



AGENDA

CITY OF EL SEGUNDO

ENVIRONMENTAL COMMITTEE

MEETING LOCATION: VIRTUALLY VIA ZOOM

DUE TO THE COVID-19 EMERGENCY,
THIS MEETING WILL BE CONDUCTED
PURSUANT TO THE GOVERNOR'S
EXECUTIVE ORDER N-29-20.

REGULAR MEETING OF THE
EL SEGUNDO ENVIRONMENTAL COMMITTEE
FRIDAY, September 4, 2020 – 12:00 P.M.

How Can Members of the Public Observe and Provide Public Comments?

Residents are encouraged to participate remotely in the virtual Environmental Committee Meeting. Please contact Senior Management Analyst Jasmine Allen for connection details (jallen@elsegundo.org or 310-524-2365). Members of the Public may provide comments electronically by sending them to Jasmine Allen via email, with a limit of 150 words and accepted up until 30 minutes prior to the meeting. The emails will be read to the Environmental Committee during public communications and are subject to disclosure under the Public Records Act.

Additional Information

The Environmental Committee, with certain statutory exceptions, can only take action upon properly posted and listed agenda items. Unless otherwise noted in the Agenda, the public can only comment on City-related business that is within the subject matter jurisdiction of the Environmental Committee, and items listed on the Agenda during the **Public Communications** portion of the meeting.

In compliance with the Americans with Disabilities Act, if you need assistance to participate in this meeting, please contact the City Clerk (310) 524-2305. Notification 24 hours before the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

1. CALL TO ORDER
2. ROLL CALL
3. PUBLIC COMMUNICATIONS – (Related to City Business Only and for which the Committee is responsible – 5 minute limit per person, 30 minute limit total) *While all comments are welcome, the Brown Act does not allow the Environmental Committee to take action on*

any item not on the agenda. Environmental Committee members may respond to comments after Public Communications is closed.

4. REPORTS: PUBLIC WORKS – *this portion of the agenda is for City staff to provide brief reports to the Committee. These are “receive and file,” non-action items only. Any actions needed to be taken must be included on an upcoming agenda.*

- a. Public Works to introduce new Director, Elias Sassoon.
- b. Staff to discuss Residential Bee Keeping.
- c. In the past year EC has accomplished tremendous amount of work; EC has completed their Work Plan and has submitted to Council. EC members’ time and efforts are very much acknowledged and greatly appreciated. EC’s Work Plan is currently on Council’s Strategic Plan to review in FY2020-21 or FY2021-22. To be respectful of members’ valuable volunteer time, staff recommends to hold meetings quarterly or semi-annually. Sub-committees can continue meeting on as-needed basis.
- d. Public Works to share internal due dates for City Council Meeting Staff Reports (attached) to help explain why it is requested to submit all materials one month prior.
- e. Public Works to inform the Committee “EC Council Update Presentation” is postponed to October 6.

5. ACTION ITEMS:

- Environmental Committee Presentation for City Council: committee to review presentation and vote on sharing with Council during next scheduled update (attached – ES Enviro Committee_CC Update, Green Building Presentation, Leed vs. CalGreen)
- EC to vote if they would like to meet quarterly vs. semi-annually vs. monthly, etc. to update the by-laws.

6. REPORTS: ENVIRONMENTAL COMMITTEE MEMBERS – *this portion of the agenda is for members to discuss various ideas and for subcommittees established by the Committee to provide brief reports on the work being done by the subcommittee. These are “receive and file,” non-action items only. Any actions needed to be taken must be included on an upcoming agenda.*

- a. Solid Waste Reduction/Elimination of Single-Use Plastics (Caroline Hawks/Tracey Miller-Zarneke): discuss next steps for consideration
- b. Green Business Recognition Program (Corrie Zupo): provide update regarding the discussion with Chamber of Commerce and next steps.
- c. Water Conservation (Rachel McPherson): discuss research progress.

- d. Green Construction Standards (Caroline Hawks/Sarah Brockhaus): present/discuss findings with Planning & Building Manager (attached presentation draft).
- e. Smoking Ban (Kevin Maggay): discuss research in progress.

7. CONSENT AGENDA: Approval of August 7, 2020 Committee Meeting Minutes.
Recommendation: Approval.

8. ADJOURNMENT

	If Not Standard	If Standard		
City Council Meeting	Due to City Attorney (Request for Contracts/Ordinances, etc.)	Due to Elias, Joe & City Attorney's Offices (Staff Report)	Pre-Agenda due to City Clerk at 2:00pm	Final Agenda (Staff reports/Attachments) at 10:00am
9/1/2020	8/6/2020	8/31/2020	8/19/2020	8/26/2020
9/15/2020	8/20/2020	8/27/2020	9/2/2020	9/9/2020
10/6/2020	9/10/2020	9/17/2020	9/23/2020	9/30/2020
10/20/2020	9/24/2020	10/1/2020	10/7/2020	10/14/2020
11/3/2020	10/8/2020	10/15/2020	10/21/2020	10/28/2020
11/17/2020	10/22/2020	10/29/2020	11/4/2020	11/12/2020
12/1/2020	11/3/2020	11/10/2020	11/16/2020	11/19/2020
12/15/2020	11/17/2020	11/24/2020	12/2/2020	12/9/2020



**EL SEGUNDO ENVIRONMENTAL COMMITTEE
UPDATE TO CITY COUNCIL**

Fall 2020



ENVIRONMENTAL WORK PLAN

- **Tool Box for Building a Greener Community**
- **Scope of Plan**
 - Energy Conservation
 - Solid Waste Reduction
 - Urban Planning and Development
 - Hazardous Waste
 - Transportation
 - Air Quality
 - Water Conservation
 - Governance
- **Aligned with SBCCOG Climate Action Plan goals**

ENVIRONMENTAL WORK PLAN

Status of Top Five Committee Goals:

- **Solid waste reduction: pursue elimination of single-use plastics**
- **Establish Green Business Recognition Program**
- **Expand water conservation efforts**
- **Develop policy to set green construction standards**
- **Investigate joining Clean Power Alliance**

ENVIRONMENTAL WORK PLAN

Other Committee Tasks:

- **Researching proposed Desalination Project**
- **Connecting with AQMD regarding Rule 1180 Community Air Monitoring Project**
- **Leaning on LA County to keep our beach facilities cleaner, provide bike racks**
- **Researching options to create more local CRV and blow-away plastic waste recycling resources**
- **Continuing discussions about use of Round-Up and leaf-blowers**
- **Exploring Smoking Bans**
- **Researching bee-keeping for introduction of new ordinances**

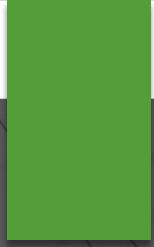
CITY PARTNERSHIP

Knowing our city already has great environmental challenges based on its surrounding heavy impact industry, we must do what we can to offset that and to place us on the greener path for generations to come.

- Committee to continue to support/partner with other departments, committees and commissions
- Committee asked Council to add top five Environmental Work Plan goals to Strategic Plan considerations

COMMUNITY OUTREACH

- Here to create community interactions that can affect positive personal and, in turn, municipal change.
- Shifting the culture and mindset to be more aware of how urban development and human behavior affect our environment will better protect our future.



El Segundo Green Building

PREPARED BY THE EL SEGUNDO ENVIRONMENTAL COMMITTEE

What is Green Building?

- ▶ “A holistic concept that starts with the understanding that the built environment can have profound effects, both positive and negative, on the natural environment, as well as the people who inhabit buildings every day. Green building is **an effort to amplify the positive and mitigate the negative of these effects** throughout the entire life cycle of a building.”*
- ▶ The planning, design, construction, and operations of buildings with central considerations:
 - ▶ energy use,
 - ▶ water use,
 - ▶ indoor environmental quality,
 - ▶ material selection, and
 - ▶ the building's effects on its site.*



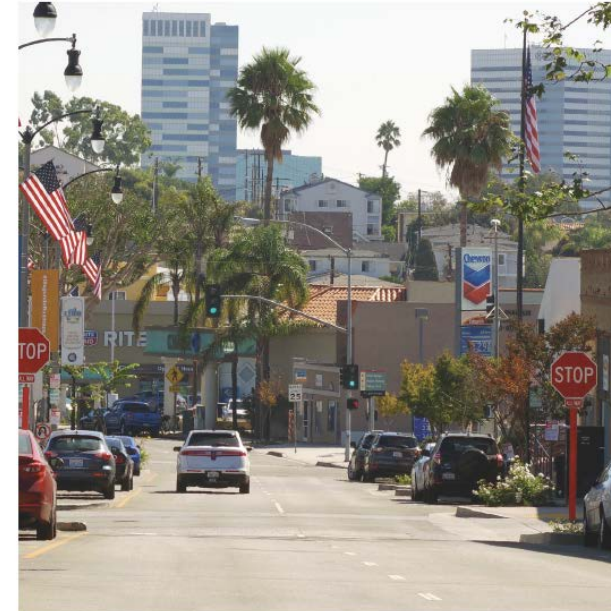
El Segundo's Climate Action Plan

- ▶ Prepared by the South Bay Cities Council of Governments
- ▶ Adopted by the City via Resolution on November 21, 2017
- ▶ Tool to identify community-wide strategies to lower GHG Emissions
- ▶ Aligns with the State's goals and anticipated policy development
- ▶ Selected Strategies – Land Use and Transportation, Energy Efficiency, Solid Waste, Urban Greening, Energy Generation & Storage

CLIMATE ACTION PLAN



City of El Segundo

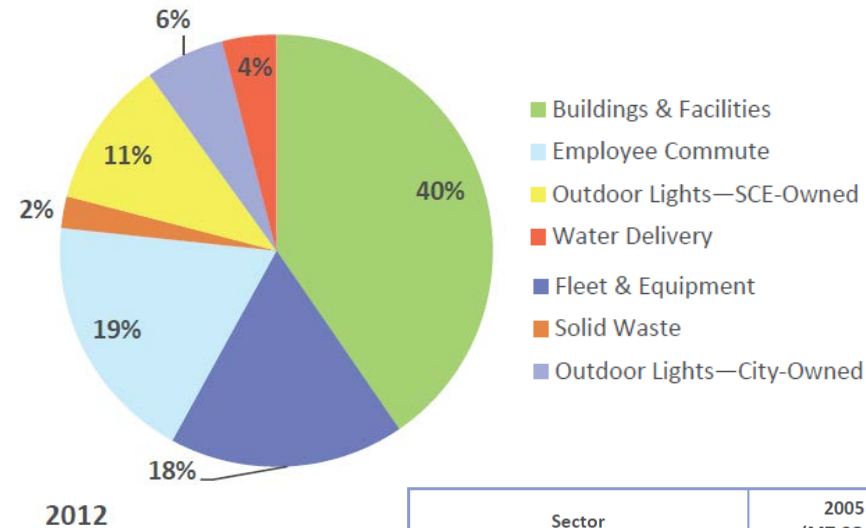


SOUTH BAY CITIES
COUNCIL OF GOVERNMENTS

South Bay Cities 2017

El Segundo's Climate Action Plan

- ▶ Potential to accomplish reduction of 49% below 2005 levels by 2035
- ▶ **Buildings & Facilities accounted for 40% of municipal GHG emissions (2012)**
- ▶ **Commercial & Residential Energy use rose by 27.4% and 2.6% respectively from 2005 to 2012**
- ▶ Measures in El Segundo's CAP cover green building on a variety of fronts



Sector	2005 (MT CO ₂ e)	2012 (MT CO ₂ e)	% Change 2005 to 2012
Commercial Energy	327,488	417,367	27.4%
On-Road Transportation	231,200	245,360	6.1%
Residential Energy	24,758	25,392	2.6%
Solid Waste	19,297	12,350	-36.0%
Off-Road Sources	482	774	60.6%
Water	166	33	-80.1%
Wastewater	65	51	-21.5%
Total	603,456	701,327	16.2%

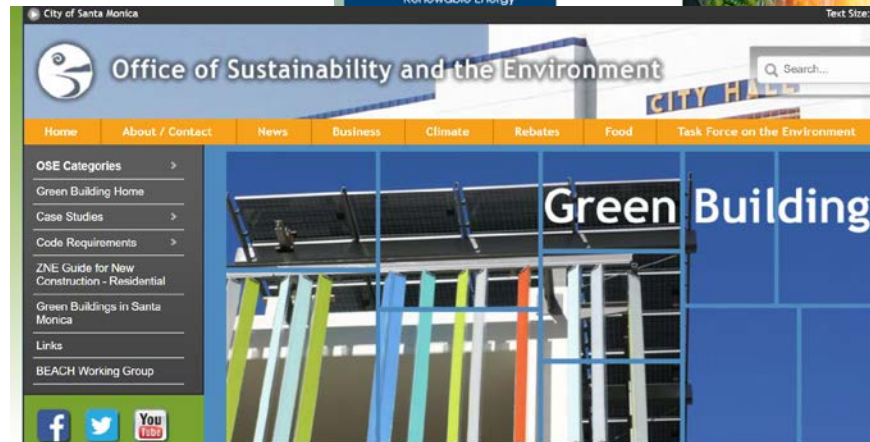
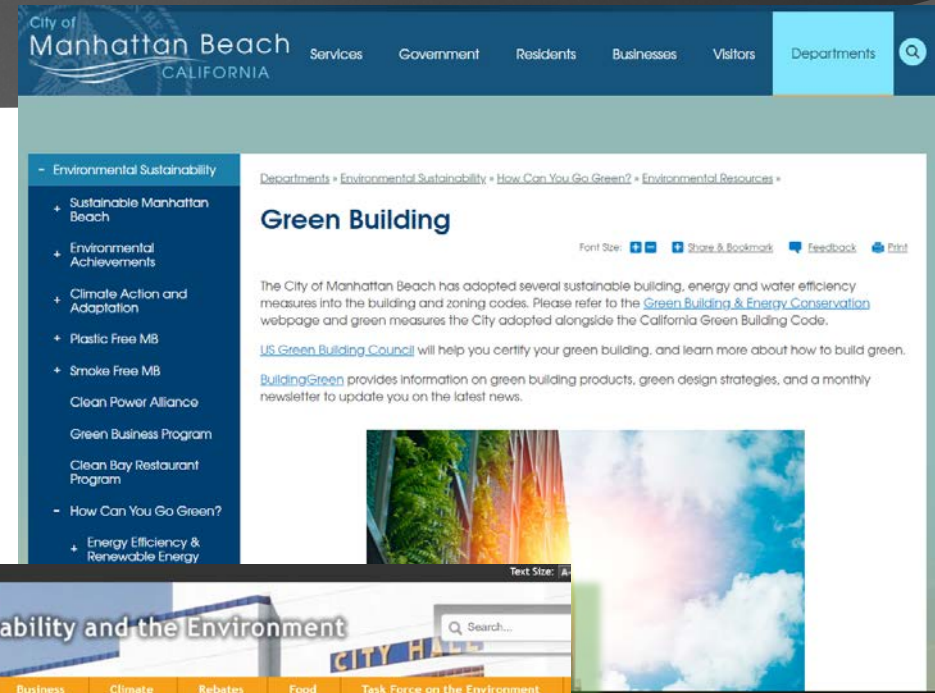


Green Building Considerations

- ▶ Education and Outreach
- ▶ Rebates and Incentive programs
- ▶ Green Building Codes
- ▶ REACH Codes

Education and Outreach

- ▶ Website Content and Events
- ▶ Neighboring City Examples:
 - ▶ City of Manhattan Beach
 - ▶ City of Santa Monica
- ▶ Public Forums
 - ▶ South Bay Environmental Services Center: Green and Sustainable Curriculum, Certificate and Degree Programs





Rebates and Incentive Programs

- ▶ Rebate and incentive Options
 - ▶ Expedited permitting process for green projects; Rebate programs
- ▶ Neighboring City examples:
 - ▶ Culver City's Green Zone Incentive Program:
 - ▶ Plan check and permit fees in an amount not to exceed \$5,000 per project may be waived for energy efficiency improvements
 - ▶ City of Hermosa Beach:
 - ▶ 50% of permit fee for zero net energy, energy upgrade;
 - ▶ 50% when you install one, or 100% when you install two or more of: EV Charging; Photovoltaic Solar; Small Wind System; Renewable Battery Storage
 - ▶ 50% off fee for demonstration of new technology, materials, or construction method designed to reduce water, waste, or energy use and agreement to share results/feedback



Green Building Codes



- ▶ Green Building Codes – seek push building design and construction standards to new levels of sustainability and performance
 - ▶ Prescriptive (materials and equipment meeting certain levels of stringency) *
 - ▶ Performance-based (require achievement of particular results)*
- ▶ California Green Building Code (CALGreen) – Title 24, Part 11 California Code of Regulations
 - ▶ Applies to planning, design, operation, construction, use, and occupancy of every newly-construction building or structure on a statewide basis; also applies to alterations which increase building's conditioned area, volume, or size**

*Source: <https://www.wbdg.org/resources/green-building-standards-and-certification-systems>

**Source: <https://www.hcd.ca.gov/building-standards/calgreen/index.shtml>

Green Building Codes

- ▶ Neighboring City examples:
 - ▶ City of Manhattan Beach:
 - ▶ Green Building Code effective January 2017
 - ▶ Adopts USGBC LEED green building rating system as standard
 - ▶ Requires LEED certification based on project type/size as outlined in table
 - ▶ Code also contains additional requirements to that of CALGreen



Manhattan Beach Green Building Code	
Project Type/Size	Certification Requirement
New City Buildings = / > 5,000 SF	LEED Gold
Renovations City Buildings = / > 5,000 SF	LEED Gold
New Non-residential Buildings = / > 10,000 SF	LEED Silver
Renovations Non-residential = / > 10,000 SF	LEED Silver

*Source: § 6, Ord. 13-0027, eff. January 1, 2014; § 6, Ord. 16-0032, eff. January 7, 2017

**Source of image: <https://www.wbdg.org/resources/green-building-standards-and-certification-systems>

Green Building Codes

- ▶ Neighboring City examples:
 - ▶ Culver City:
 - ▶ Green Building Code effective 2009
 - ▶ Adopts green building checklist requirements and USGBC LEED green building rating system as standard based on project size
 - ▶ Code also contains additional specific requirements to that of CALGreen
 - ▶ Los Angeles County
 - ▶ As of late 2016, all LA County new construction projects over 10,000 gross square feet or more are required to be LEED Gold

Culver City Green Building Code	
Project Type/Size	Requirement
Category 1 All New Buildings & Major Renovations = / < 49,999 SF	Must comply with at least 80% of 25 item Checklist Applicability of items determined by Building Official on per project basis
Category 2 All New Buildings & Major Renovations = / > 50,000 SF	LEED Certified

*Source: Ord. No. 2009-004 § 1 (part); Ord. No. 2019-015 § 15 (part)

**Source: <https://www.hcd.ca.gov/building-standards/calgreen/index.shtml>

REACH Codes

- ▶ Energy codes that “reach” beyond state minimum requirements for energy use in design and construction*
- ▶ City of Santa Monica:
 - ▶ New Construction Energy & Green Building Reach Code – Code Compliance Pathways (all-electric or mixed-fuel) – higher standard for efficiency and solar for designs that include natural gas use**
 - ▶ Policy for Municipal Buildings:
 - ▶ LEED Gold Certification
 - ▶ Net-Zero Energy Certification from International Living Future Institute
 - ▶ Zero potable water use for non-potable end uses

Effective January 1, 2020 Santa Monica New Construction Energy & Green Building Reach Codes See SMMC 8.36 & SMMC 8.106	Code Compliance Pathways*	
	All-Electric	Mixed-Fuel (Electric & Natural Gas)
Single-Family & Multi-Family (3 stories or less)	Efficiency + Solar: Meet State Code (no local reach code)	Efficiency + Solar: Must meet CalGreen Tier 1 1. Achieve a Total Energy Design Rating of ≤ 10 2. Complete Quality Insulation Installation (QII) 3. Plus one of the following: <ul style="list-style-type: none"> • Roof deck insulation or ducts in conditioned space; or • High-Performance Walls; or • HERS-Verified Compact Hot Water Distribution with Drain Water Heat Recovery
Multi-Family (4+ stories) & Hotel	Efficiency: Meet State Code Minimum Solar: 2 watts/sq. ft. of bldg. footprint	Efficiency: 5% better than State code Minimum Solar: 2 watts/sq. ft. of bldg. footprint
All Other Non-Residential	Efficiency: Meet State Code Minimum Solar: 2 watts/sq. ft. of bldg. footprint	Efficiency: 10% better than State code Minimum Solar: 2 watts/sq. ft. of bldg. footprint
New Heated Pools	Heat-pump and/or Solar	N/A, Gas Pool Heating Prohibited
Major Additions	Solar for Single Family/Duplexes: 1.5 watts/sq. ft. of addition Solar for all others: 2 watts/sq. ft. of addition's footprint	

* All Projects: Title 24 Certificate of Compliance must be authored by a Certified Energy Analyst (CEA).



*Source: <https://www.nrdc.org/experts/pierre-delforge/san-joses-proposed-building-reach-code-explained>

**Source of text & image: https://www.smgov.net/Departments/OSE/Categories/Green_Building/Reach_Code_Resources_-_Tips.aspx

LEED Certification

- ▶ LEED (Leadership in Energy and Environmental Design) is a third party green building certification and the most widely used and adopted green building standard in the world.
- ▶ An industry-recognized & familiar standard
 - ▶ Private and public entities with LEED policies/requirements:
 - ▶ UCLA, Starbucks, Google & Facebook
- ▶ Buildings in CA that are compliant with minimum code requirements also satisfy the Prerequisites for LEED Certification—the additional prescriptive thresholds to achieve LEED Silver, Gold, or Platinum will be credits that go beyond state requirements

LEED Projects in El Segundo 46 Certified Projects; 61 Total Applicants

Certified	27
LEED Silver	11
LEED Gold	6
LEED Platinum	3

*Source: <https://www.usgbc.org/leed/why-leed>
<https://www.starbucks.com/responsibility/global-report/environmental-stewardship/green-building>
<https://sites.google.com/a/lbl.gov/green-clean-mean/flagship-projects/google>
<https://sustainability.fb.com/innovation-for-our-world/sustainable-workplace/>

More on LEED

▶ ROI of LEED Certification:

- ▶ Increased asset value—high-quality, high-performance standards— higher sale prices
- ▶ Long term operational savings (increased operational efficiency—**10-15% improvement in water efficiency over state code and 5-15% improvement in energy efficiency**)
- ▶ Attract tenants and command higher rental/lease rates
- ▶ Improved health and productivity of occupants (**Indoor Air Quality**)
- ▶ Increased occupancy rates
- ▶ Meet ESG goals
- ▶ Better manage the performance of their buildings*



ROI of 19.2% for existing buildings and 9.9% on new buildings

Findings & Recommendations

- ▶ Third party certification (LEED) is advantageous as a green building policy because it:
 - ▶ Does not increase administrative and enforcement burden on City
 - ▶ Building Officials verify certification from third party
 - ▶ Doesn't create specific additional code requirements which need individual inspection
 - ▶ **Improves the health and long term vitality of the built environment (and reduces negative environmental impacts) in El Segundo and furthers goals set out in City's CAP**
 - ▶ Covers multiple Co-Benefits identified in the City's CAP



Co-Benefits of Green Building

- ▶ Co-Benefits: Additional community benefits from implementing City's CAP reduction strategies
- ▶ City identified eight areas where gains may be accrued beyond reductions in GHG emissions
- ▶ **Green Building policies cover all eight Co-Benefits**



Findings & Recommendations

- ▶ Overall:
 - ▶ Improve website content and outreach
 - ▶ Require LEED Certification in tiered increments for new construction/ major renovations
 - ▶ Consider Opt-In or Opt-Out terms where permit fees increase if applicant “opts out” of LEED requirements
 - ▶ Consider additional requirements based upon unique considerations of the community (the City has adopted state’s Code, but can create additional standards to address specific areas of interest to El Segundo)

Proposed El Segundo Green Building Code

Project Type/Size	Certification
New Construction / Renovations City Buildings	LEED Silver or Higher
New Construction / Renovations Non-residential Buildings > 50,000 SF	LEED Gold or Higher



Additional Resources

- ▶ Building Decarbonization Coalition [Clean Building Compass](#) contains tools, case studies, and templates to assist local governments
- ▶ Database/list of Incentives, Programs, and Policies for green building and renewables by state: [DSIRE: Database of State Incentives for Renewables & Efficiency](#)
- ▶ [US Green Building Council – LA Chapter](#) website contains information about initiatives
- ▶ Website with examples of green building policies for various cities and counties: [Green Building Ordinances & Policy Examples](#)
- ▶ Other Certifications and Standards:
 - ▶ [Wellcertified.com](#)
 - ▶ [Energy Star](#)
 - ▶ [Living-Future.org](#)

7/16/2020



General Notes - LEED vs CALGreen

Mandatory CALGreen/T24 requirements have generally aligned with the minimum LEED requirements.

LEED intermixed with CALGreen/T24

- LEED v2.2
- LEED v2009
- LEED v4 (2016)
- CALGreen/T24 2013
- CALGreen/T24 2016
- CALGreen/T24 2019

Essentially a building in California that is compliant with minimum code requirements also satisfies the minimum LEED requirements. but it likely does not achieve any of the additional prescriptive thresholds that make a LEED Silver, LEED Gold, and/or LEED Platinum project. LEED credits will be items that go beyond CALGreen.

LEED Certified or Higher = More sustainable and higher performing than code compliant building.

<https://www.usgbc.org/resources/leed-v4-building-design-and-construction-checklist>

General rule of thumb is that a standard LEED Silver/Gold building is:

- *5-15% Energy performance improvement compared to CALGreen/T24*
- *10-15% Water performance improvement compared to CALGreen/T24*

LEED v4 materials/products/finishes satisfy more stringent emissions evaluation testing criteria which positively benefits indoor air quality.

Additional LEED Benefits: [source](#)

- More companies are adopting LEED requirements and seek out LEED certified buildings, this becomes a selling point for buildings with this designation.
- Operational savings, shorter payback periods and increased asset value.
- Upfront investments in LEED buildings increase the property value with a growing number of building owners seeing a 10% or great increase in asset value.
- Green buildings reduce operational costs year-over-year. LEED buildings have reported almost 20 percent lower maintenance costs than typical commercial buildings.
- Los Angeles indicated that while traditional (non-LEED certified) buildings receive an average of \$2.16/ft², tenants were willing to pay \$2.91/ft² for LEED certified space

LEED Certification Fee Breakdown

<https://www.usgbc.org/tools/leed-certification/fees>

USGBC Member Organizations save at least \$1000 for buildings under 250,000 sf

NON-MEMBER			
Sf	50,000	75,000	100,000
Registration	\$ 1,500	\$ 1,500	\$ 1,500
Pre-Certification	\$ 5,000	\$ 5,000	\$ 5,000
Certification	\$ 3,420	\$ 5,100	\$ 6,800
Total	\$ 9,920	\$ 11,600	\$ 13,300

MEMBERS			
Sf	50,000	75,000	100,000
Registration	\$ 1,200	\$ 1,200	\$ 1,200
Pre-Certification	\$ 4,000	\$ 4,000	\$ 4,000
Certification	\$ 2,850	\$ 4,275	\$ 5,700
Total	\$ 8,050	\$ 9,475	\$ 10,900

LEED will never delay the design review or building permit. LEED is totally autonomous from the project's schedule for plan check, permit, and/or CofO/TCO, etc.

Other Thoughts:

- Fitwel/WELL – Building health and wellness certifications ideal based on location.
 - Focus on air quality, water quality, access to nature, walkability, etc.
- ENERGY STAR benchmarking, energy audits, utilize PACE to implement EEMs
- LEED City / LEED Community
- EcoDistrict Certification



CITY OF EL SEGUNDO ENVIRONMENTAL COMMITTEE MEETING MINUTES

Friday, August 7, 2020, 12:00 p.m.

1. CALL TO ORDER

The meeting was called to order at 12:04pm, held virtually via Zoom.

2. ROLL CALL

The following Committee Members were present:

- Tracey Miller-Zarneke, Resident, Local Business, Committee Chair
- Corrie Zupo, Resident, Committee Vice-Chair
- Caroline Hawks, Resident, Member
- Kevin Maggay, Local Business, Member
- Sarah Brockhaus, Resident, Member
- Rachel McPherson, Resident, Member

The following Committee Members were not present:

- Kristin Faivre, El Segundo School District, Member

The following City staff member(s) / Council member(s) were present:

- Jasmine Allen, City of El Segundo, Senior Management Analyst and Staff Liaison

3. PUBLIC COMMUNICATION

There were three members of public attending:

- Claudia Gomez - resident
- Chia-Ming Ro - resident
- Will Seidel – resident

Jasmine Allen read his submitted comments: *Two-stroke engines are inherently thousands of times more-polluting than the four-cycle engines we are familiar with in cars. I operate a laser-based particulate air quality sensor in our home. A neighbor's use of a leafblower pushes our air quality outside healthy limits – and easily overwhelms any air quality impact from neighboring highways or airports.*

4. NEW BUSINESS

None



CITY OF EL SEGUNDO ENVIRONMENTAL COMMITTEE MEETING MINUTES

5. REPORTS: CITY STAFF
 - a. Jasmine Allen shared the meeting City Staff had with resident Will Seidel regarding Leaf Blowers: staff does not recommend banning gas leaf blowers at this time. State of CA will be phasing out gas leaf blowers (exhaust emission).
 - b. Jasmine Allen informed the Committee "EC Council Update" is postponed for September 15, 2020.
 - c. Public Works reminded the Committee members to renew their expired memberships by contacting Mishia Jennings.

6. ACTION ITEMS:

Environmental Committee voted in support of Keeping Bees on residential property (Urban Beekeeping). Recommended to add safety factors. Motioned by Rachel McPherson and seconded by Kevin Maggay. Motion carried with added safety factors by 6-0.

7. REPORTS: ENVIRONMENTAL COMMITTEE MEMBERS
 - a. Solid Waste Reduction/Elimination of Single-Use Plastics (Caroline Hawks/Tracey Miller-Zarneke): discussed next steps for consideration.
 - b. Green Business Recognition Program (Corrie Zupo): no update.
 - c. Water Conservation (Rachel McPherson): no update on the research progress. There have not been any compliance changes due to COVID-19.
 - d. Discussed Green Construction Standards (Caroline Hawks/Sarah Brockhaus).
 - e. Smoking Ban (Kevin Maggay): no update.

8. CONSENT AGENDA:

Approved Minutes from July 10, 2020 meeting with exclusion of the date on the last line. Motion carried 6-0.

9. ADJOURNMENT
Meeting adjourned at 1:15pm.