

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

September 12, 2016
4:30 p.m. – 6:30 p.m.

MEETING MINUTES

CALL TO ORDER: Meeting called to order at 4:30 p.m. by Chair Al Mendall.

ROLL CALL:

Members

- Al Mendall, City Council Member/CSC Chair
- Elisa Márquez, City Council Member
- Francisco Zermeño, City Council Member

Staff:

- Kelly McAdoo, City Manager
- Alex Ameri, Director of Utilities & Environmental Services
- Stacey Bristow, Deputy Director of Developmental Services
- Jan Lee, Water Resources Manager
- Erik Pearson, Environmental Services Manager
- Jeff Krump, Solid Waste Program Manager
- Elisa Wilfong, WPCF Administrator
- Michelle Koo, Landscape Architect
- Alicia Sargiotto, Management Analyst
- Mary Thomas, Management Analyst
- Jennifer Yee, Sustainability Technician
- Gillian Corral, CivicSpark AmeriCorps Fellow
- Carol Lee, Administrative Secretary (Recorder)

Others:

- Jillian Buckholz, Director of Sustainability, California State University East Bay (CSUEB)
- Dan Giammona, Park Superintendent and Manager of Golf Operations, Hayward Area Recreation and Parks District (H.A.R.D.)
- Steven Dunbar, Hayward Resident
- David Stark, Bay East Association of Realtors
- Murline Monat, Paragon Real Estate Group
- Kiazi Malonga, PG&E
- Kelly Farley, PG&E
- Chris Pachan, PG&E
- Treva Reid, PG&E

PUBLIC COMMENTS

Steven Dunbar requested that the Bike Master Plan be addressed at an upcoming meeting.

1. Approval of Minutes of Council Sustainability Meeting on July 11, 2016.

The Committee approved the minutes of the Council Sustainability Committee meeting of July 11, 2016.

2. PG&E Community Pipeline Safety Initiative - Proposed Tree Removals

Alex Ameri, Director of Utilities & Environmental Services, provided a brief overview of the item. Mr. Ameri explained that City staff and PG&E staff have been working closely to remove the absolute minimum number of trees necessary to protect gas pipelines. He stated that PG&E initially identified a total of 793 trees for risk assessment, of which staff has confirmed that eighty-two of the 425 trees on public property and 151 of the 156 trees at the Skywest Golf Course may be removed due to safety risks. Mr. Ameri then introduced, Michelle Koo, City Landscape Architect, who expanded on project and addressed ten areas in the City that contain trees subject to removal.

Council Member Márquez voiced concerns regarding the removal of the trees, noting that Hayward is a Tree City USA, and many residents will have concerns. She also mentioned that the removal of trees at the SkyWest Golf Course will have a big impact on patrons and the surrounding neighborhood.

Dan Giammona, Park Superintendent and Manager of Golf Operations, H.A.R.D., mentioned that the fourth hole at the SkyWest Golf Course will be greatly affected. He stated that the trees slated for removal served the purpose of catching stray golf balls in addition to adding visual esthetic value to the course, and stressed the importance of reforestation.

Council Member Zermeño expressed his concerns and asked staff to ensure that actions taken do not jeopardize the City's Tree City USA status. He also asked staff if such measures were taken in other cities. Director Ameri explained that PG&E's Pipeline Safety Initiative addresses potential safety risks in all cities within PG&E's service area, and stated that staff has researched, and learned from what other cities have done.

In response to a question regarding problems that roots can cause to PG&E's pipelines, Chris Pachan, PG&E Vegetation Management, responded that roots can damage the cathodic protection on the pipes. He explained that when removing trees that pose potential safety risks, PG&E conducts a stump grind, which will stop the tree from growing, and the remaining part of the tree will decompose and become part of the soil.

Chair Mendall questioned why the trees were being removed now, sixty years after installing the pipeline. Mr. Ameri responded that the incident in San Bruno brought safety to the forefront. Chair Mendall expressed his support for the removal of trees that pose a safety risk, but requested that staff ensure that trees are not just removed for better aerial viewing or as defined by PG&E's guidelines. Director Ameri responded that this is not the case, and in fact Michelle Koo, City Landscape Architect, has inspected each tree that is slated for removal, and confirmed that they are located either directly on top of or very close to the gas pipeline. Treva Reid, PG&E, stated that the primary reason for tree remove is to ensure public safety. She noted that clearing access to the pipeline is crucial for first responder in the case of emergency. She commented that City staff has advocated for the City to reduce the number of trees, slated for removal, to the absolute minimum.

Chair Mendall requested that staff look into potential mitigation due to the effects that tree removal will have on noise impacts and air quality near the airport.

The Committee directed staff to prepare an informational report to Council and create a page on the website to keep the community informed.

3. Priority Setting for the Alameda County Waste Management Authority

Jeff Krump, Solid Waste Program Manager, provided a brief overview of StopWaste's 2010 strategic plan. He explained that due to StopWaste's forecasted financial deficits, they are re-evaluating the agency's priorities. Mr. Krump presented six categories that StopWaste staff formulated at the July 28 Technical Advisory Committee (TAC), and sought the Committee's input on how best to use the remaining resources.

Council Member Zermeño commented that controlling upstream waste would be the most effective way to create change.

Chair Mendall stated that StopWaste's mission should focus on issues regarding waste, allow water agencies to engage water conservation, and once East Bay Community Energy's Joint Powers Authority is formed, transition over energy related efforts. He noted that this will most likely be something that can be assessed in preparation when creating the next strategic plan.

4. Energy Performance and Disclosure in Existing Homes and Commercial Buildings

Director Ameri provided some background information regarding Residential Energy Conservation Ordinance (RECO). He stated that in 2011, staff brought a proposed ordinance to the Council Sustainability Committee (CSC) and City Council. Due to the economic situation in 2011, concerns about potential costs to homeowners, and on the recommendation from the CSC, the Council directed staff to focus their efforts on voluntary programs instead of requiring energy efficiency improvements to existing

homes. Mr. Ameri stated that it will be difficult to reach the General Plan goals for Energy Efficiency without addressing energy efficiency in existing homes.

Erik Pearson, Environmental Services Manager, provided additional information pertaining to energy performance and disclosure in existing homes and commercial buildings. Mr. Pearson shared that the majority of homes that will exist in 2040 are already built, and in order to reach the City's long term greenhouse gas emission (GHG) reduction goals, energy consumption by existing building must be addressed.

David Stark, Bay East Association of Realtors, and Murline Monat, Paragon Real Estate Group, expressed concerns over an energy performance audit and disclosure ordinance. Ms. Monat stated that home buyers are not looking at energy scores to make decision when purchasing a home, and noted that houses will sell regardless of energy performance due to the limited inventory. Mr. Stark, on behalf of Bay East Association of Realtors, expressed his agreement that Hayward needs to address climate change, but further explained that automobiles were the main cause for concern, and that houses have limited effect on climate change. Mr. Stark cautioned the Committee to be critical with the examples provided by staff regarding other cities that have a RECO. He suggested NR 4.2, 4.13, and 4.14 as an alternative solution. Mr. Stark recommended that the Committee disregard the suggested ordinance.

Council Member Zermeño agreed that cars are the main cause of GHG emission in Hayward and encouraged staff to look into means to limit the number of cars in the City. Mr. Zermeño was in favor of a voluntary program.

Council Member Márquez requested that staff elaborate on the outcome of the model used in the presentation. Mr. Pearson responded that the City of Berkeley has been the predominant model for other cities, and at this time, additional information was limited. Ms. Márquez was in support of meeting the energy reduction goals set in the General Plan, but voiced concerns over limited funding for staff to facilitate such a program and the limited number of certified inspectors.

Chair Mendall clarified that homes and commercial buildings contribute between 50%-60% of emissions in Hayward, and challenged staff to find ways to incentivize owners to update older homes and buildings. He stated that providing customers with an annual energy usage report, in order to educate them on their energy efficiency, would be a broader approach. Mr. Mendall suggested that with the formation of East Bay Community Energy, the Agency should be able to provide such information to those who participate in the program. He also asked staff to focus on properties that have larger potential savings, such as homes with the lowest energy scores, larger homes, and commercial buildings. Council Member Zermeño cautioned staff not to overwhelm commercial customers with requirements, and encouraged more incentives to spur change.

The Committee directed staff to focus efforts on providing customers with information that would encourage them to voluntarily make energy efficiency

updates to existing homes and commercial buildings. Furthermore, the Committee did not feel that this item was ready to be presented to the City Council and requested that staff bring the item back to the Committee at a later date for further discussion.

5. Stormwater & Green Infrastructure Regulations for Development

Elisa Wilfong presented a brief overview of stormwater requirements and discussed the newly adopted Municipal Regional Permit's green infrastructure requirements. She explained that this was in response to increased hardscape, and as a result, the need for additional stormwater treatment.

Council Member Márquez inquired if opportunities had been missed with Capital Improvement Projects (CIP), since these new provisions were at the time not requirements. Ms. Wilfong responded that each CIP project will be vetted with these requirements in mind, and changes will be incorporated as deemed appropriate.

Chair Mendall mentioned that the long term plan that requires retrofit mandates for existing properties will be challenging, and encourage staff to focus on renovated properties to meet the new provisions.

6. Update on City-Wide Water Conversation and Revised Emergency Regulations for Statewide Urban Water Conservation

Alicia Sargiotto presented a brief update on the State Water Board's (SWRCB) revised water conservation emergency regulations that replaced the prior percentage reduction-based standard with a localized "stress test" approach. She noted that although no SWRCB mandated percentage reductions will affect San Francisco Public Utilities Commission (SFPUC) customers, based on SFPUC analysis, Hayward will be required to use 5.4% less water than in 2013. Ms. Sargiotto stated that between June 2015 and August 2016, Hayward achieved a cumulative water reduction of 24%, exceeding the 8% target set by the State and the 10% voluntary reduction set by SFPUC.

The Committee requested that staff provide them with the drought campaign ads supplied by SFPUC and Bay Area Water Supply & Conversation Agency (BAWSCA).

7. Hayward's Annual Solid Waste Diversion Rate for 2015

Jeff Krump, Solid Waste Program Manager, presented an update on Hayward's annual solid waste diversion rate for 2014 and 2015. He stated that CalRecycle estimates that the final 2014 diversion rate will be between 74%-76%, pending some deductions for "special wastes". Mr. Krump shared that the preliminary 2015 diversion rate was 73%, and attributed the decrease in diversion to strong economic activity in Hayward.

Alex Ameri, Director of Utilities & Environmental Services, shared that the biggest challenge stems from residents failing to place food waste into the organics bin.

Council Member Márquez and Zermeño encouraged staff to focus on Hayward youth, suggesting education at schools and utilizing various media platforms to increase awareness.

Jillian Buckholz, Director of Sustainability, CSUEB, shared that the University is looking at a new waste hauler, and suggested collaborating with staff on how to handle waste at the University.

The Committee requested that staff provide the diversion metrics on the website to highlight the increase diversion rate over the past fifteen years.

8. Solar and Zero Net Energy Requirements for Public and Private Construction

Mary Thomas, Management Analyst, indicated that the report was informational and directed the Committee to the webpage for updates and further information.

9. Gold Level Beacon Award for Natural Gas Savings in Municipal Operations

Erik Person announced that the City will receive a Gold Level Beacon Award for the reduction of natural gas use, which will be presented to the City Council member representatives at the League of Cities conference in Long Beach, California on October 6.

10. Suggested Sustainability Committee Meeting Topics - 2016

Staff indicated that the Engineering and Transportation Department is preparing to present the Bicycle Master Plan in January or March of 2017, noting that this plan builds off of the Downtown Specific Plan. Mr. Ameri suggested bringing the Downtown Specific Plan to the Committee possibly in November for early comments, as sustainability will be a crucial component of the plan. In discussions with Development Services Department, the Plan will be brought to the January meeting of Council Sustainability Committee.

Mr. Ameri commented that the Hetch Hetchy Mountain Tunnel will be closed for inspection in January and February. He explained that Hayward will continue to receive water service from SFPUC, without utilizing outside water. However, the intertie with East Bay Municipal Utilities District will be placed on standby in the event that additional water is needed. Mr. Ameri indicated that an update will be provided at the November Meeting.

Jillian Buckholz announced that the Sustainable City Year Program’s kickoff event is tentatively scheduled for October 26, and that a formal invitation is to follow.

Chair Mendall noted that there were a lot of items scheduled for November and reminded staff that it was acceptable to forego presentations and discussion for informational items.

COMMITTEE MEMBER/STAFF ANNOUNCEMENTS AND REFERRALS:

Erik Pearson announced that SunShares program has kicked off and a community workshop is scheduled for September 19.

ADJOURNMENT: 6:35 p.m.

Attendance	Present 9/12/16 Meeting	MEETINGS		
		Present to Date This Fiscal Year	Excused to Date This Fiscal Year	Absent to Date This Fiscal Year
Elisa Márquez	✓	1	0	0
Al Mendall*	✓	2	0	0
Francisco Zermeño	✓	2	0	0

✓ = Present 0 = absent X = excused
* Chair