

# CAP Annual Update 2016

## RE 1 Renewable Energy

Expanded options to purchase renewable electricity from other sources – Encourage

### Recommended Actions

- Promote community-shared solar programs that allow residents and businesses to buy into medium-scale solar energy facilities.
- Monitor the creation of any green tariff programs, and distribute information about any such programs through digital media and at in-person events.

### Status of Actions Completed to Date

- No action to date.

## RE 2 Renewable Energy

Community Choice Aggregation – Require

### Recommended Actions

- If found to be feasible, establish or join a CCA providing a default energy portfolio and at least one “reach” energy portfolio with an increased supply of renewable electricity.
- Establish a community lending partner (such as a local credit union) to establish low rates and promote economic growth within the community.
- Maintain high participation in the CCA by promoting benefits of a program (cleaner energy, lower cost, and/or support for local economy, etc.) to customers.
- Evaluate the program regularly and add additional renewable energy portfolio options consistent with program objectives and customer demand.

### Status of Actions Completed to Date

- The City worked closely with the County to launch the Peninsula Clean Energy CCE program over the past year. This effort included:
  - Hosting community informational forums on CCE formation.
  - Adopting resolution to approve participation in the feasibility study and the sharing of the City’s load data.
  - City participation in the Technical Advisory Committee.
  - Adopting Ordinance and Resolution to join JPA Board.
  - City participation in the JPA Board.

## RE 3 Renewable Energy

Renewable energy systems for new residences – Require

### Recommended Actions

- Provide educational materials to developers about existing federal, State, and regional programs that support and/or subsidize small-scale or distributed-generation renewable energy systems for local use.
- Develop incentives for developers who install renewable energy systems on their developments, including solar photovoltaics and solar water heating. An incentive program could include reduced or waived fees, rebates, or low/no interest loans, among other mechanisms. The City should explore a revolving loan program or dedicated funding source(s) for the incentives. Funding sources could include the City and/or a combination of public and private resources, such as rebates, grants, and loans. Incentive programs should apply to solar photovoltaics and solar water heating though other feasible options could be supported.
- Partner with PG&E, San Mateo Energy Watch, a CCA, or others to provide rebates and energy buy-back programs for on-site renewable electricity systems.
- Reduce or eliminate existing solar permit fees.
- Require new houses and multi-family developments to be solar ready as defined by the California Building Standards Code, to support the installation of a rooftop solar energy array at a later date.
- Revise the San Mateo urban design guidelines to allow for nontraditional building design elements if necessary to support on-site renewable energy systems.

### Status of Actions Completed to Date

- Staff is bringing forward for City Council consideration a mandatory solar installation policy for all single-family, multi-family, and commercial developments in May 2016. This effort required the development of a cost-benefit analysis and will require approval from the California Energy Commission before it can be implemented.
- The General Plan Urban Design Element was amended during the CAP adoption process to include language to allow for nontraditional building design elements necessary to support on-site renewable energy systems.

## RE 4 Renewable Energy

Renewable energy systems for existing residences – Incentivize

### Recommended Actions

- Provide information to homeowners about existing funding programs for renewable energy systems.
- Offer incentives for applicants who install renewable energy systems on their homes as feasible, including same-day permit approval and participation in revolving loan programs.

- Promote existing financing programs, such as Property Assessed Clean Energy (PACE) programs, allow homeowners to incrementally pay for renewable energy systems, and explore creating or joining additional programs.
- Reduce or eliminate solar permit fees for existing buildings beyond the minimum standards required by Assembly Bill 2188.

#### **Status of Actions Completed to Date**

- City hosted a Nuts and Bolts of Going Solar Expo in June 2015 which included a presentation on financing programs and rebate options and featured tables with local solar providers, energy efficiency contractors, and PACE financiers.
- City joined 5 PACE programs including California First, HERO, Figtree, Ygrene, and Open PACE to provide financing options to homeowners. Information about the PACE programs is available on the City's website and is also being promoted through local contractors.
- The City passed a Small Residential Solar Systems Ordinance to streamline the solar permitting process in August 2015 to be compliant with Assembly Bill 2188.
- The City has created a web page to provide information on going solar to property owners and businesses that includes links to different financing options, including PACE programs.

### **RE 5 Renewable Energy**

Renewable energy systems for new nonresidential buildings – Require

#### **Recommended Actions**

- Provide educational materials to developers about existing federal, State, and regional programs that support and/or subsidize distributed-generation renewable energy systems.
- Promote PACE programs to help guide developers and property owners toward fiscally feasible solutions for on-site renewable energy systems.
- Offer direct financial subsidies, participation in a revolving loan program, and other incentives for developers who seek to implement distributed-generation renewable energy systems on new commercial developments.
- Reduce or eliminate existing solar permit fees beyond the minimum standards required by Assembly Bill 2188.
- Provide rebates for on-site renewable energy systems.
- Require new nonresidential buildings to be solar ready as defined by the California Building Standards Code, to support the installation of a rooftop solar energy array at a later date.

#### **Status of Actions Completed to Date**

- Staff is bringing forward for City Council consideration a mandatory solar installation policy for all single-family, multi-family, and commercial developments in May 2016. This effort required the development of a cost-benefit analysis and will require approval from the California Energy Commission before it can be implemented.

- The City has created a web page to provide information on going solar to property owners and businesses that includes links to different financing options, including PACE programs.

## RE 6 Renewable Energy

Renewable energy systems for existing nonresidential buildings – Incentivize

### Recommended Actions

- Provide information about funding sources and technical aspects of renewable energy systems to property owners, property managers, and tenants.
- Promote PACE programs to help building owners and tenants identify fiscally feasible solutions for renewable energy systems.
- Provide funding through a revolving loan program, same-day permit approval, and other incentives for property owners who seek to implement distributed-generation renewable energy systems on existing commercial developments.
- Reduce or eliminate existing solar permit fees beyond the minimum standards required by Assembly Bill 2188.
- Develop a local rebate program for on-site renewable energy systems.

### Status of Actions Completed to Date

- City joined 5 PACE programs including California First, HERO, Figtree, Ygrene, and Open PACE to provide financing options to commercial properties. Information about the PACE programs is available on the City's website and is also being promoted through local contractors.
- The City has created a web page to provide information on going solar to property owners and businesses that includes links to different financing options, including PACE programs.

## RE 7 Renewable Energy

Advanced and emerging renewable energy systems – Encourage

### Recommended Actions

- Educate developers about newly available renewable energy technologies and support efforts to use these technologies in developments.
- Proactively create permitting procedures for emerging renewable energy technologies.
- Identify opportunities to use newly available renewable energy technologies in City facilities as a demonstration project.
- Work with regional partners to support companies developing new renewable energy technologies.
- Promote efforts by San Mateo education and research institutions to develop and market renewable energy technologies.

### **Status of Actions Completed to Date**

- No action to date.

## **EE 1 Energy Efficiency and Conservation**

Residential energy efficiency owner-occupied retrofits – Encourage

### **Recommended Actions**

- Educate homeowners, property managers, and real estate agents about the benefits of residential energy retrofits, the availability of financing options, and how to participate.
- Provide energy retrofit information to project applicants seeking permits for renovation or expansion work on existing houses.
- Host residential energy outreach events such as evening workshops and local learn-at-lunch sessions, provide energy retrofit information at community events, and distribute information on residential energy retrofit online and in public buildings.
- Publicize the available options and financial benefits of PACE programs.

### **Status of Actions Completed to Date**

- The City hosted 3 public workshops in partnership with the BAYREN Energy Upgrade program, two for homeowners, and one for multifamily property owners. As a result of these efforts, energy efficiency upgrades were completed and rebates paid out to 4 multifamily properties (totaling 614 units) and 28 single-family properties. An additional 63 single-family homes have applied for rebates from the program and are currently going through the BAYREN program.
- Staff is bringing forward for City Council consideration a mandatory cool roof policy for all low-sloped multifamily and commercial developments in May 2016. This effort required the development of a cost-benefit analysis and will require approval from the California Energy Commission before it can be implemented.
- The City has created a web page to provide information on energy efficiency resources to property owners and businesses that includes links to different financing options, including PACE programs.

## **EE 2 Energy Efficiency and Conservation**

Residential energy efficiency renter-occupied retrofits – Incentivize

### **Recommended Actions**

- Educate property owners about available financing mechanisms to improve energy efficiency in rental units, such as shared savings programs.
- Support efforts by property owners to make improvements to rental units through PACE programs.
- Encourage property owners to participate in energy benchmarking efforts.

- Work with tenant groups and property management companies to identify actions tenants can take within the bounds of their lease to improve energy efficiency.
- Offer low- or no-cost energy audits to property owners who agree to disclose a unit's energy efficiency results to tenants.
- Provide incentives such as direct subsidies, participation in revolving loan programs, and expedited permitting to property owners who make energy efficiency improvements to their units beyond any minimum actions required by the adopted energy code.

### **Status of Actions Completed to Date**

- The City hosted an energy efficiency workshop for multifamily property owners in partnership with the BAYREN Energy Upgrade program. A total of 18 property owners attended the workshop. As a result of the workshop, energy efficiency upgrades were completed and rebates paid out to 4 multifamily properties (totaling 614 units).
- The City provided supplemental funding to El Concilio, a local non-profit, to target energy efficiency upgrades for low-income households through the Energy Savings Assistance Program. They hired Energy Specialist Ambassadors to go door to door canvassing for the program in both English and Spanish. A total of 58 households were reached through the program and had energy and water audits and benefitted from direct install measures of water, lighting, and other low-cost energy efficiency measures. Of this total, 41 were renters and 17 were homeowners.
- Staff is bringing forward for City Council consideration a mandatory cool roof policy for all low-sloped multi-family and commercial developments in May 2016. This effort required the development of a cost-benefit analysis and will require approval from the California Energy Commission before it can be implemented.
- The City has created a web page to provide information on energy efficiency resources to property owners and businesses that includes links to different financing options, including PACE programs.

## **EE 3 Energy Efficiency and Conservation**

Nonresidential energy efficiency retrofits – Incentivize

### **Recommended Actions**

- Educate property owners and tenants about retrofit programs and financing options.
- Work with nonresidential property owners to offer green leases for tenants, allowing tenants to specify energy efficiency improvements to the space or to help finance energy efficiency retrofits in exchange for reduced occupancy fees.
- Publicize the available options and financial benefits of PACE programs.
- Support participation in demand-response programs.
- Offer low-cost energy audits for business or office parks, including identification of most cost-efficient savings for weatherization or appliance upgrades.

- Offer reduced-fee and/or expedited permitting to project applicants including energy retrofit measures in an addition or expansion (as defined in San Mateo Municipal Code Section 23.06.012) of existing commercial buildings beyond any minimum actions required by the adopted energy code.

### **Status of Actions Completed to Date**

- The City worked closely with the San Mateo Energy Watch to promote the Turn Key Energy Efficiency Retrofit program for small businesses. The City sent out letters to over 400 target businesses, had volunteers canvassing commercial districts, and made presentations to business district groups. A total of 35 businesses went through the program and completed retrofits.
- Staff is bringing forward for City Council consideration a mandatory cool roof policy for all low-sloped multifamily and commercial developments in May 2016. This effort required the development of a cost-benefit analysis and will require approval from the California Energy Commission before it can be implemented.
- The City is publicizing the availability of the Turn Key Energy Efficiency Retrofit and PACE financing through our website.

## **EE 4 Energy Efficiency and Conservation**

Energy efficiency at healthcare centers – Incentivize

### **Recommended Actions**

- Work with building owners of medical, healthcare, and hospital uses to promote cost-effective energy efficiency retrofits through associated financial savings, opportunities to improve patient care, and public image enhancement.
- Collaborate with PG&E and community partners to identify packages of cost-effective energy efficiency retrofits that can be easily applied to different healthcare facilities.
- Educate large healthcare facilities about the availability of energy savings performance contracts as a means to identify and facilitate financing opportunities.
- Share information about available energy efficiency retrofit financing opportunities, including PACE efforts.
- Promote a “staged” energy retrofit system as a way to maximize energy and cost savings.
- Provide low or no-cost energy audits to healthcare facilities.
- Establish a revolving loan fund for healthcare energy efficiency programs.
- Offer reduced-fee and/or expedited building permits as feasible to healthcare facilities conducting energy retrofit programs as part of a renovation or expansion of existing buildings beyond any minimum actions required by the adopted energy code.

### **Status of Actions Completed to Date**

- No action to date.

## EE 5 Energy Efficiency and Conservation

Residential energy education and low-cost retrofits – Encourage

### Recommended Actions

- Conduct outreach to homeowners, renters, real estate agents, and property managers about low-cost retrofits and energy-efficient behaviors.

### Status of Actions Completed to Date

- The City participated in the Cool California Challenge which was an energy efficiency competition focused on low-cost home retrofits and individual actions. The volunteers for the program tabled at over 10 community events throughout the competition and enrolled 230 residents in the challenge. The City placed 5<sup>th</sup> out of the 22 participating cities.
- The City provided supplemental funding to El Concilio, a local non-profit, to target energy efficiency upgrades for low-income households through the Energy Savings Assistance Program. They hired Energy Specialist Ambassadors to go door to door canvassing for the program in English and Spanish. A total of 58 households were reached through the program and had energy and water audits and benefitted from direct install measures of water, lighting, and other low-cost energy efficiency measures.

## EE 6 Energy Efficiency and Conservation

Nonresidential energy education and low-cost retrofits – Encourage

### Recommended Actions

- Conduct outreach to businesses and nonresidential building owners about low-cost retrofits and energy-efficient behaviors.
- Provide information about local, regional, and green business certification opportunities at time of business license issuance or renewal.
- Modify the City's business license form to allow identification of green businesses to track participation and to identify potential private partners for future GHG reductions.

### Status of Actions Completed to Date

- The City participates in the County's Green Business Certification program. A total of 15 local businesses have achieved certification under the program. Six of the recent recipients were presented with their certification at the City Council meeting on November 2, 2015.

## ME 1 Municipal Energy Efficiency and Conservation

Energy efficiency for new City buildings – Incentivize

### **Recommended Actions**

- Seek grant funding or low- or no-interest loans to implement energy saving efforts and renewable energy systems at City facilities at time of construction or substantial renovation.

### **Status of Actions Completed to Date**

- The City is studying energy efficiency and renewable energy installations for the new Wastewater Treatment Plant facilities as part of the Clean Water Program.

## **ME 2 Municipal Energy Efficiency and Conservation**

Energy efficiency at existing City buildings – Incentivize

### **Recommended Actions**

- Develop an energy conservation education campaign for City staff.
- Identify sources of funding for energy efficiency retrofits.

### **Status of Actions Completed to Date**

- The City entered into a contract with PG&E for an analysis of turn-key energy efficiency retrofits at City facilities. To date, the first phase of the project, which included the completion of an ASHRAE Level 2 audit, has been completed and the City is working with PG&E to develop a financing plan and to bid the proposed improvements.

## **AF 1 Alternative Fuels**

Public EV charging stations – Require

### **Recommended Actions**

- Install public EV charging stations in desirable, high-volume, and prominent locations (e.g., near the entrance to a downtown parking garage).

### **Status of Actions Completed to Date**

- The City purchased and installed 8 Level 2 Charging ports at City-owned garages and facilities including the Central Garage, Main Library, and City Hall. These EV chargers are being used an average of 500 times a month total.
- The City entered into an agreement with NRG EVgo to install 2 DC Fast Chargers and 2 Level 2 Chargers at the Transit Center Garage. The EV Chargers at this location are hosting an average of 550 charging sessions per month.

## AF 2 Alternative Fuels

Increased EV adoption – Require

### Recommended Actions

- Provide information about the benefits of EVs and PHEVs through the City's electronic media systems and at public events, including creating opportunities for public EV/PHEV test drives.
- Conduct educational outreach to homeowners, commercial property owners, and developers about the benefits of EV charging stations.
- Identify and distribute resources to assist community members seeking to install an EV charging station on their properties.
- Amend the San Mateo Zoning Code to allow EV chargers to encroach into the required parking stall area.
- Decrease permit fees and/or offer expedited permitting for EV charging stations.
- Create an additional rebate, potentially in conjunction with regional communities, for property owners who install EV charging stations.
- Purchase EVs or PHEVs as replacements for gasoline-powered vehicles or conventional hybrids in the City fleet that are not converted to CNG-powered vehicles, as available and cost-effective.
- Require that new projects of at least six multi-family residential units and/or 10,000 square feet of nonresidential square footage, if off-street parking is provided, include a number of EV charging stations with designated parking spaces capable of meeting the California Green Building Code Voluntary Standards at time of new construction or addition or alteration as defined in San Mateo Municipal Code Section 23.06.012.
- Require all new single-family houses and multi-family units with private attached garages or carports to be pre-wired for an EV charging station inside the garage or carport.

### Status of Actions Completed to Date

- The City hosted an Electric Vehicle Expo in September 2015 as part of National Drive Electric Week. The event attracted over 400 participants and a total of 135 test drives were completed as part of the event.
- The City is working on a proposed amendment to the 2016 Green Building Code to require that all new multifamily and commercial projects have electric vehicle ready spaces in 10% of their total parking spaces and install actual EV chargers in 3% of the total spaces. This amendment will go before City Council for consideration at the time of the adoption of the 2016 Building Code in Fall 2016.
- The City is working with Recology, per the possible renewal of their franchise agreement, to use CNG in their solid waste collection fleet no later than January 2021.

## AT 1 Alternative Transportation

Public shuttles – Encourage

### Recommended Actions

- Conduct an outreach campaign to San Mateo residents and employees about available shuttle and vanpool options to support increased ridership.
- Work with riders and shuttle providers to identify potential improvements to service schedules and route coverage, including possible expansion of routes to locations outside of San Mateo/Foster City.

### Status of Actions Completed to Date

- Through a grant from MTC, the City has created the Connect San Mateo website that provides detailed information on shuttles and other alternative transportation modes in San Mateo. The website went live in April 2016 and the marketing campaign will kick-off in late May.
- The City applied for and received a grant to pilot an on-demand shuttle in San Mateo to provide better access to the downtown from residential areas that are underserved by transit. The grant was recently approved and the Public Works staff will start working on implementation once funding is in place.

## AT 2 Alternative Transportation

Transportation Demand Management (TDM) – Require

### Recommended Actions

- Educate developers working on projects in San Mateo about ways to reduce vehicle miles traveled and the resultant benefits.
- Publicize developments and businesses with successful TDM programs.
- Work with regional partners to fund successful TDM strategies for existing developments that can be implemented with little or no cost to property owners (e.g., City-subsidized transit passes).
- Require new developments of at least six multi-family units and/or 10,000 square feet of nonresidential space to implement a suite of TDM strategies to comply with the appropriate trip reduction target identified in applicable area plans and the future San Mateo Citywide TDM Plan (currently under development).
- Require developments of at least 20 multi-family units and/or 50,000 square feet of nonresidential space undergoing additions or alterations (as defined in San Mateo Municipal Code Section 23.06.012) to implement TDM strategies consistent with the targets in relevant area plans and the future San Mateo Citywide TDM Plan.

### Status of Actions Completed to Date

- The City is actively working to implement the TDM program in the Rail Corridor area of the City.

- The City has been collecting funds from recent downtown developments with the intention of establishing a Downtown TDM program. Implementation of this program is expected to occur in FY 2017 once the newly created Parking and TDM Manager staff position is filled.

### AT 3 Alternative Transportation

Expand car share program – Incentivize

#### Recommended Actions

- Conduct an outreach campaign intended to increase use of car share vehicles.
- Discuss including dedicated car share parking spaces in applications for new construction and additions/alterations of multi-family or nonresidential developments that include off-street parking.
- Seek funding and coordinate with car share operators to offer reduced-cost car share trial memberships for San Mateo residents.
- Provide streamlined permitting for development projects allowing car share vehicles to be parked in required on-site visitor parking spaces.

#### Status of Actions Completed to Date

- The City received a grant from MTC in 2015 to expand car sharing across the City. Since receiving the grant, the City issued an RFP for a carsharing provider. Zipcar was selected and the City worked with them to establish 3 new car share locations to add to their existing 3 locations in the City. Zipcar is currently in negotiations with Samtrans to add two additional Zipcar pods at the Hayward Park and Hillsdale Caltrain Stations.
- The car share grant from MTC is funding the Connect San Mateo website and marketing campaign that provides detailed information on all the available alternative transportation modes in San Mateo. The website went live in April 2016 and the marketing campaign will kick-off in late May 2016.
- City policy allows new developments to locate car share vehicles in the on-site visitor parking spaces.

### AT 4 Alternative Transportation

Increase bicycle mode share – Incentivize

#### Recommended Actions

- Host bicycle safety and awareness efforts for bicyclists, pedestrians, and drivers.
- Work to expand bike-to-school commutes through the Safe Routes to School program.
- Work with the Metropolitan Transportation Commission and other regional partners to expand Bay Area Bike Share stations at destinations as identified in the San Mateo Bike Share Feasibility Study, and explore opportunities to reduce Bay Area Bike Share costs for San Mateo residents and employees. Work with project developers to locate Bike Share stations in publicly accessible areas of new developments.
- Install additional bike racks and long-term bike storage lockers at City facilities.

- Continue to secure funding for full implementation of the infrastructure improvements identified in the adopted Bicycle Master Plan, including 40 miles of bike paths/lanes and associated pavement markings (green bike lanes, bike boxes, etc.), improved bicycle parking at Caltrain stations and downtown locations, raised pavement markers, and bicycle detection loops at signalized intersections.

### **Status of Actions Completed to Date**

- The City launched a new bike share system, Bay Bikes, in May 2016. The system has 50 bikes located at 12 bike share stations throughout the City.
- The City has hosted 2 community-wide bicycle events, Streets Alive, Parks Alive and the Labor Day Family Fun Ride.
- Through the Safe Routes to Schools program, the City hosted 6 educational workshops on bicycle safety for kids.
- The City received \$2.5 million in grant funding in June 2015 from the Safe Routes to Schools Program to make physical improvements to improve pedestrian and bicycle access to local schools.
- The City added 20 miles of sharrows and 0.6 miles of additional Class II bike lanes throughout the City since 2014.
- The City has installed additional bike racks at the Downtown, Hillside, and Hayward Park Caltrain Stations. In addition, supplemental bike racks were added in the Downtown and in the 25<sup>th</sup> Avenue Commercial districts.

## **AT 5 Alternative Transportation**

Increase pedestrian mode share – Require

### **Recommended Actions**

- Improve pedestrian safety through education and outreach efforts.
- Support efforts to walk to school through the Safe Routes to School program.
- Provide development incentives for new buildings that promote a pedestrian-friendly streetscape through minimal setbacks, ground-floor activity, etc., consistent with the San Mateo Urban Design Element and urban design guidelines.
- Secure funding for and fully implement the infrastructure improvements identified in the adopted Pedestrian Master Plan, including green and complete streets, additional sidewalks as needed, lighting and curb improvements, parklets, intersection and crossing improvements, etc.

### **Status of Actions Completed to Date**

- The City received \$2.5 million in grant funding in June 2015 from the Safe Routes to Schools Program to make physical improvements to improve pedestrian and bicycle access to local schools.
- The City installed new mid-block crossings on North B Street and along 25<sup>th</sup> Avenue to improve pedestrian safety and access.

- The City has installed 120 new curb ramps since 2014 in various locations across the City.

## SW 1 Solid Waste

Increase participation in composting program – Require

### Recommended Actions

- Provide educational outreach materials to multi-family residents about urging HOA/property managers to support composting programs.
- Work with Recology San Mateo County to include information about adding composting services in monthly garbage and recycling bills to existing BizSMART customers.
- Work with food service facilities to understand barriers to utilizing existing composting programs. Use this clearer perception of roadblocks to mitigate concerns and target incentives more specifically at high food-waste facilities.
- Work with multi-family and commercial property owners to minimize any potential health or cleanliness impacts associated with compost collection bins.
- Explore alternative off-site collection methods to capture compostable materials from multi-family units.
- Provide a diversion discount to participating commercial and multi-family users to incentivize properly and fully utilize compost services.
- Mandate that all commercial properties over 10,000 square feet and multi-family buildings of at least four units with sufficient space to store and access a composting bin participate in curbside or offsite composting by 2020.
- Require that all commercial properties over 10,000 square feet and multi-family buildings of at least four units have an area of sufficient space to store and allow access to a compost bin at time of construction or additions/alterations, as defined in San Mateo Municipal Code Section 23.06.012.

### Status of Actions Completed to Date

- City staff, in partnership with CalRecycle and Recology, are currently implementing a program to contact all commercial customers regarding AB 1826, which requires over a three year phased plan for the commercial sector to have an organic collection program and implement a program if one does not exist. All commercial customers received mailed notification including education regarding AB 1826, the benefits of establishing an organic collection program and the bill's requirements and will receive updated information on an annual basis.
- The City requires all new developments to have sufficient space to store and access a composting bin on-site.
- The City along with South Bayside Waste Management Authority (SBWMA), our solid waste JPA, is exploring installing a mixed waste processing system at the San Carlos Transfer Station in 2018 to recover organics and recyclables that are currently not being sorted before they come into the facility. This process would help divert materials that are currently going to landfill which would enhance diversion at multifamily dwellings or buildings with space restraints restricting the options for recycling or composting.

## WW 1 Water and Wastewater

Water efficiency retrofits for existing buildings – Incentivize

### Recommended Actions

- Provide educational materials at outreach events that include personal actions and technical solutions for minimizing indoor water use.
- Visit local schools and community centers to give presentations about conservation.
- Partner with the Bay Area Water Supply & Conservation Agency (BAWSCA) for efficiency rebate programs on high efficiency toilets, washing machines, and other water-conserving appliances.
- Work with Cal Water to offer low-cost or free water audits to business and homeowners. Provide a list of recommended water-efficient appliances and fixtures that could remedy problem areas found in the audit.

### Status of Actions Completed to Date

- The City website contains detailed information about the available rebates offered by Cal Water for both commercial and residential properties. Cal Water has done a number of direct mailings to also provide this information within the City of San Mateo. In addition, the City has promoted the availability of these resources through the City newsletter.
- The City has hosted two public forums on home greywater installations to provide methods for reusing indoor water for outdoor landscaping.

## WW 2 Water and Wastewater

Water-efficient landscaping – Require

### Recommended Actions

- Provide educational materials to the community about drought-tolerant landscaping. Promote aesthetic and low-maintenance co-benefits of native, water-efficient plants.
- Continue to host and increase frequency of City-offered water-efficient landscaping classes.
- Adopt the Sustainability Commission's revisions to the Landscape Water Efficiency Ordinance, or formally adopt the BAWSCA ordinance.
- Partner with local nurseries to subsidize drought-tolerant and/or native plants.
- Partner with Cal Water and/or BAWSCA to host a trade-in program for inefficient sprinklers for more efficient drip irrigation systems.
- Retrofit City-owned landscapes to increase the amount of drought-resistant and/or native plant landscaping.

### Status of Actions Completed to Date

- The City adopted the latest State Water Efficient Landscape regulations in February 2016.

- The City replaced all the landscaping at City Hall with new drought tolerant landscaping and plans to promote it as a demonstration project for the City.
- The City installed an artificial turf playing field in Los Prados park which reduces water use by 7 million gallons per year.
- The Parks and Landscaping Division has significantly reduced the amount of water used for City landscaping by removing underutilized turf areas and reducing overall watering to the remaining landscaped areas. Total City water use has been reduced by over 20%, not counting the City Hall and Los Prados park fields.
- The City hosted 3 classes for residents on drought-tolerant landscaping, featuring information on available rebates. In addition, the City has hosted annual Water Wise Seminars for professional landscapers that provide information on the latest regulations and rebates available.
- The City's Parks and Landscaping staff tabled at a Water Resource Fair at the North Shoreview School to provide students and their families more information about drought-tolerant landscaping.
- The City posts updated information about the current drought regulations and available rebate programs on our website.

### WW 3 Water and Wastewater

Develop new sources of nonpotable water – Incentivize

#### Recommended Actions

- Provide outreach materials for community members about greywater, including potential uses, safety considerations, and relationship to drought protection.
- Partner with Cal Water or BAWSCA to host rain barrel demonstrations for homeowners.
- Explore partnering with another community or water provider to create a multi-jurisdictional wastewater production and distribution system.
- Pursue funding to construct recycled water production and/or distribution system.
- Create a rain barrel rebate program for City residents who want to add rainwater capture systems on their properties for non-potable use.
- Offer expedited and/or reduced cost permits to new developments and major renovations of existing developments that include greywater systems or pipes for recycled water.

#### Status of Actions Completed to Date

- The Clean Water Program at the Wastewater Treatment Plant will create a source of recycled water within the next 10 years. The program is currently investigating partnerships for end-users and for the distribution of the resource.
- The City plans to adopt an amendment to the 2016 Green Building Code to require mandatory laundry-to-landscape diverter valves to be installed on all new single family homes. This amendment will be brought forward for City Council approval in the Fall 2016 along with the adoption of the new Building Code.

- The City has hosted two public forums on home greywater installations.
- The City received \$8,745 in prize money from our participation in the Cool California Challenge and pledged that this money will be used for a rain barrel rebate program and for laundry-to-landscape converter kits for residents. These programs will be implemented in the fall 2016.

## **OR 1 Off-Road Equipment**

Alternative fuel lawn and garden equipment – Encourage

### **Recommended Actions**

- When purchasing new City-owned landscaping equipment, buy hybrid and alternative fuel models as feasible.
- Conduct education campaigns and outreach events to property owners and landscaping companies about the availability of hybrid and alternative fuel landscaping equipment, and available incentives such as the BAAQMD Lawn Mower Exchange.

### **Status of Actions Completed to Date**

- No action to date.

## **OR 2 Off-Road Equipment**

Alternative fuel construction equipment – Encourage

### **Recommended Actions**

- Work with local property developers and contractors to promote the availability of hybrid and alternative fuel construction equipment.
- When purchasing new City-owned construction equipment, buy hybrid and alternative fuel models as feasible.

### **Status of Actions Completed to Date**

- No action to date.