Item 6.b.

Memorandum

To: Phil Blank, Chair, Pleasanton Planning Commission

CC: Brian Dolan

From: Commissioner Posson

Date: 4/10/2013

Re: Renewable energy and water supply conservation for new development

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During the discussion of the Pleasanton Partners, LLC application, the Commission had some discussion about requiring solar photovoltaic systems for the project. A Commissioner mentioned it may be wise to have a policy discussion about application of renewable energy systems and the minimum required Green Point score for projects. I respectfully request you place a discussion item on a near-term agenda for the Commission to discuss the approach the Commission chooses to take to address renewable energy systems and water supply conservation for projects coming to the Commission for approval. I have briefly outlined some discussion point below to initiate discussion.

Energy

AB 32 has resulted in energy usage becoming a limiting factor to development and growth. The greenhouse gas [GHG] reduction targets set constraints on fossil fuel energy usage. Increased energy efficiency and installation of renewable energy sources will be necessary for Pleasanton to meet the reduction targets and continue to accommodate new development. Several sections of the General Plan set general guidance but implementing policies and practices are not well defined.

Water supply

Potable water supply is quickly becoming a limiting factor to development and growth. Reduction of water deliveries to Pleasanton will force water use reductions for the existing community and limit future development on a per capita basis. Application of water conservation measures at the time of development will reduce demand and impact, and likely the most cost-effective measures. Many conservation measures are currently in place but a fresh look at project requirements may be in order to assure Pleasanton is applying the most current practices and technology.

Straw man approach

I propose the following approach as a starting point for the Commission's discussion, leading to a plan of action.

1. Create a Working Group to develop options and recommendations to the Planning Commission on

    a. Project requirements and options for renewable energy

b. Project requirements and options for water supply conservation

c. Mandatory and recommended elements of the GreenPoint Rated Planning Scoresheet

d. Energy efficiency and renewable energy additions to the Climate Action Plan Checklist

2. The Working Group would have the following membership

   a. One Planning Commissioner

   b. One Energy and Environment Committee member

   c. One Planning staff member

   d. One Energy and Environment staff member

3. The Working Group would provide written recommendations and options considered to the Planning Commission which may include ordinance changes, standard Conditions, and required measures and optional measures for projects.

4. The Working Group will address energy first and then water supply.

Benefits

I firmly believe we can improve our community by focusing on better management of these two limited resources. Impacts on our current community will be delayed. Applicants will gain greater certainty of renewable energy and water supply requirements and constraints for projects early in the process. We will see a more efficient planning approval process enabled by clear requirements and project expectations.

The suggested approach is offered in the spirit of stimulating the discussion of the Commission and I look forward to hearing the views of my fellow Commissioners. Other paths may surface during the course of our discussion.

References

Applicable General Plan sections

Land Use Policy 1 Integrate energy efficiency, energy conservation, and energy self-sufficiency measures into land-use planning.

Energy Policy 3 Reduce demand for electricity and natural gas by establishing guidelines, programs, and incentives that would achieve this end.

Energy Program 3.3 Develop a program or a policy that encourages the installation of alternative energy technology in residential, commercial, and public projects.

Energy Policy 7 Promote renewable energy.

Water Program 1.7 Require the installation of water conservation devices in new construction and additions.

California Energy Strategy The California **Long-Term** Energy Efficiency **Strategic** Plan outlines the state's strategy and useful suggestions for local government. I ask that the Strategic Plan be provided to the Commissioners prior to our discussion as relevant background.