



Legislation Text

File #: 19-154, **Version:** 1

Staff Report for a City of San Leandro City Council Resolution to Adopt 2030 and 2050 Carbon Emissions Targets and a City Council Resolution to Approve Amendment No. 6 to the Contractual Services Agreement with PlaceWorks for an Additional \$68,151 for a Total Not to Exceed Amount of \$815,119 and to Approve an Appropriation of \$58,151 from the General Fund Unrestricted Fund Balance

SUMMARY AND RECOMMENDATIONS

Staff recommends that the City Council approve Amendment No.6 to the Consulting Services Agreement (CSA) with PlaceWorks for preparation of the General Plan 2035 for an additional \$68,151, for a total not to exceed amount of \$815,119, and approve an appropriation of \$58,151 from the General Fund. This amendment builds upon approved Work Task 5.3 from that CSA to conduct a Qualified Greenhouse Gas (GHG) Emissions Reductions Strategy, also known as a Climate Action Plan (CAP). The amended CSA will include in the scope of work: prepare a full updated CAP; create the City's first integrated Adaptation Plan; and conduct associated California Environmental Quality Act (CEQA) analysis through an amendment to the General Plan EIR.

Staff also recommends that the City Council direct staff to set GHG emissions reductions goals for the Climate Action Plan Update to comply with the State of California's targets under Senate Bill (SB) 32, set for GHG emissions reductions of 40 percent below baseline levels by 2030 and 80 percent below baseline by 2050.

BACKGROUND

Analysis

Consulting Services Agreement

The existing scope of work for the General Plan 2035 contract with DCE | Planning Center (now known as PlaceWorks) includes updating the City of San Leandro's 2009 Climate Action Plan for the target year of 2020. The work was not started during adoption of General Plan 2035 due to a priorities shift to complete a Zoning Code Update concurrent with the General Plan 2035 adoption in 2016.

In the interim, the State of California released its 2017 Scoping Plan that outlines new GHG reduction

goals for 2030 and 2050. Because the horizon year of 2020 is imminent, the City's CAP must be updated to address the 2030 and 2050 GHG reduction targets to qualify for California Environmental Quality Act (CEQA) streamlining under Section 15183.5 of the CEQA guidelines.

The proposed CAP Update will include the following key components for a CAP Update, also referenced in the original scope of work as a "qualified GHG emissions reductions strategy":

- A. Quantify GHG emissions with baseline and future forecast inventories;
- B. Establish the level whereby activities covered by the plan would not exceed targets of 40% for 2030 and 80% for 2050, consistent with State targets and the General Plan and measured based on substantial evidence;
- C. Identify and analyze GHG emissions resulting from specific actions anticipated within San Leandro;
- D. Specify measures, including performance standards, that would achieve the specified GHG emissions reductions targets;
- E. Establish a mechanism to monitor the CAP's progress towards reaching the adopted targets; and
- F. Adopt the CAP in a public process including environmental review under CEQA guidelines.

Staff also recommends that the amended CAP update contract include an additional task to prepare a Climate Adaptation Strategy. As evidenced by recent extreme weather and climate-induced conditions, the region is already experiencing impacts related to climate change that require the City to focus on resilience and adaptation. Further, SB 379 requires that local agencies review and update General Plan Safety Elements to address climate adaptation and resiliency strategies or create a stand-alone Climate Adaptation Plan. As the General Plan was recently updated prior to the passage of SB 379, the creation of a stand-alone Climate Adaptation Plan will satisfy this State mandate.

Staff recommends the City pursue a Climate Action Plan Update and Adaptation Plan for the following reasons:

- 1) San Leandro's current Climate Action Plan (2009 CAP) was an "early adopter" by focusing on Energy Efficiency rather than including the necessary, deeper policy framework of Zero Carbon Buildings (electrification) and Renewable Energy that will need to be included to reach GHG reductions as outlined in the State of California 2017 Climate Change Scoping Plan (2017 Guidance);
- 2) The 2009 CAP "sunsets" with the policy of GHG emissions reduction of 25% by 2020. SB32 mandates that the goal be increased to 40% reduction by 2030. Additionally, since the City's General Plan horizon year is 2035, the City's CAP must also take into consideration the further SB32-mandated goal (80% reduction by 2050);
- 3) The 2009 CAP does not contain a rigorous analysis of the proposed carbon reduction measures nor is it "qualified" under the California Environmental Quality Act (CEQA) to allow future

development streamlining under section 15183.5 of the CEQA guidelines. The proposal includes an addendum (environmental review) to the General Plan EIR, which will enable the use of the updated CAP and Addendum for tiering and streamlining of GHG emissions analyses for project-specific environmental reviews;

4) An updated CAP will help the City outline and evaluate important aspects of local actions in order to make the most impact, such as “reach” (mandatory green/net zero) building codes; transit-oriented development; and investments and incentives to the private sector to build Zero Net Carbon and go all-electric in their transportation choices (EV passenger vehicles, higher transit use, etc.). A more robust Climate Action Plan that would support San Leandro moving ahead on these actions would be the most efficient way to avoid further climate risks and help minimize future climate impacts on community assets and critical facilities; and,

5) Combining ‘Adaptation’ planning, which focuses on the long-term effects of climate change, with ‘Climate Action’ planning, which lays out immediate mitigation measures to be taken to reduce greenhouse gas emissions is now considered a best practice among local jurisdictions in California. Integration of an Adaptation Plan into the Climate Action Plan will help the City bridge the future impacts of climate change into the everyday operations and medium- to long-term capital planning efforts.

Finally, PlaceWorks is well situated to carry out this additional task. The firm was recently selected by the State’s Office of Emergency Services (Cal OES) to update the Adaptation Planning Guide, which provides the State guidance for local adaptation planning.

Greenhouse Gas Emissions Targets

Setting the 2030 and 2050 targets to 40% and 80% reductions, respectively, to conform to the State’s reduction goals, which are science-based and vetted for cost-effectiveness and feasibility, will ensure that the City’s climate goals are both coordinated with other jurisdictions in the region and comply with State mandates. Approximately half of Alameda County jurisdictions have or are planning to set their GHG reductions targets to the State mandate while some larger cities (Oakland, Livermore, Hayward) have set targets above the State mandates after lengthy and vigorous public processes. Staff believes that applying the State targets complies with General Plan 2035, and that to align with jurisdictions throughout the State will provide a consistent framework for future developers, residents and policy makers.

Previous Actions

- In 2007, the City Council adopted Resolution No. 2007-009 to establish a GHG emissions goal to reduce Citywide emissions 25% below 2005 levels by 2020.
- In 2009, the City Council adopted Resolution No. 2009-169 approving the existing Climate Action Plan, focused on the guiding principal of ‘Reduce, then Produce’, i.e. with a concentration on energy efficiency.

Consulting Services Agreement

- Resolution No. 2014-022 - Consulting Services Agreement approved by Council for a total not

- to exceed amount of \$690,668;
- Resolution No. 2015-086 - Amendment No. 1 approved by Council to increase the total sum of compensation by \$20,000 to add an Economic Development Element to the General Plan;
- Amendment No. 2 - Increased the total sum of compensation by \$9,500 to add a new scope of work related to Zoning Code and Map changes, and extended the contract time period to June 30, 2017;
- Amendment No. 3 - Increased the total sum of compensation by \$26,800 for additional work on the Environmental Impact Report for the General Plan Update and related Zoning Code Amendments;
- Amendment No. 4 - Extended the contract to June 30, 2018; and
- Amendment No. 5 - Extended the contract time period to June 30, 2019.

Applicable General Plan Policies

Almost every element of the General Plan includes implementation programs related to the City's Climate Action Plan. These same programs also support statewide greenhouse gas emission reduction targets for 2020, 2030, and 2050. Some of the climate-related actions are taken directly from the Climate Action Plan, while others are more broadly related to land use and transportation strategies which reduce dependence on gasoline-powered vehicles, or to air quality and energy conservation measures. (Implementation Chapter, page 11-17)

Additionally, the following specific General Plan Goals and Policies support an update to the Climate Action Plan and creation of an Adaptation Plan. Action OSC-8.1A Climate Action Plan Implementation specifically includes the direction to "periodically update these (CAP) measures to reflect new Code requirements, emerging technology, completed actions, and new opportunities." Further, Policy EH-6.11 Climate Change calls for the City to prepare for "weather-related impacts of climate change" and to design for resilience, which are the main objectives of an Adaptation Plan.

- **GOAL OSC-8** Promote the efficient use of energy and the increased use of renewable energy by San Leandro residents and businesses.
- **Policy OSC-8.1 Conservation and Energy Efficiency.** Strongly advocate for increased energy conservation by San Leandro residents and businesses, and ensure that the City itself is a conservation role model.
- **Action OSC-8.1.A Climate Action Plan Implementation** Implement the energy efficiency measures outlined in the San Leandro Climate Action Plan, and periodically update these measures to reflect new Code requirements, emerging technology, completed actions, and new opportunities. Among the measures identified are locally adopted energy efficiency standards, a third party or municipal financing program for energy efficiency, a revolving loan for energy efficiency improvements, and various education and outreach strategies.
- **Policy OSC-8.2 Planning and Building Practices:** Encourage construction, landscaping, and site planning practices that minimize heating and cooling costs and ensure that energy is efficiently used. Local building codes and other City regulations and procedures should meet or exceed state and federal standards for energy conservation and efficiency and support the

City's greenhouse gas reduction goals.

- **Policy EH-6.11 Climate Change:** Prepare for the weather-related impacts of climate change, such as more frequent extreme weather events, temperature extremes, and prolonged drought. Street rights-of-way, parks, and other public spaces, including such features as street trees and landscaping, should be designed to be more resilient to such events.
- **Policy T-5.8 Electric and Low Emission Vehicles** Plan for a substantial increase in the number of electric vehicles and other low-emission or zero-emission vehicles on city streets. This should include the development of electric vehicle charging stations at the BART stations, in large parking structures and parking lots, at City facilities
- **Policy OSC-7.4 Development Standards** Maintain local planning and building standards that require the efficient use of water through such measures as low-flow plumbing fixtures and water-saving appliances. Require water conservation measures as a condition of approval for major developments.

Fiscal Impacts and Budget Authority

The current Agreement is for \$746,968. Amendment No. 6 to the Consulting Services Agreement will cost an additional \$68,151, which requires increasing the FY18-19 Budget by \$58,151 and will be funded by the General Fund. Ten thousand dollars (\$10,000) will be transferred from existing appropriation in Account 687-18-005-5240 to Account 687-18-005-5120. The new Agreement amount will be for a total amount not to exceed \$815,119. Therefore, staff recommends City Council approve an appropriation of \$58,151 from the General Fund Unrestricted fund balance to the 010-41-001-5120 operating account.

ATTACHMENT(S)

Attachment(s) to Related Legislative File

- Amendment No. 6 to *Consulting Services Agreement Between the City of San Leandro and the Planning Center | DC&E (Now Known as PlaceWorks)*

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