioner Panian recommended a local shuttle service.

Commissioner Maass noted concern that the plan was not looking adaption strategies to address sea level change. Commissioners Arkin Panion and Gardner all discussed the importance of local agriculture and food security. Commissioner Maass noted the importance of connecting with schools.

Commissioner Gardner noted that numerical calculations can be manipulated. And that it is important to proceed with the plan. Commissioners Arkin and Panion concurred.

**CITY OF ALBANY
CITY COUNCIL AGENDA
STAFF REPORT**

Agenda Date: January 19, 2010

Reviewed by: BP

SUBJECT: Summary of Climate Action Plan Study Session and Review of
draft Climate Action Plan

REPORT BY: Jeff Bond, Building & Planning Manger
Nicole Almaguer, Environmental Specialist

STAFF RECOMMENDATION

1. Receive a staff summary of the January 4 City Council Study Session of the Climate Action Plan.
2. Direct the Sustainability Committee to complete the review of the Draft Climate Action Plan and work with the consultant to finalize the plan.
3. Direct the Sustainability Committee and Planning and Zoning Commission to review the final Climate Action Plan and recommend adoption by the City Council in March 2010.

BACKGROUND

The City initiated a community planning process to develop a climate action plan in the summer of 2008, and retained the services of EDAW, Inc. to complete the plan to reduce greenhouse gas emissions 25% below 2004 levels by the year 2020. As a result of this planning process, the current draft of the Climate Action Plan was released in November for review by the City's Sustainability Committee, Planning & Zoning Commission and the community at large. Additionally, a survey was mailed citywide to obtain additional input on the draft CAP. Approximately 500 responses have been received to date, with the majority indicating strong support for reduction of greenhouse gasses and the City taking leadership regarding this issue. Detailed survey results are included as an attachment to this staff report.

On January 4, 2010, the City Council held a study session to review the draft Climate Action Plan and obtain further community input regarding the plan. The study session included roundtable discussions with members of the Sustainability Committee, Planning & Zoning Commission and public. At this meeting staff provided an overview of the climate action planning process along with a detailed staff report on the subject (attached). The study session provided the opportunity to openly discuss the intent of the Climate Action Plan (CAP), and gain a variety of perspectives on the draft plan and its policies.

DISCUSSION

The study session included the formation of roundtable groups to discuss questions relating to identification of climate action priorities, the City and community's role in implementing the CAP, and noting areas of the CAP that require more attention or clarification. Each roundtable group discussed the greenhouse gas reduction measures they felt should be of priority. Priority measures were grouped into three categories (priority 1, 2, and 3). As detailed on the attached matrix, the first three priorities that emerged from the roundtable discussions include:

- Building energy efficiency;
- Solar power; and
- Building code upgrades for energy efficiency.

Following these first three priorities, "complete streets", waste reduction, and land use policies were identified as the next priority set.

The majority of report outs from the roundtable discussions agreed that the City should be a leader in implementing greenhouse gas reduction policies, with the notion that if it can't be done in Albany, it may not be able to be done at all. There was also some general discussion regarding how CAP measures will be funded, acknowledging that they carry a significant cost. Additionally, report outs from the roundtable discussions identified:

- Initiatives should be both cost effective and ensure measurable reductions in greenhouse gas emissions;
- Developing a parking permit system for the residential sector as a potentially more effective action in comparison to parking meters in the commercial sector; and
- Interest in community networking to share ideas relating to building energy efficiency/solar installations, such as tours of homes with energy efficiency or solar equipment installed.

In terms of items in the CAP that may require additional attention, the following were identified:

- Verification that the cost estimates and other relative data are as accurate as possible;
- Clarification that action items are well defined and practicable, for example, the measure regarding paperless city offices may need to be revised to accommodate for particular needs;
- Include some discussion and guidance regarding the upstream environmental consequences associated with development of new technologies such as solar panels to avoid adverse impacts; and
- Whether the building energy efficiency ordinances should be a mandatory requirement .

- Building code upgrades for energy efficiency should not be more stringent than the State code

ANALYSIS

In an effort to complete the climate action planning process and adopt a finalized CAP, the items identified during the study session should be examined further to ensure accuracy of the final CAP. The Sustainability Committee has taken a leadership role to assist the consultant from project initiation through development of the draft CAP. As such, it is recommended that City Council direct the Sustainability Committee to again work with the consultant to finalize the CAP, including:

- Complete the Plan with acknowledgement that a significant community challenge remains to meet the City Council 25% reduction goal;
- Clarifying any discrepancies in cost estimates or other numerical data;
- Reviewing public comments received and forwarding those comments to the consultant as the Committee sees applicable; and

Additionally, it is recommended that the Planning & Zoning Commission conduct a review of the final CAP following the work conducted by the Sustainability Committee and in advance of City Council.

The proposed schedule for completion of the final CAP is as follows:

- January 20, 2010: Sustainability Committee Meeting – finalize review of the Draft CAP and submit to consultant to prepare final CAP;
- February 17, 2010: Sustainability Committee Meeting – review final CAP and make a recommendation to the City Council on final action;
- February 23, 2010: Planning & Zoning Commission Meeting – review final CAP and make a recommendation to the City Council on final action;
- March 1, 2010: City Council Meeting – review final CAP for approval.

SUSTAINABILITY IMPACT

Adoption of the final CAP is intended to facilitate implementation of measures to reduce greenhouse gas emissions, and demonstrate the City's leadership regarding climate action. It is also envisioned that a number of the proposed measures within the CAP will have co-benefits, including improving local quality of life, creating a healthier environment to live and work, and improving the ecological health of the community and San Francisco Bay.

It should also be noted that the measures identified within the CAP reflect a master list of projects and programs, all of which requiring their own particular process for implementation. As such, the community, public Commissions/Committees and Council will have the opportunity to further customize measures to ensure they are appropriate to

city needs and generate as much greenhouse gas emissions reductions as possible while also being cost effective.

FINANCIAL IMPACT

Completion of the final CAP is funded by a grant award from the Bay Area Air Quality Management District. The consultant's contract scope includes attendance at the upcoming public hearings, and for completion of the CAP. Any major changes to the plan may not be included in the current scope, and as such would require additional funding.

Implementation of the CAP will require identification of several funding sources. The City will pursue grants and partnership opportunities with other jurisdictions and agencies in an effort to streamline costs as much as possible. However, some costs will not be eligible for outside funding and consequently other revenue will be needed for those expenses. It is also envisioned that implementation of the CAP may require additional staff assistance to work with the community, business district, and other agencies towards achieving greenhouse gas emissions reductions and to monitor effectiveness of the plan.

Attachments

1. Citywide CAP survey results
2. January 4, 2010 Climate Action Plan Staff Report
3. Study Session results matrix

SURVEY RESPONSES
City of Albany Climate Action Plan (CAP)

Out of 542 Surveys...

PERSONAL CARBON REDUCTIONS

3. Please rank your willingness to do the following to help reduce the community's carbon emissions:

	I am not willing	I would consider this	I am very willing	I already do this
Turn off unnecessary lights in house	1%	2%	5%	92%
Lower the thermostat by three degrees on a cold day	6%	10%	12%	72%
Walk, bike, carpool, or take public transport one day per week	9%	15%	11%	65%

TRANSPORTATION AND LAND USE

Walking and Bicycling Infrastructure

4. Would additional bike lanes, racks, and overall safer bicycling conditions encourage you to ride your bike more often?

Yes	No
60%	40%

5. To what degree do you feel bike lanes, racks, and other bike infrastructure needs to be expanded?

	Yes	No
It is good as-is	36%	64%
Small improvements such as a few more bike lanes would be adequate	40%	60%
Moderate improvements are necessary including bike lanes on most high traffic streets and signed routes on key side streets	60%	40%
The City needs to provide separate bicycle tracks on high traffic streets and dedicated lanes or signed routes on most other streets	60%	40%

6. Would improved sidewalks, cross walks, and increased traffic enforcement encourage you to walk more?

Yes	No
53%	47%

Public Transit

7. Would more bus shelters, route information displays, benches, and lighting encourage you to ride public transit?

Yes	No
40%	60%

8. Do you think access to transit stops and stations is convenient and safe?

Yes	No
74%	26%

9. Do you feel existing routes are sufficient?

Yes	No
50%	50%

Mixed-use, pedestrian-oriented development

10. Should the City provide development incentives that encourage pedestrian-oriented, mixed-use development along San Pablo Avenues?

Yes	No
82%	18%

Commercial Parking

11. Would you support a commercial district parking fee within the Solano and San Pablo Avenue commercial corridors?

	Yes	No
Yes, I support a commercial parking fee	28%	72%
Yes, if revenues were spent on local business, marketing and other district improvements	39%	61%

12. How much should the parking fee be?

I do not support such a fee	58%
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	25¢	50¢	75¢	\$1
I support an hourly fee of...	27%	37%	7%	29%

BUILDING AND ENERGY

Residential Energy Efficiency Retrofits

13. If the City provided low-interest loans for energy efficiency improvements, would you voluntarily upgrade your home to be more energy efficient?

Yes	No
8%	92%

Yes, but only if I knew the improvements would save me money in the near-term	17%
Yes, financing would help me do this	28%
I will do the upgrade whether the financing is available or not	8%
I have already done significant efficiency upgrades	27%
I rent and cannot make improvements	20%

14. Should the City require energy efficiency retrofits at the point of sale of residential buildings given that improvements could cost approximately \$7,000 to \$10,000 depending on the size and age of the home?

Yes	No
42%	58%

Commercial Energy Retrofits

15. If low-interest loans for energy efficiency improvements were available would you voluntarily upgrade your building? *Business owners and commercial property owners only:*

	Yes	No
Yes, but only if I knew the improvements would save me money in the near-term	15%	9%
Yes, financing would help me do this	21%	7%
I will do the upgrade whether the financing is available or not	4%	9%
I have already done significant efficiency upgrades	8%	8%
I lease and cannot make improvements	11%	8%

16. Should the City require energy efficiency retrofits at the point of sale for commercial buildings?

Yes	No
65%	35%

Renewable Energy

17. If low-interest loans were provided would you install solar panels or solar hot water heaters at your home, commercial building, or commercial parking lot?

	Yes	No
Yes, but only if I knew the improvements would save me money on the near-term	20%	4%
Yes, financing would help me do this	30%	3%
I will do the upgrade whether the financing is available or not	3%	6%
I have already done significant efficiency upgrades	7%	6%
I lease and cannot make improvements	13%	8%

WASTE AND WATER

Waste

18. Which of the following things do you do?

I recycle paper, glass, metal, and plastic waste	74%
I place yard waste in curbside green waste containers	76%
I place food scraps in curbside green waste containers	62%
I compost green waste and/or food scraps in a home composting system	9%

19. If you don't do one of the things above, which of the following things would you be willing to do?

I am willing to recycle paper, glass, metal, and plastic waste	0.4%
I am willing to place yard waste in curbside green waste containers	5%
I am willing to place food scraps in curbside green waste containers	13%
I am willing to place compost green waste and/or food scraps in a home composting system	18%

Water

20. Would you support an ordinance that would require residential remodeling projects to improve plumbing fixtures and achieve water efficiency that exceeds current code requirements?

Yes	No
68%	32%

21. Rainwater collection systems can reduce the use of potable water for irrigation. If the City provided training on how to do it, would you be interested in collection rainwater from your building's roof top to water your lawn and garden?

Yes	No
70%	13%
Not practical for my home/business	17%

22. Graywater systems use untreated household wastewater from bathtubs, showers, bathrooms wash basins, and clothes washing machines to provide water to underground irrigation systems. Would you be interested in installing a graywater system on your property?

Yes	No
79%	29%

GREEN INFRASTRUCTURE

Urban Forest

23. Would you be interested in planting additional trees on your property?

Yes	No
55%	23%
Not practical for my home/business	22%

**CITY OF ALBANY
CITY COUNCIL AGENDA
STAFF REPORT**

Agenda Date: January 4, 2010
Reviewed by: BP

SUBJECT: City of Albany Climate Action Plan

REPORT BY: Jeff Bond, Building & Planning Manager

STAFF RECOMMENDATION

1. Receive a staff overview about the plan and conduct roundtable discussions with members of the Sustainability Committee, Planning & Zoning Commission and public.
2. At the conclusion of the roundtable discussions and report out from each table, provide some initial Council reactions, requests for clarification, and other comments on the plan.
3. Agendize an action item for January 19th on direction to the Sustainability Committee, Planning & Zoning Commission and staff to finalize the plan for adoption by the City Council by March, 2010.

BACKGROUND

The emergence of an awareness of the threat of global warming represents one of the most significant new elements in land use planning in California. Community concern and a series of legislative initiatives beginning in 2006 are adding a substantial new dimension to land use policy and project review both in Albany and at the California state government level. Locally, the goal of reduction of creation of greenhouse gases (GHG) will become a new metric for City policymakers to use in the evaluation of individual development proposals. Furthermore, the statewide implementation of the legislative mandate is expected to lead to closer integration of land use, transportation, and housing policies and programs.

In June 2006, the City of Albany committed to becoming a member of ICLEI-Local Government for Sustainability (ICLEI) and participating in the Alameda County Climate Protection Project (ACCPP). The project was launched by ICLEI in partnership with the Alameda County Waste Management Authority & Recycling Board (StopWaste.Org) and the Alameda County Conference of Mayors. In committing to the project, the City embarked on an ongoing, coordinated effort to reduce the emissions that cause global warming, improve air quality, reduce waste, cut energy use and save money. Toward that end, ICLEI and StopWaste.Org assisted the City to conduct a baseline Greenhouse Gas Emissions Inventory, and to set a community-wide emissions reduction target.

Overview of Phenomenon of Climate Change

The earth is naturally warmed by energy from the sun that reaches surface of the earth. Heat from the surface radiates back into the atmosphere. Some of the radiated energy reflects off gases in the atmosphere and comes back to the surface of the earth yet again. The phenomenon of global warming during the past 50 years is the result of an increase in certain gases in the atmosphere that cause an increase in reflected energy back to the surface of the earth. The term greenhouse gases comes from the analogy that these gases in the atmosphere act similar to glass in a greenhouse, allowing sunlight to come through, but holding the heat in.

Carbon dioxide is one of the most significant greenhouse gases and the burning of fossil fuels increases CO₂ in the atmosphere. Thus, the primary emphasis on the reduction of greenhouse gases is on the production of carbon dioxide (CO₂). The production of CO₂ is typically measured in metric tons (MT).

The consequences of global warming are multifaceted. One of the most direct consequences is that higher temperatures will cause the melting of glaciers world-wide, which in turn will cause sea-level rise. For the Bay Area, the increase in sea-level poses an extraordinary threat to backbone economic infrastructure as well as the ecological health of the region.

State Government Initiatives on Climate Change

At the state government level, two key pieces of legislation have been adopted into law in the past several years. The first law, AB 32, was approved in 2006, and requires the state of California to reduce greenhouse gas production to 1990 levels by the year 2020. In particular, the law granted the California Air Resources Board (CARB) the authority to adopt regulations such as emission standards for vehicles and light trucks.

In 2008, SB 375 was approved. This legislation established a detailed structure of statewide planning that will be necessary to achieve the greenhouse gas production goals. In particular, SB 375 authorized regional planning agencies to establish policies that ensure that expenditures of funds for transportation improvements and targets for development of housing will meet GHG goals. The implementation of SB 375 is scheduled to occur over the next several years.

In 2009, various state and regional agencies have proposed modifications to California Environment Quality Act Guidelines and methodologies. The proposed Guidelines, which are expected to be approved in 2010, modify the environmental review process that the City uses for future projects. The new Guidelines will require an analysis of the climate change implications of a proposed project. In addition, it modifies the review of the transportation and parking impacts of a project. Finally, the new Guidelines allow for streamlined review of projects that achieve climate change policy objectives.

DISCUSSION

California communities are using climate action plans (CAP) as the organizing documents to bring together analysis and policies to meet community GHG reduction goals. Using a grant from the Bay Area Air Quality Management District, the international planning consulting firm EDAW (as a result of a recent corporate merger, now known as AECOM) was retained jointly by the cities of Albany and Piedmont to prepare Climate Action Plans (CAP) for each community.

The draft Climate Action Plan (CAP) has been posted on the City web site. It is a comprehensive document that provides detailed information on methodologies and policy initiatives. The purpose of this staff report is to summarize the GHG emissions target established by the City Council and provide an overview of the important policy initiatives in the CAP.

Target for Reducing Greenhouse Gas Emissions

In 2007, the City Council established a goal, by the year 2020, of reducing the City's greenhouse gas emissions to a level 25% below 2004 emissions. The analysis in the CAP shows that in 2004 GHG baseline was 69,800 MT, and thus the City Council target GHG emission level is 52,400 MT.

The baseline of greenhouse gas emissions within the City was based on the ICLEI analysis, with adjustments made for items beyond the control of the City. For example, one of the most significant adjustments to the baseline is not to count vehicles on Interstate 80 or on San Pablo Avenue, since the City has no control over pass-through trips.

Assuming business as usual, GHG are expected to grow by 2% between 2004 and 2020. Thus, for purposes of the CAP, the City of Albany 2020 business as usual baseline is projected at 72,000 MT. Closing the gap between the 52,400 MT target and the 72,000 MT business as usual projection is the goal of the CAP.

Draft Policy Measures

The draft City of Albany CAP was prepared by EDAW and reviewed in detail by the Sustainability Committee. A wide range of potential policy measures were evaluated. For many policies, the greenhouse gas reduction potential by the year 2020 was calculated and incorporated into the analysis. Other policies in the CAP are meaningful, but cannot be accurately quantified, or are not expected to have quantifiable impacts on greenhouse gas emissions that are measured in the baseline. The following is a summary of the strategies:

Building & Energy Strategy

Greenhouse Gas Reduction Potential: 8,495 MT CO₂

- Building Energy Efficiency – Adopt a Residential Energy Conservation Ordinance and Commercial Energy Conservation Ordinance mandating

energy efficiency upgrades at the time of property sale. In addition, provide financing and/or financial incentives to property owners for energy efficiency upgrades.

- Building Code Upgrades – Adopt various energy efficiency standards.
- City Operations – Install LED streetlights, conduct energy audits and purchase renewable energy.

Transportation & Land Use Strategy

Greenhouse Gas Reduction Potential: 4,640 MT CO₂

- “Complete Streets” – Identify and implement capital improvement projects to facilitate pedestrian and bike safety & access on City streets.
- Land use policies – Update the city’s land use regulations to promote commercial development that is mixed-use, neighborhood-serving, transit-oriented, etc.
- Transportation Demand Management (TDM) Program – Establish an Albany Transportation Management Authority to support local employer TDM efforts. As a part of transportation programs, policies also would seek to improve public transit services and school bus services.
- Parking – Establish a commercial parking fee to discourage driving and a residential parking permit system for residential areas adjacent to commercial districts.
- City Operations – Implement an energy-efficient vehicle fleet.

Waste Reduction Strategy

Greenhouse Gas Reduction Potential: 2,210 MT CO₂

- Waste Reduction – Establish ordinances and programs to achieve a zero waste reduction target.
- City Operations – Implement a paperless office.

Green Infrastructure Strategy

Greenhouse Gas Reduction Potential: 130 MT CO₂

- Urban Forestry– Expand and enhance urban forestry and green street programs.

Water Conservation Strategy

Greenhouse Gas Reduction Potential: 55 MT CO2

- Building Code Upgrades – Adopt various water conservation standards.

Food & Agriculture Strategy

Greenhouse Gas Reduction Potential: 130 MT CO2

- Urban Agriculture – Support regionally produced foods and establish urban agriculture programs.

ANALYSIS

Sustainability Committee and Planning and Zoning Commission Discussion

Both the Sustainability Committee and the Planning and Zoning Commission held lengthy substantive discussions on the current draft of the plan over the course of several meetings. The following is a brief summary of some of the comments (note duplicative comments combined removed):

- Comment from the public regarding accuracy of table on page I-3. Also concern about policy to expand neighborhood retail into residential areas.
- Comment from the public suggesting increase in utility tax to encourage energy efficiency and to raise funds for CAP policy implementation
- Comment from the public suggesting that City polices can effect San Pablo Avenue
- Need better information on costs
- Concern that large pieces of the puzzle seem unrealistic
- Should not give credit for a reduction in GHG by preparing a plan. Need to implement plan.
- Recently completed upgrades at University Village not incorporated into analysis
- Non-quantifiable measures different than quantifiable measures
- City Council needs to give direction on how far to go with costly measures
- Need broad level discussion of budget allocation and taxes on activities that do not contribute to CAP objectives
- Need broad level discussion of parking policies

Planning and Zoning Commission Discussion

- Some of the non-quantifiable items may be quantifiable in the future
- City needs to show leadership and make CAP a core principle of land use
- Worthwhile to do things even if not quantifiable

- Recommend avoiding use of PV panels that have high embedded energy that goes into production.
- Albany should set an example for other communities
- City of Albany impacts dwarfed by Chinese business parks
- Using cars less is an improvement in lifestyle
- Consider adding schools
- Consider seismic retrofit requirements
- Consider reduced use of power strips can reduce energy usage
- Need to put priority on point of sale as the opportunity to make energy efficiency improvements
- Need to have a discussion about using the purchase of carbon offsets to further advance towards goal.
- Look for opportunities to partner with PG&E
- Comment from the public suggesting that the City waive fees for projects that meet standards.
- Bring back “time of use” billing for PV panels and smart metering
- Consider giving planning “energy bonus” to projects similar to affordable housing density bonus.
- Better bus shelters would help public transit
- Investigate parking policies in commercial and residential districts
- Look to match profile of local citizens to local jobs being created
- Need to look at adaptation policies in anticipation of sea level rise
- Support local agriculture and food security movement

Preliminary Policy Issues for Discussion

Based on Sustainability Committee and Planning and Zoning Commission discussion, it is apparent that the draft CAP introduces several policy issues that ultimately will require City Council direction.

- ***Community Challenge*** - One of the most significant policy issues that emerges from the draft CAP is that the strategies and initiatives identified do not reach the 25% target. In particular, the CAP estimates the gap at 4,070 MT a year, which translates to a 19% decrease in 2004 GHG emissions. City Council will need to provide direction on acceptability of a plan that does not fully reach the original goal.
- ***Revenue Sources*** - Appendix C of the CAP provides an analysis of potential costs associated with the implementation measures. At this stage, the costs should be considered rough orders of magnitude. The total cumulative cost of all the measures, over the ten-year period 2010 to 2020, is estimated at \$50.4 million.

The most expensive measure is the implementation of complete streets (measure TL 1.1), which is estimated at \$42.1 million. Other expensive measures include provided financial incentives for energy efficiency improvements (BE 2.2) and

\$1.1 million for incentives for infill development (TL 3.3). In addition \$900,000 is estimated for the increased staff cost associated with promoting pedestrian and transit oriented development (TL-3). The City Council may wish to provide direction on whether or not it is realistic to incorporate into the plan the possibility of creating additional local tax revenues sources.

- **Priority Setting** - Given the number of measures that are available to choose from that directly or indirectly will lead to reductions in greenhouse gas emissions, one of the largest challenges is to prioritize the initial steps that should be taken. Unless otherwise specified, the most likely approach would be to focus on items that are “low hanging fruit” that are easy to implement with existing resource, but may not make a large difference towards the City Council goal. An alternative would be to pursue items that make the largest quantifiable difference in emissions, but require a larger upfront investment in staff time and costs. The City Council may wish to provide direction on whether or not it is realistic to consider creating additional local revenues sources.

STUDY SESSION AND NEXT STEPS

Study Session Format

The study session will be organized with a brief staff report and questions from Council, followed by a breakout session with City Council members, Sustainability Committee members, and Planning and Zoning Commission members as well as the general public. Staff will be preparing materials that will spark discussion on policy issues and implementation priorities. At the conclusion of the roundtable discussions, each table would be asked to briefly report on their discussions. The meeting would conclude by providing the Council an opportunity to provide some initial reactions, requests for clarification, and other comments on the plan.

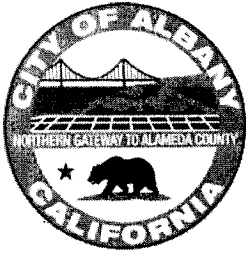
Next Steps

Following the study session, an action item will be agendaized for the Council’s January 19 meeting to provide Council an opportunity to provide direction to the Sustainability Committee, Planning & Zoning Commission and staff to finalize the plan. The Sustainability Committee will meet in January to prepare final comments to the consultant.

Following the preparation of the final report, both the Sustainability Committee and the planning and Zoning Commission will be asked to make a recommendation to the City Council regarding adoption of the CAP. Council action is anticipated to occur in March 2010. The completion schedule is driven by terms of the BAAQMD grant requirements.

After approval of the final report, staff will prepare a document that will be used to track CAP implementation priorities. This document would be designed to be easily amended as climate change policies emerge at the state and regional level, and as financial resources

for various initiatives become available. In addition, the final report is expected to be a cornerstone of a new General Plan.



City of Albany Climate Action Plan
City Council Study Session – January 4, 2010
Roundtable Discussion

Instructions and Suggestions for a Good Discussion

- ❖ The goal of the study session is to provide the City Council an opportunity to gain a variety of perspectives on the draft climate action plan and its policies.
- ❖ One person from each group should be designated to briefly report back at the conclusion of the discussion.
- ❖ During the discussion, each person should try to be brief and avoid repetition.
- ❖ It is OK not to agree on every issue. Be respectful of differences of opinion.

Discussion Question #1

- ❖ Pick from the attached list the first three things City government should do to address climate change and reduce greenhouse gases.
- ❖ Is there something on this list City government should definitely not carry out?
- ❖ Are there items on this list that other organizations or government agencies should be responsible for?

Discussion Question #2

- ❖ Should the City be a leader in implementing local greenhouse gas reduction policies even if it means more regulations and higher costs to residents and businesses compared with neighboring cities?

Discussion Question #3

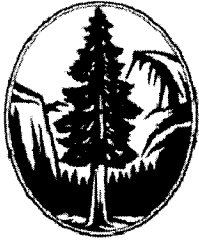
- ❖ Five or ten years from now, what is the newspaper headline that you would like to read related to climate action plan implementation in the City of Albany.
- ❖ In contrast, what is the newspaper headline you would not want to see about City of Albany climate action plan implementation.

Discussion Question #4

- ❖ What aspect of City policies related to climate change and greenhouse gases need more attention?
- ❖ What aspect of the draft Climate Action Plan needs more attention?

Discussion Question # 1: List of Climate Action Plan Policies

<i>Program</i>	<i>Metric Tons of CO2</i>	<i>Rough 10-Year Cost Estimate</i>	<i>Notes</i>
1. Building Energy Efficiency – <i>Adopt an Energy Conservation Ordinance and mandating energy efficiency upgrades of existing building at the time of property sale.</i>	1,300	\$1,500,000	
2. Building Code Upgrades for Energy Efficiency – <i>Adopt various energy efficiency standards for new construction.</i>	2,000	\$1,400,000	
3. Solar Power – <i>Encourage property owners to use solar energy and identify solar energy districts for commercial buildings.</i>	4,900	\$300,000	
4. City Government Use of Energy – <i>Install LED streetlights, conduct energy audits and purchase renewable energy.</i>	200	\$70,000	
5. “Complete Streets” – <i>Identify and implement capital improvement projects to facilitate pedestrian and bike safety & access on City streets.</i>	1,300	\$42,300,000	
6. Land use policies – <i>Update the city’s land use regulations to promote commercial development that is mixed-use, neighborhood-serving, transit-oriented, etc.</i>	2,200	\$1,000,000	
7. Transportation Demand Management Program – <i>Establish an Albany Transportation Management Authority to support local employer TDM efforts. As a part of transportation programs, policies also would seek to improve public transit services and school bus services.</i>	1,100	\$50,000	
8. Parking – <i>Establish a commercial parking fee to discourage driving and a residential parking permit system for residential areas adjacent to commercial districts.</i>			
9. City Government Vehicles – <i>Implement an energy-efficient vehicle fleet.</i>			
10. Waste Reduction – <i>Establish ordinances and programs to achieve a zero waste reduction target.</i>	2,200	\$200,000	
11. City Government Operations – <i>Implement a paperless office.</i>			
12. Urban Forestry – <i>Expand and enhance urban forestry and green street programs.</i>	130	\$200,000	
13. Water Conservation – <i>Adopt various water conservation standards and implement EBMUD conservation programs.</i>	55	\$1,100,000	
14. Urban Agriculture – <i>Support regionally produced foods and establish urban agriculture programs.</i>			
15.			



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Northern Alameda County Group

(Alameda-Albany-Berkeley-Emeryville-Oakland-Piedmont-San Leandro)

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March 4, 2010

City of Albany
1000 San Pablo Ave.
Albany, CA 94706

Members of the Sustainability Committee
Members of the Planning and Zoning Commission
Members of the City Council

Re: Albany Climate Action Plan

Dear Members of the City Council, Sustainability Committee and Planning and Zoning Commission,

The Sierra Club Group supports Albany's proactive efforts in passing a Climate Action Plan (CAP). We recommend passage of this CAP and recommend significant review in one year's time. We find that the document is a good start and demonstrates that the City has begun taking climate change and Greenhouse Gas reduction (GHG reduction) in a serious way. The Sierra Club commends the City of Albany for its initiative. At the same time, we feel that the CAP could be improved by addressing a few significant shortcomings:

- The CAP should explicitly restate the 25% goal of GHG reduction recommended by Council.
- The CAP should not use carbon offsets to attempt to make up for plan shortfalls.
- The CAP should include San Pablo Avenue in its emissions inventory. Albany uses San Pablo Ave. as its north south arterial and many daily trips are made on San Pablo Ave by residents and Albany business suppliers and customers. Albany has an important role to play in regional climate issues working with other jurisdictions on the regulation of greenhouse gases.

Also, the Climate Action Plan leaves the details of implementation for a number of strategies open. Here are some strategies that we strongly support and feel must become part of the CAP implementation phase:

- 1) Require mandatory energy upgrades to buildings at the time of sale (Measure BE 2.3) to achieve the building energy efficiency goals of the CAP.
- 2) Explore a citywide Parking Permit program. Free parking is a huge disincentive against people using other, more energy efficient modes of transportation and costs the City substantial lost revenue.
- 3) Enact a utility tax to fund certain aspects of the CAP. We fully support such a tax since it is linked directly to energy use. Such taxes can be regressive, so care must be taken in implementation so as to prevent this, such as including a lifeline low income exemption. Such an exemption would apply to low-income customers whose energy use does not exceed a cap determined by household size.

4) Reform Albany's off-street parking requirements which now encourage automobile usage, and may divert money away from energy efficiency aspects of building projects by requiring that significant money be spent on parking spaces.

5) Explore the possibility of bringing a BART station to Solano Ave. While we understand that BART does not think a new station on Solano Ave. is justified by current and future projected transit demand at this location, we nevertheless think it is a good idea for the City Council in Albany to support this idea, so that the transit agency might reconsider it at some future point in time.

While we are pleased at the progress that has been made on the Climate Action Plan in Albany, we would like to help improve the Plan. We look forward to working with you as the CAP moves towards implementation. Thank you for your time and consideration,

Nick Pilch
Executive Committee Member

Kent Lewandowski
Group Chair
Sierra Club Northern Alameda Group

January 4, 2010 City Council Study Session

Draft Climate Action Plan

CAP Policies	Table 1	Table 2	Table 3	Table 4	Table 5
1					
2					
3					
4					
5					
6					
7					
8	X				
9					
10					
11					
12			UF/Open space		
13					
14					

Priority 1 

Priority 2 

Priority 3 

X = Do not support