



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, October 2, 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 inform the Committee “EC Council Update Presentation” will be in 2 parts: Update and Bee Keeping will take place on October 6th; Green Building presentation to be scheduled for another future date.
- b. Public Works to discuss Leaf Blowers: Elias Sassoon to share his experience at Rancho Palos Verdes, and staff to share issues presented from Culver City.

5. ACTION ITEMS:

Committee to vote on holding off on presenting Green Building until a more collaborative approach is finalized.

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 (Corrie Zupo/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 September 4, 2020 Committee Meeting Minutes.
Recommendation: Approval.

8. ADJOURNMENT

THE LEAF BLOWER

- Benefits
- Concerns
- Perceptions
- Facts
- Solutions



PURPOSE & CONTENT OF THIS PRESENTATION:

- INFORM & educate you
- DISCUSS the benefits of the leaf blower
- HIGHLIGHT concerns & misconceptions
- EXPLAIN noise & leaf blower sound levels
- PRESENT technological advances in the industry
- DIFFERENTIATE gas powered leaf blowers from electric
- REVEAL challenges of banning leaf blowers
- REVIEW & AMEND existing City ordinance

LEAF BLOWERS ARE USED TO:

- Gather leaves in piles
- Remove grass clippings
- Dislodge matted grass
- Clean Sidewalks & Pavement
- Remove debris from all types of recreational courts
- Clean parking lots
- Clean arenas and parks
- Dry off pavement



WITHOUT THEM, LABOR WOULD INCREASE **FIVEFOLD** USING RAKES & BROOMS AS AN ALTERNATIVE, reported by California Landscape Contractors Association (CLCA)

LEAF BLOWERS CAN BE USED WITH CARE, reinforced by our City's Existing Ordinance which:

- Requires a Special Permit & Business tax certificate
- Lists guidelines for safe & courteous use, in compliance with Outdoor Power Equipment Institute, OPEI)
 - Blower to have proper muffler
 - Operate at lowest speed possible to minimize dust
 - Limit to short duration
 - Be courteous to pedestrian traffic; don't use within 50 feet
 - All debris to be collected in piles and disposed of properly
 - May not blow debris into streets
- Designates Permissible hours
 - Monday through Friday 8am-6pm; Weekends 9am-5pm

LEAF BLOWERS ARE USED BY:

- PARK MAINTENANCE
- MEDIANS & BIKE PATHS
- ARBORISTS/ STREET TREES
- LANDSCAPE CONTRACTORS

PARKS
DIVISION

COMMERCIAL

RESIDENTIAL

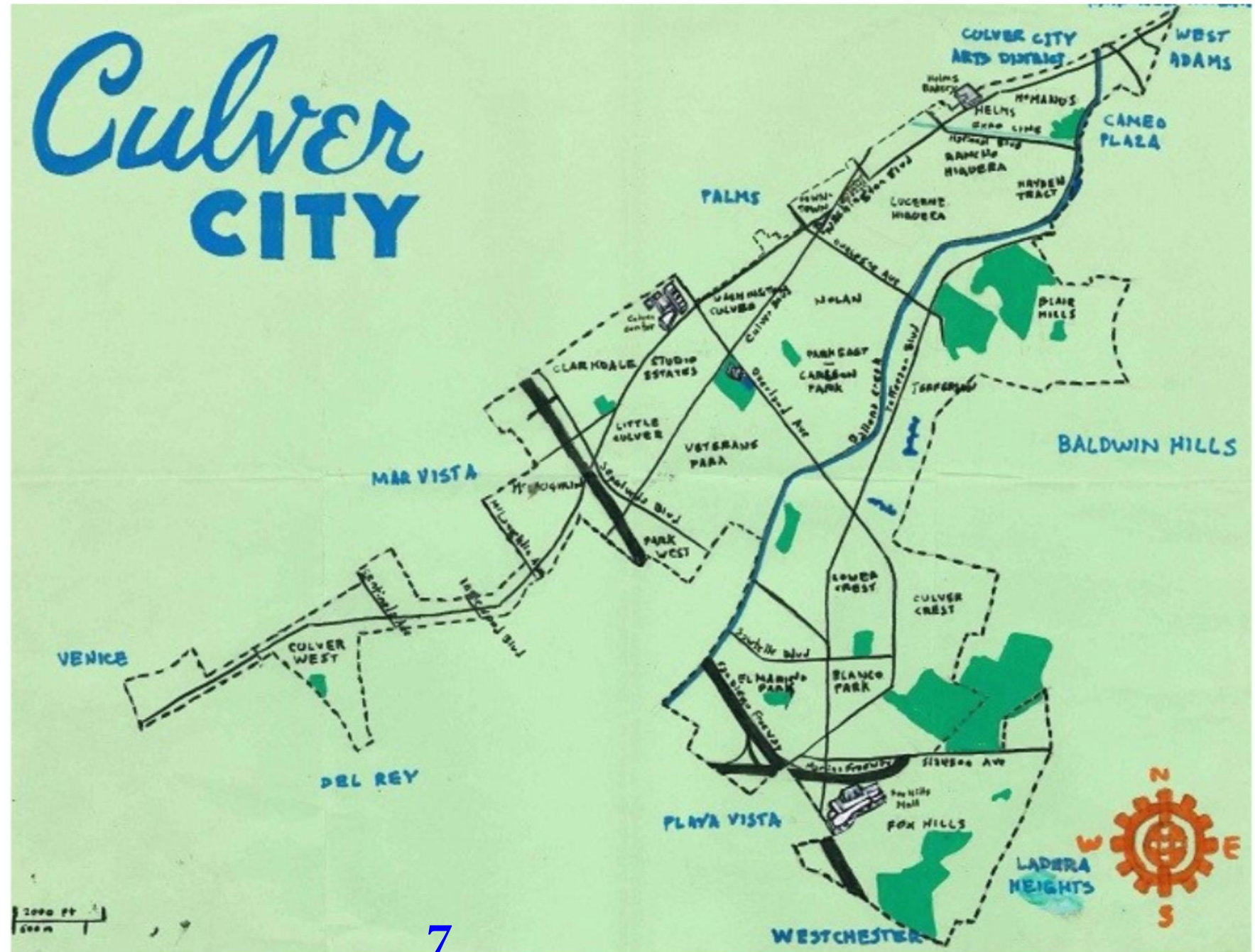
- GARDENERS
- LANDSCAPE PROFESSIONALS

- DOWNTOWN JANITORIAL
- LANDSCAPE PROFESSIONALS
- BLDG. MAINTENANCE
- CONSTRUCTION & DEMO CREWS

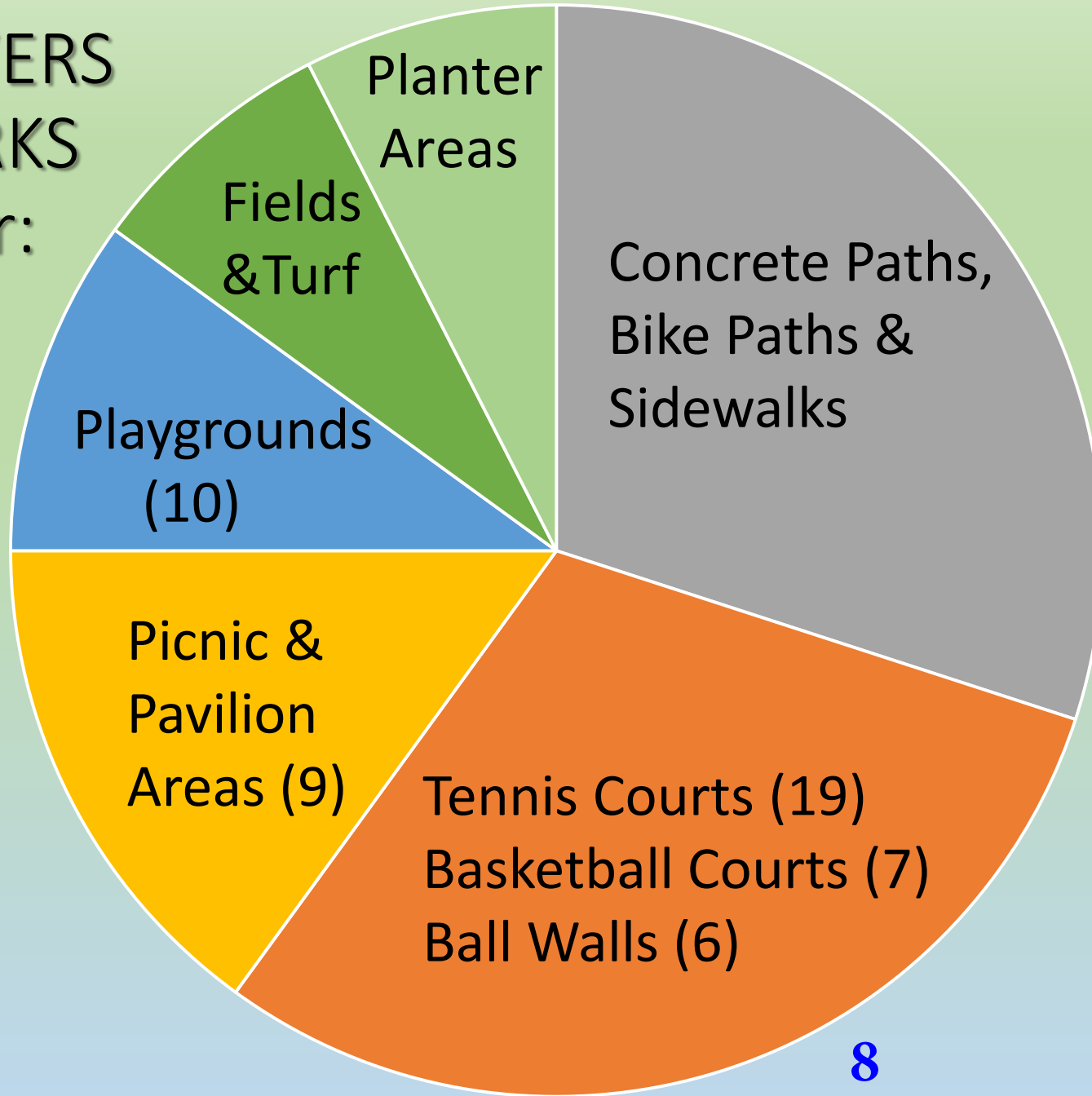
I. PARKS DIVISION

MAINTAINS:

- 100 Acres of Parks
- 100 Acres of
 - Parkway
 - Medians
 - Public Buildings



LEAF BLOWERS IN OUR PARKS are used for:



- Concrete Paths
- Recreational Courts
- Picnic Areas
- Playgrounds
- Ball Fields & Turf Areas
- Planter Areas & Medians

8

BENEFITS OF THE LEAF BLOWER IN OUR PARKS:

- They keep our parks clean and safe.
- They are thorough, efficient, and increase productivity.
- Cost effective: #1 Labor saving tool
- Standards for clean up would be lowered without them.
- Parks Division uses them in compliance with the City ordinance.
- Generally used during hours when parks are least occupied.
- A ban would increase the City's maintenance costs by 60% minimum.
- Conversion to Electric would increase maintenance costs by 30% minimum.

ANNUAL COST INCREASE FOR PARKS DIVISION

if leaf blowers are banned:

1) <u>Parks Maintenance Staff (Exist. Budget- \$1,028,639)</u>	
• Add 6 employees @ 52,790 Salary + Benefits	\$443,442
• Add 3 Trucks @ \$24,058 Initial Purchase + Overhead	72,174
2) <u>Marina Landscape (Exist. Contract with City= \$308,261)</u>	
• Parks	
• Other Departments (i.e. Public Works)	
• Minimum increase 10,000-12,000/ month	120,000
TOTAL	<u>\$635,616/Year</u>

MILES OF SIDEWALKS &
CONCRETE PATHS run
through the parks.

A good example is
CULVER CITY PARK.

BLOWERS are used to
clear mowing debris
from paths of travel to
KEEP THEM SAFE.



These walks at
FOX HILLS
PARK would
take the entire
Maintenance
Division of 10
all day to
sweep with a
broom.

With a blower
it takes 2 men
4 hours





This ONE MILE stretch of BIKE PATH along the EXPO LINE between Washington Blvd. & Jefferson Blvd. is maintained by the Parks Division.

TASKS ONLY BLOWERS CAN PERFORM:

TENNIS COURTS:

19 Citywide

- Safety Issue
- 20 minutes with leaf blower
- 2 hours plus per court to sweep
- Wet leaves cannot be swept
- Cannot be hosed
- End result: courts are not cleaned as well by broom



TASKS ONLY BLOWERS CAN PERFORM:



Asphalt Basketball Courts



Asphalt Backboard Courts

PICNIC & PAVILION AREAS:

It is not feasible or efficient to keep picnic areas clean with a broom.



Table tops and benches are blown down so eating areas are usable.

PLAYGROUNDS:

Most of our playgrounds have wood fiber for surfacing and are adjacent to concrete paving



TASKS ONLY BLOWERS CAN PERFORM:

Wood fiber playground surfacing cannot be raked or swept





II. COMMERCIAL



DOWNTOWN STOREFRONTS & RESTAURANT ROW:



Leaf Blower used several times per week by:

- Janitorial services hired by Culver City Downtown Business Assoc. (DBA)
- Landscape Contractors hired by the Culver City

DOWNTOWN LANDSCAPE



Downtown is lined with continuous hedges.

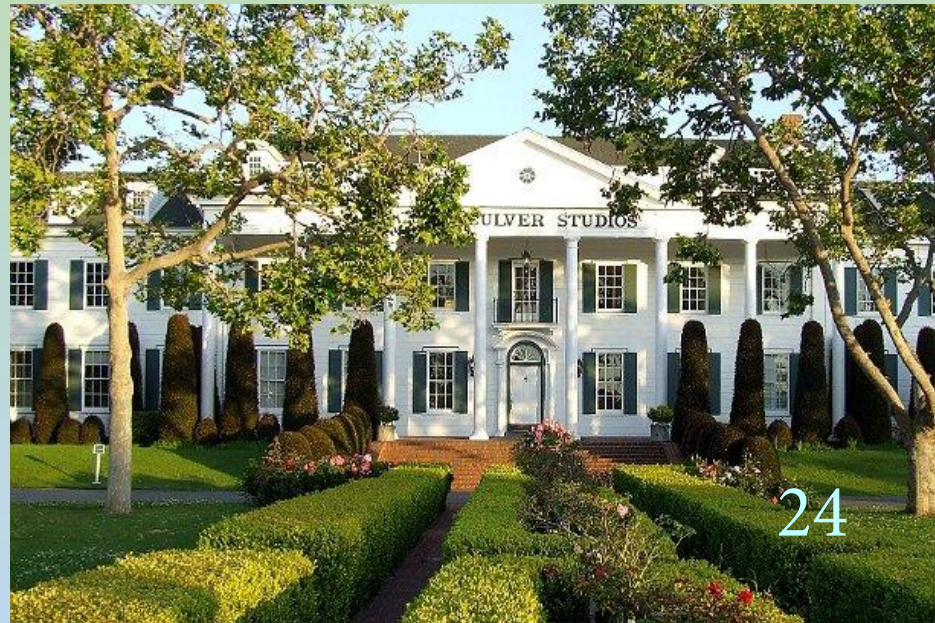
For Vermin Control, the City Manager, has directed our Landscape Contractor to:

- Trim up low branches of dense hedges and
- Blow underside of debris & leaves to prevent burrowing



Although beautiful, our signature Jacaranda trees create messy leaf litter & sticky flower drop which cannot be swept with a broom

A FEW OF CULVER CITY'S ICONIC BUSINESSES WHICH USE THE LEAF BLOWER TO MAINTAIN THEIR BEAUTIFUL LANDSCAPES



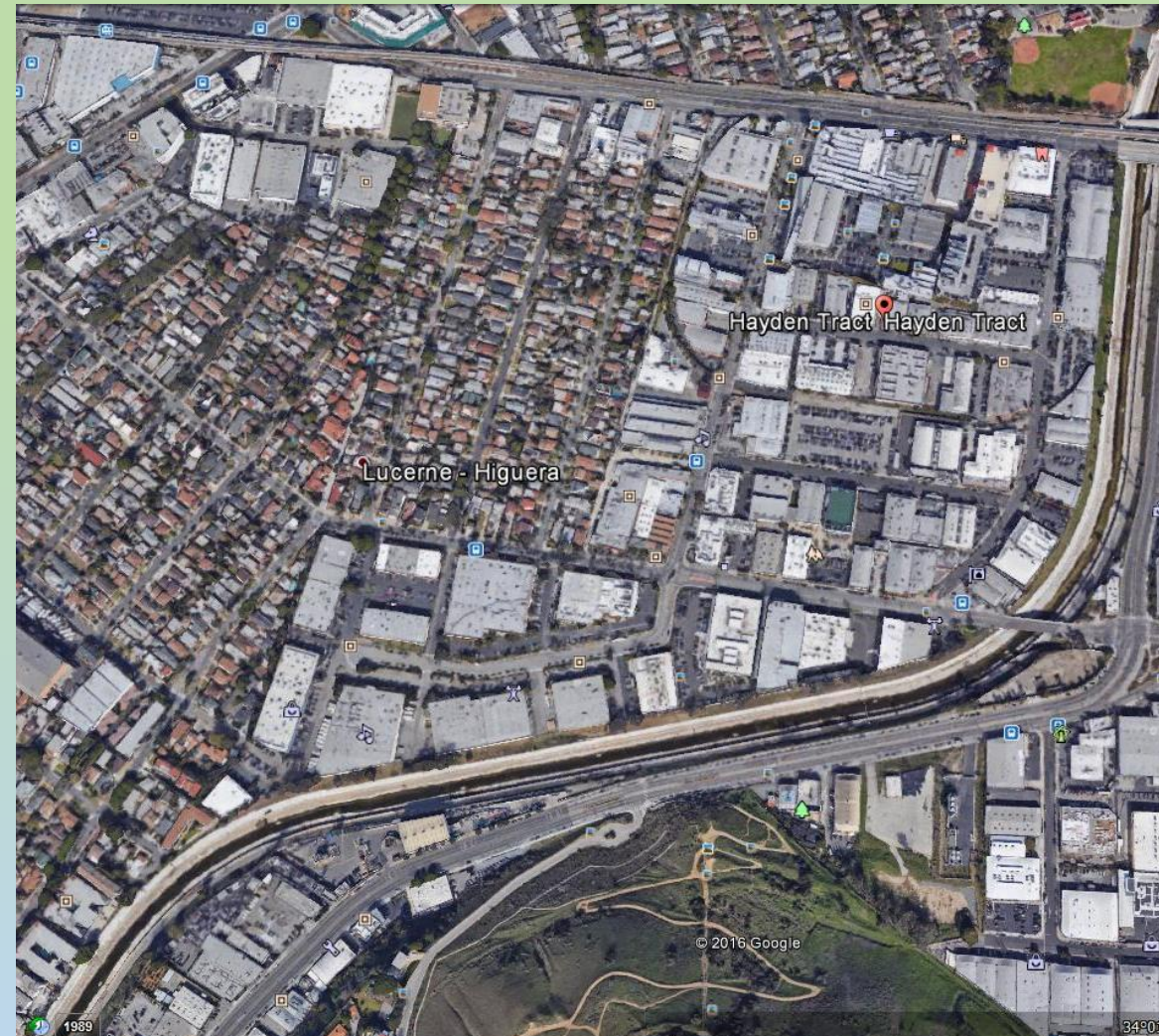


HAYDEN DISTRICT:

- Hayden Film Studios
- Creative Business & Industrial Space
- Densely used
- New Landscaping maintained by Licensed Professionals

HAYDEN DISTRICT:

- Open Space
- Parking Lots



- Mixed Use
- Building Entries
- Landscaped Parking Lots
- Landscaped Parkways



III. RESIDENTIAL



LEAF BLOWERS IN RESIDENTIAL:

- Thorough & efficient
- Save time: 15 -30 minutes for average lot size dependent on the season
- Without them, the typical gardener will increase their costs to the homeowner, 30% minimum
- Conserve water
- Where banned, statistics show gardeners continue to use them anyway.
- A ban is nearly “unenforceable” in residential
 - City Code Enforcement
 - Police Department

LEAF BLOWERS IN RESIDENTIAL:

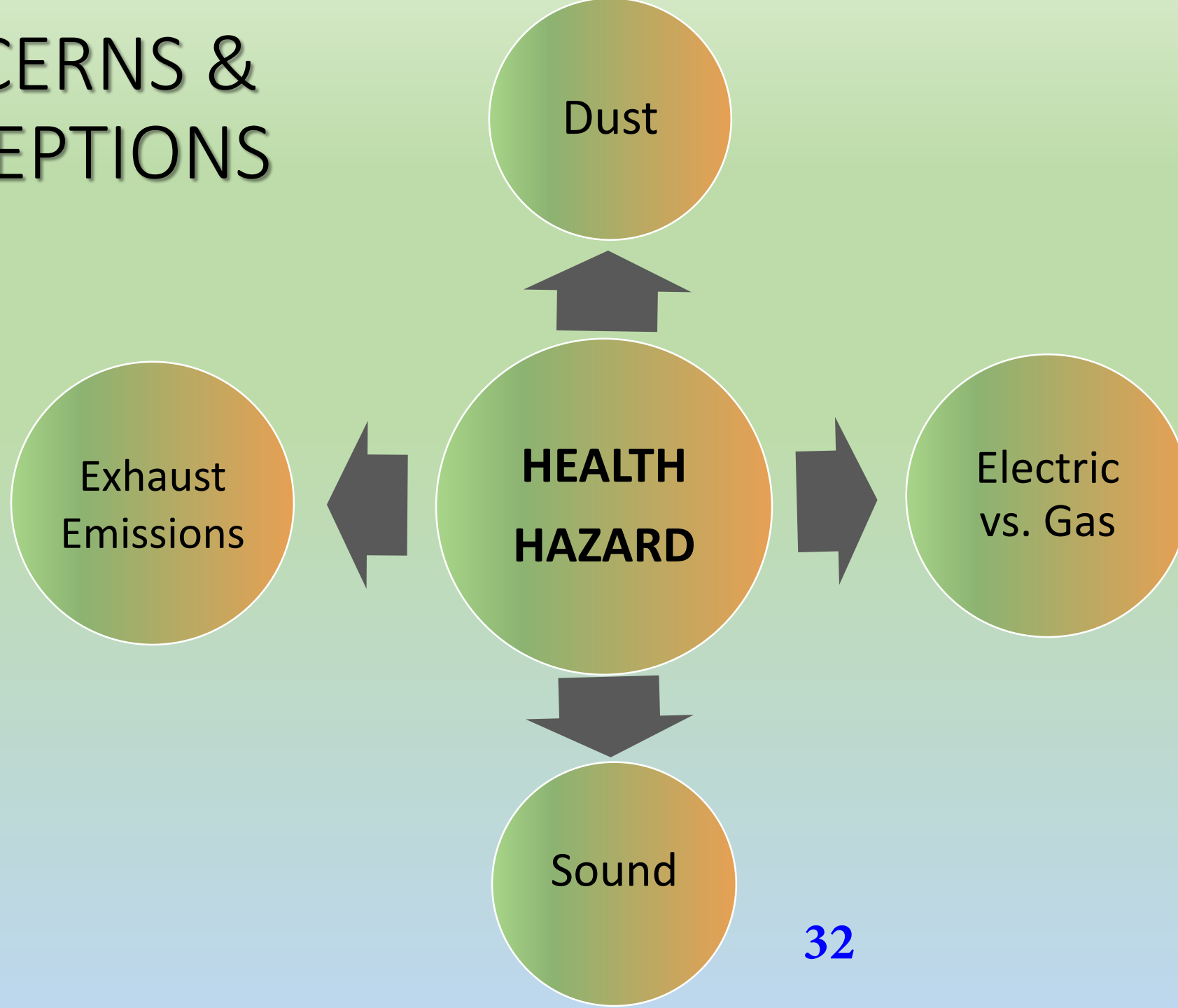


To comply with the current water shortage, many homeowners have replaced their lawns with gravel, pebble, decomposed granite or native soil which cannot be raked to remove leaves. 30

Washing down paved areas is no longer an option. It's against the law. (AB-1881)



CONCERNS & PERCEPTIONS



PERCEIVED HEALTH HAZARD

FACTS per California Air Resources Board (CARB) Report, 2000

- Health Hazard identified by 3 factors:
 - Exhaust Emissions
 - Dust Emissions
 - Noise Emissions
- RISK can only be based upon estimates of exposure and to date there are no studies to determine those.
- Asked by Legislature to recommend alternatives, if necessary, CARB made none.

TECHNOLOGICAL ADVANCEMENTS

Since 1995, the Industry has worked diligently to reduce:

Exhaust Emissions by:

- Converting some models to Four Stroke Engines
- Reducing emissions to CARB recommendation of 72 grams/HCI

Noise Levels by:

- Requiring Labels that indicate the models' sound level.
Most acceptable is 65 dBA or less.

Sound Quality by:

- Lowering high pitch frequency by altering design fan blades

SOUND DECIBEL

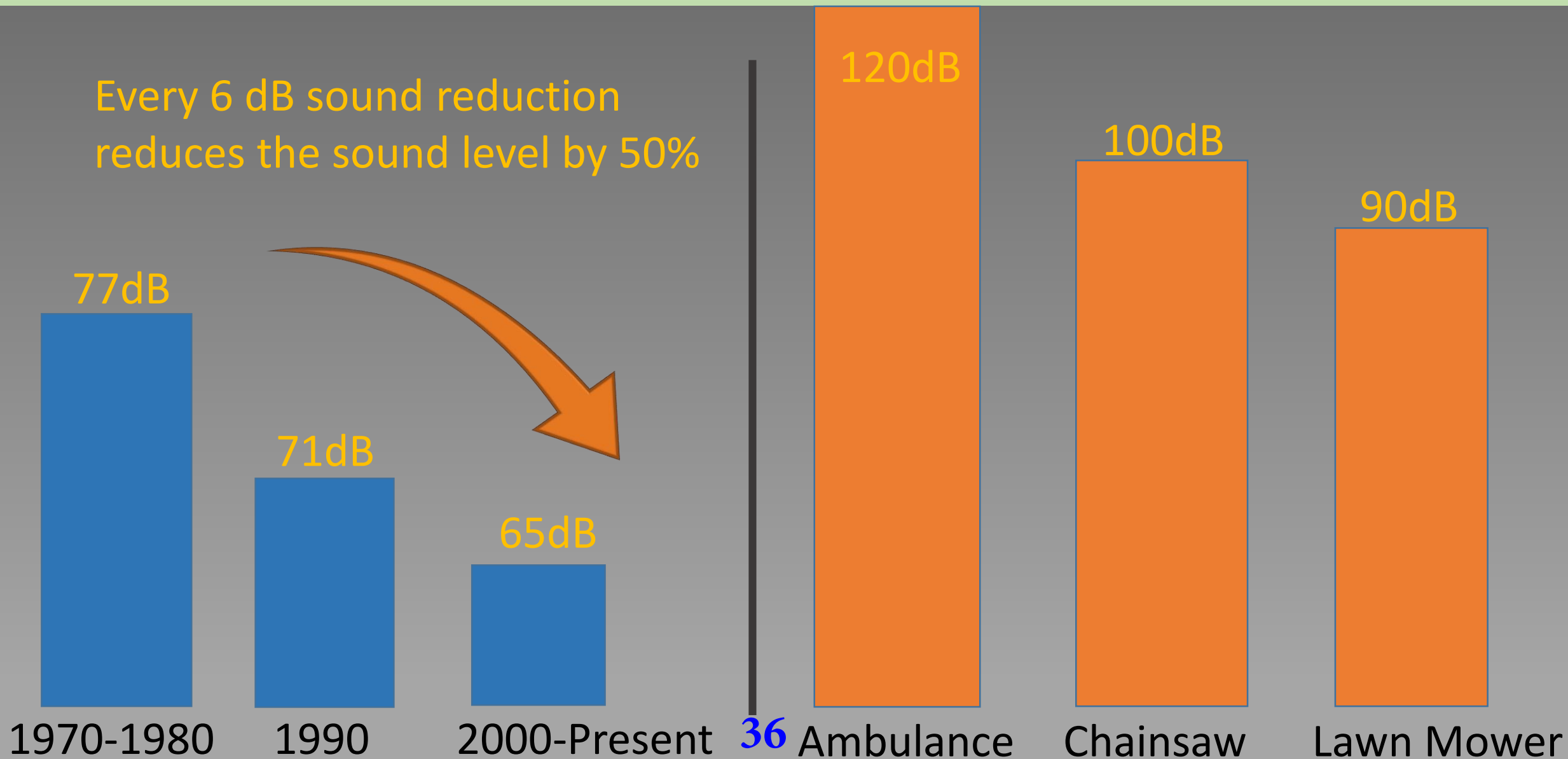
LABEL:

All new gas & electric blowers in California are required to be certified and to display a sound decibel label



LEAF BLOWER SOUND LEVELS ARE GOING DOWN

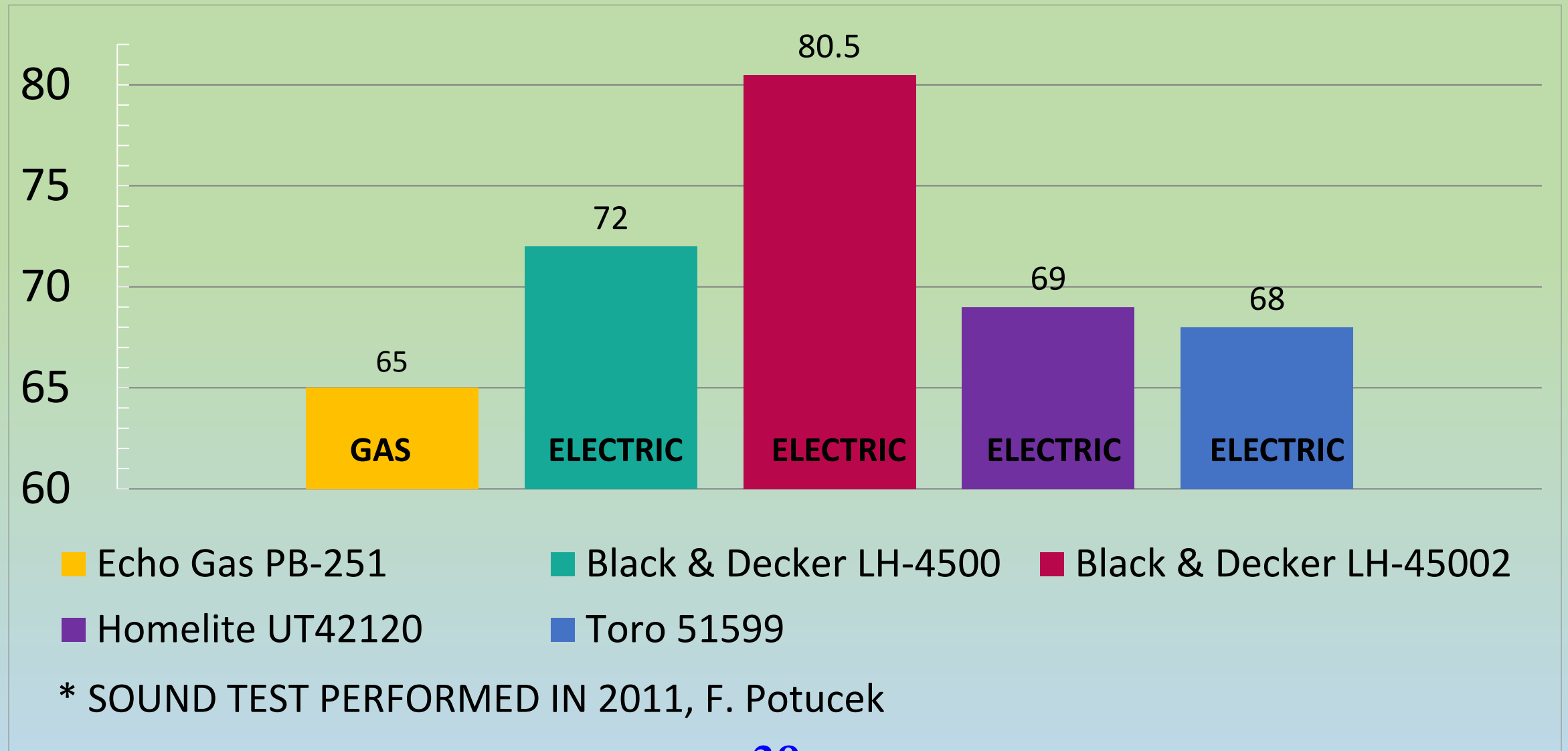
Every 6 dB sound reduction reduces the sound level by 50%



ELECTRIC AS A SOLUTION?

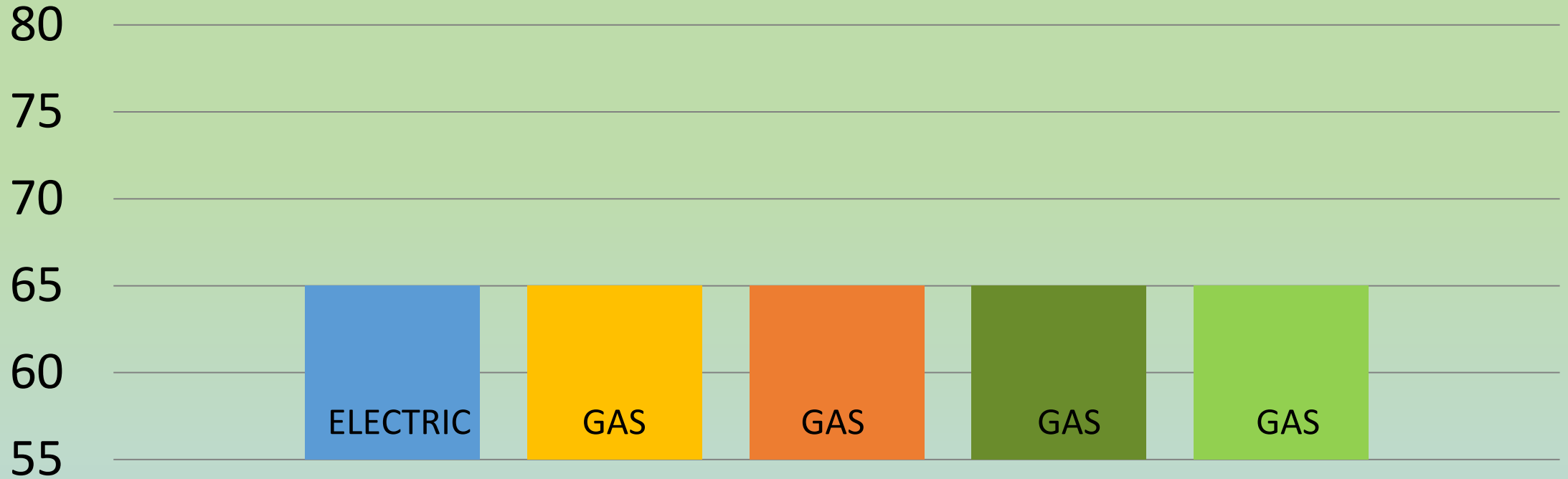
- Electric is not necessarily quieter than gas and can be just as loud or even louder
- Efficiency & performance reduced by 30% -50% with Electric
- Batteries must be changed every 25 minutes, if used efficiently
- Extended use causes fatigue in hands
- Lack of endurance of equipment
- Converting to Electric will create significant costs for the City
 - Initial Equipment purchases
 - Training Staff

SOUND COMPARISON, MEASURED FROM 50 FT AWAY



* SOUND TEST PERFORMED IN 2011, F. Potucek

QUIETEST & BEST PERFORMING LEAF BLOWERS, Consumer Reports (2014): 4 out of 5 are Gas



■ Stihl BGE 61-E

■ Echo PB-250LN - G

■ Stihl BG66L- G

■ Husqvarna 356BT -G

■ Troy-Bilt TB672-G

39

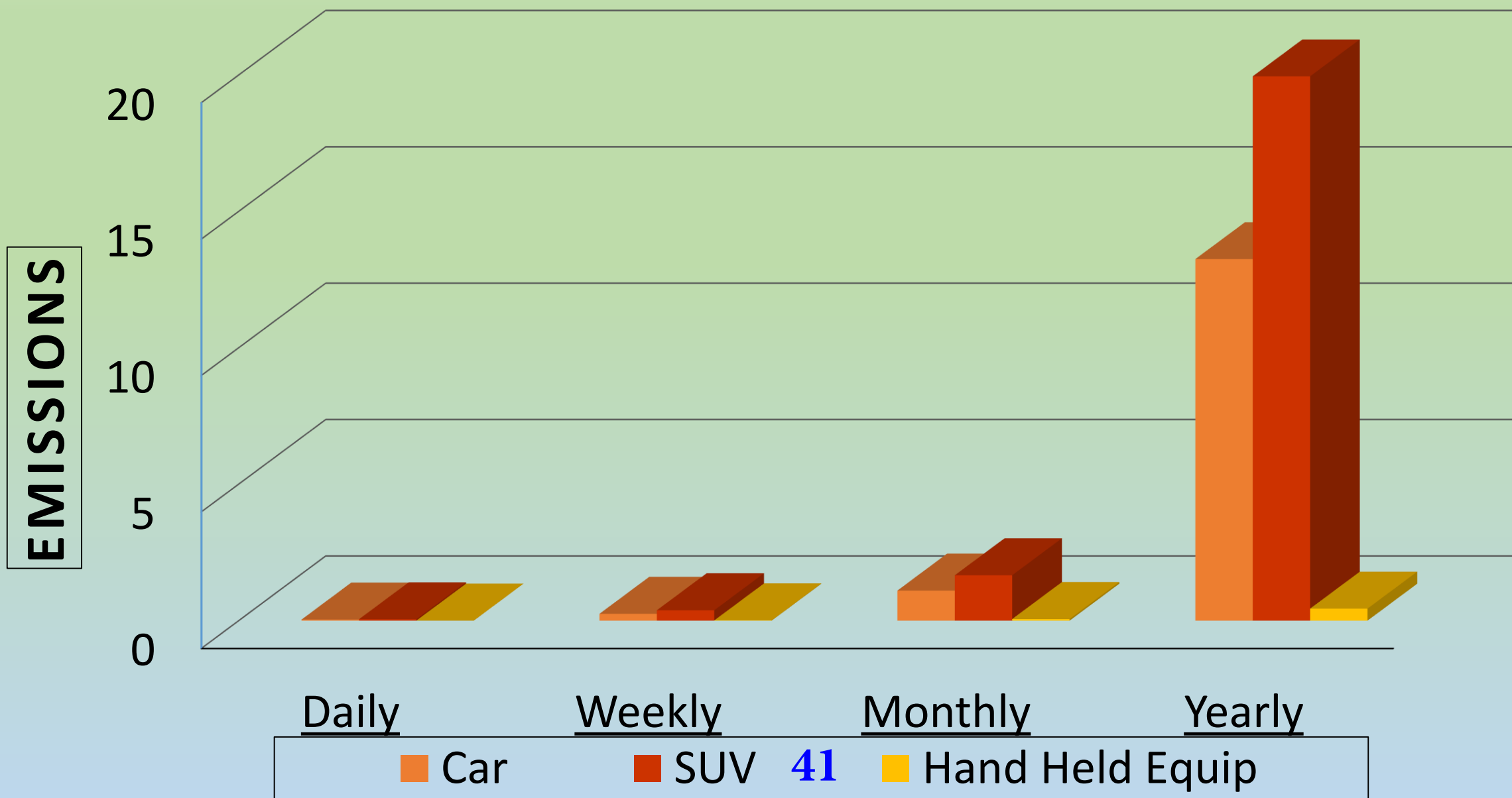
FACTS: RESEARCH DATA ON EMISSIONS

- Emission rates are regulated by the EPA, not cities or states.
- Per the EPA, emission rates for leaf blowers have never been quantitatively measured as there are no representative factors for this source.
- Sweeping with a broom on concrete creates significant particulate matter emissions, and in some studies were equivalent. *

*Dennis Fitz, Environmental Researcher,

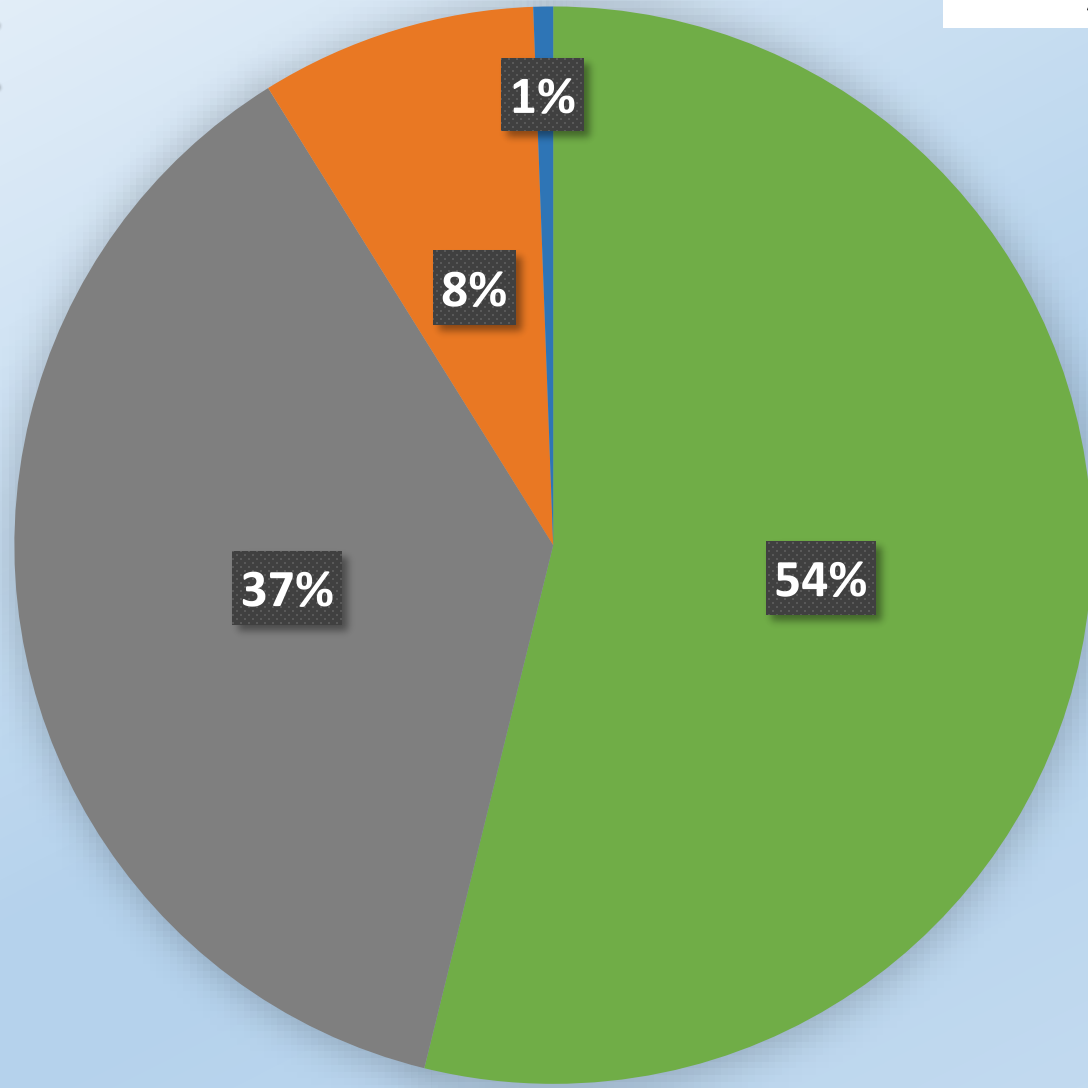
~Center for Environmental Research & Technology, UC Riverside~

One week's worth of driving an automobile to work is 30x worse than a week's worth of leaf blower use for 15 minutes/day.



DUST & PARTICULATE MATTER

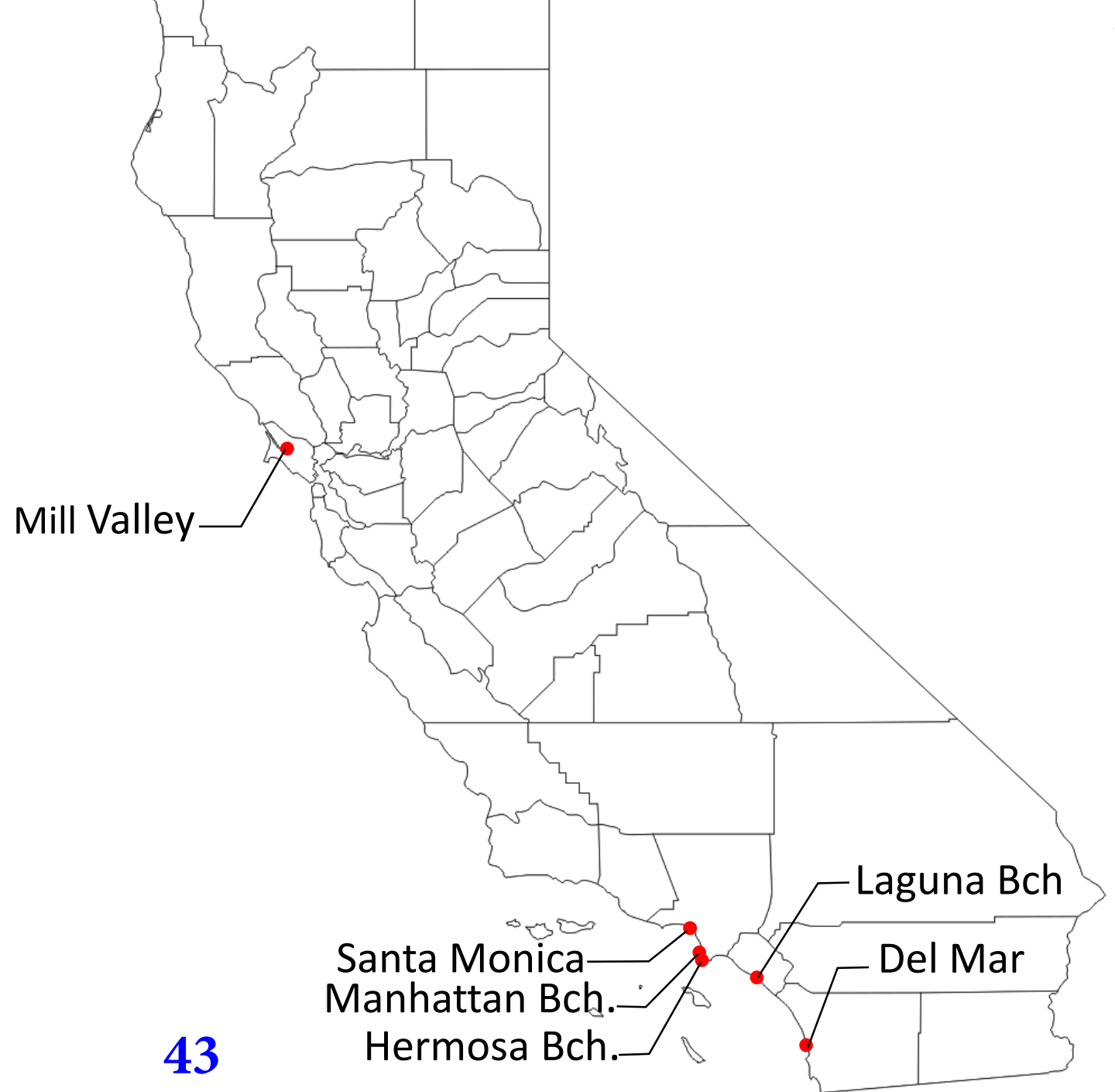
Daily Air Dust-up Tons per day



- Agriculture
- Paved Roads
- Construction
- Leaf Blowers

FACT:

Only 6 California cities
have outright banned
both Electric & Gas
Powered leaf blowers.



FACTS: LEAF BLOWER BANS

- Two local cities that have banned both, Santa Monica & Manhattan Beach, admit that enforcement in the private sector is a big challenge.
- Manhattan Beach is able to use reclaimed water while Santa Monica has lowered their standards for clean up by over 30%.
- Beverly Hills, which has banned only gas, reports that they are not able to enforce in the private sector while the parks are forced to use electric.
- The City of South Pasadena, which uses all electric power tools in the public sector, estimates a 30% cost increase. Maintenance on prototype models still being developed, is extremely high. Gas is still allowed in the private sector.

LEAF BLOWER BANS:

- “There’s a very small window of opportunity to observe an actual violation in progress”, Parks Supervisor, Santa Monica
- “Not enforceable in the private sector.” Landscape Supervisor, Dept. of Parks & Recreation, Beverly Hills
- “As many houses are behind gates or are in gated communities, it is not enforceable in the private sector. Even commercial contractors use them.” The only ones following the ban is the City”, Parks Supervisor & Facility Maintenance, Malibu

FACTS: ENFORCEMENT OF A BAN

Using the City of Santa Monica as a model, a ban would require:

- An Office of Sustainability & Environment or equivalent
- Special Task Force, i.e. at least one dedicated officer
- 6 YEARS of due diligence
- Annual costs for the City for additional Staffing
 - 2011-2016 Santa Monica has generated 458 citations out of 3474 logged incidents.
 - Generated revenue does not offset City costs of ban

FACT:

On the other hand, Culver City has received a total of **14** leaf blower complaints in the last 5 years*:

2017- 0

2016 - 1

2015 - 2

2014 - 1

2013 - 4

2012 - 6

* Per our Code Enforcement Office

RECOMMENDATIONS FOR ENHANCED ENFORCEMENT:

Cities like Menlo Park and Portland, Oregon have successfully implemented a Municipal code that has been enforceable:

- Certified Leaf Blower Model (65 dBA Labels)
- Educated Operator
- Limitations on Use

Likewise, Culver City can improve what we already have in place.

AUGMENTED REGULATORY MODEL FOR CULVER CITY

- REQUIRE Leaf Blower models with sound level not to exceed 65 dBA :
City & Private Sector to retool over 3 years time
- CITY TO INSPECT Equipment on a regular basis
- INCREASE awareness for use in the private and public sectors that is environmentally safe
- PUBLICIZE Leaf Blower program & Educate homeowners with mailers
- POST updates on City Website
- WORK with Landscape Professionals contracted by the City

SUMMARY

- Benefits of the Leaf Blower outweigh health concerns
- They keep our City CLEAN
- When used properly there are no real risks to the public or homeowner
- A ban is not PRACTICAL & complete enforcement would be difficult and costly.
- A ban in the parks & commercial sectors will dramatically lower standards and increase costs



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**
- 

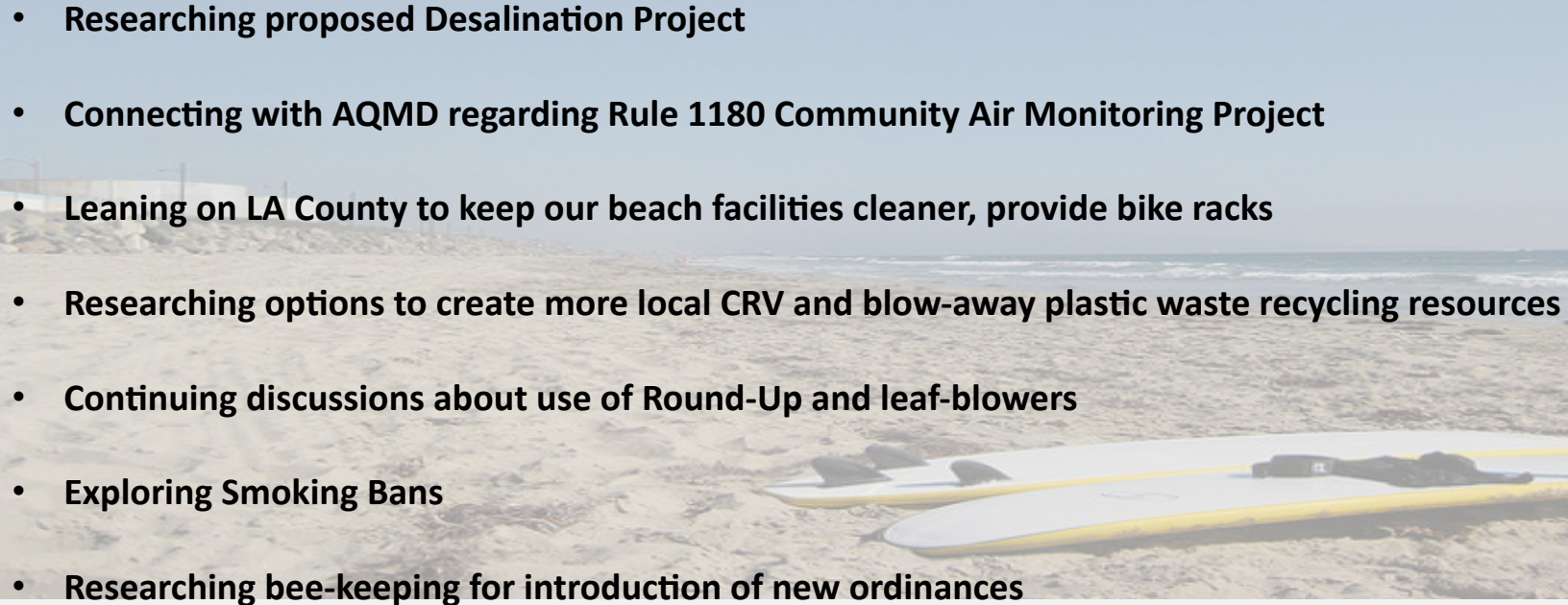
ENVIRONMENTAL WORK PLAN

Status of Top Five Committee Goals:

- **Solid waste reduction: pursue continued phase out 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**
- 
- A yellow and white surfboard lies on a sandy beach. In the background, there are waves breaking on the shore under a clear sky. The image is slightly faded to serve as a background for the text.

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.



PROPOSED ORDINANCE AMENDMENT

BACKYARD BEEKEEPING

El Segundo City Council Meeting - October 6, 2020
Prepared by Resident: Chia-Ming Ro, for the Environmental Committee & Staff

Ask

To amend City ordinances to allow for urban beekeeping.

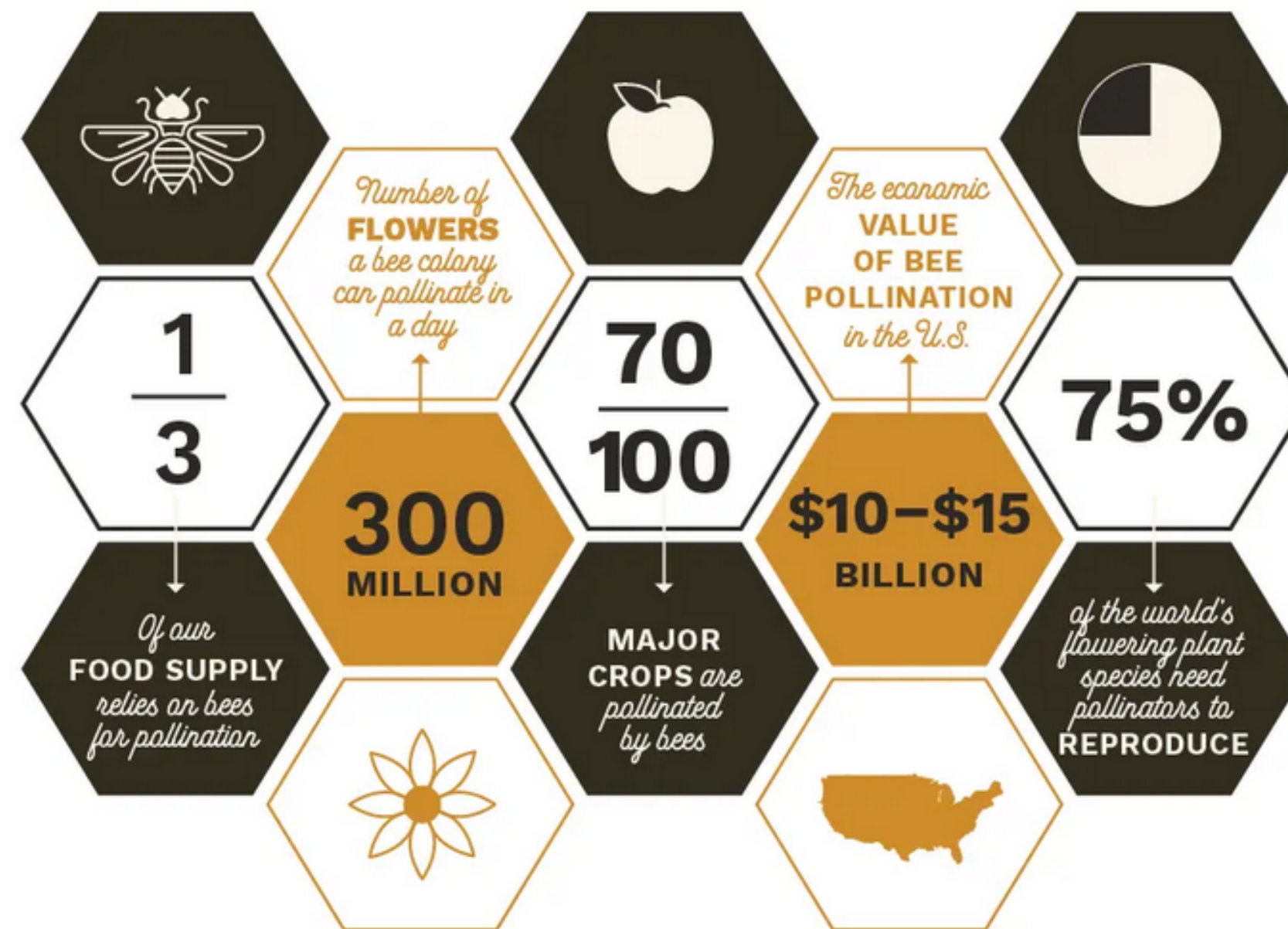
Executive Summary

Current El Segundo ordinances list bees under nuisance ordinances along with chickens and other livestock but does not include another ordinance that allows safe beekeeping as it does for chickens. Nearby cities such as Santa Monica, Redondo Beach, and Torrance allow for hives with very specific safety measures as well as registering and permitting of the hives with the city.

With the current pandemic outbreak, we have all witnessed firsthand the challenges to our local food security with the extensive lines and scarcity at the grocery store. The tremendous surge of interest in growing food crops has left nurseries depleted of vegetable seedlings, fruit trees, and sometimes even soil. No matter how much we plant, we need bees because one in three bites of food we eat depends entirely on bees. With bees pollinating 80% of the world's plants including 90 different food crops, they are a crucial piece to the equation for sustainability.

REASONS TO BEEKEEP: 1. POLLINATION

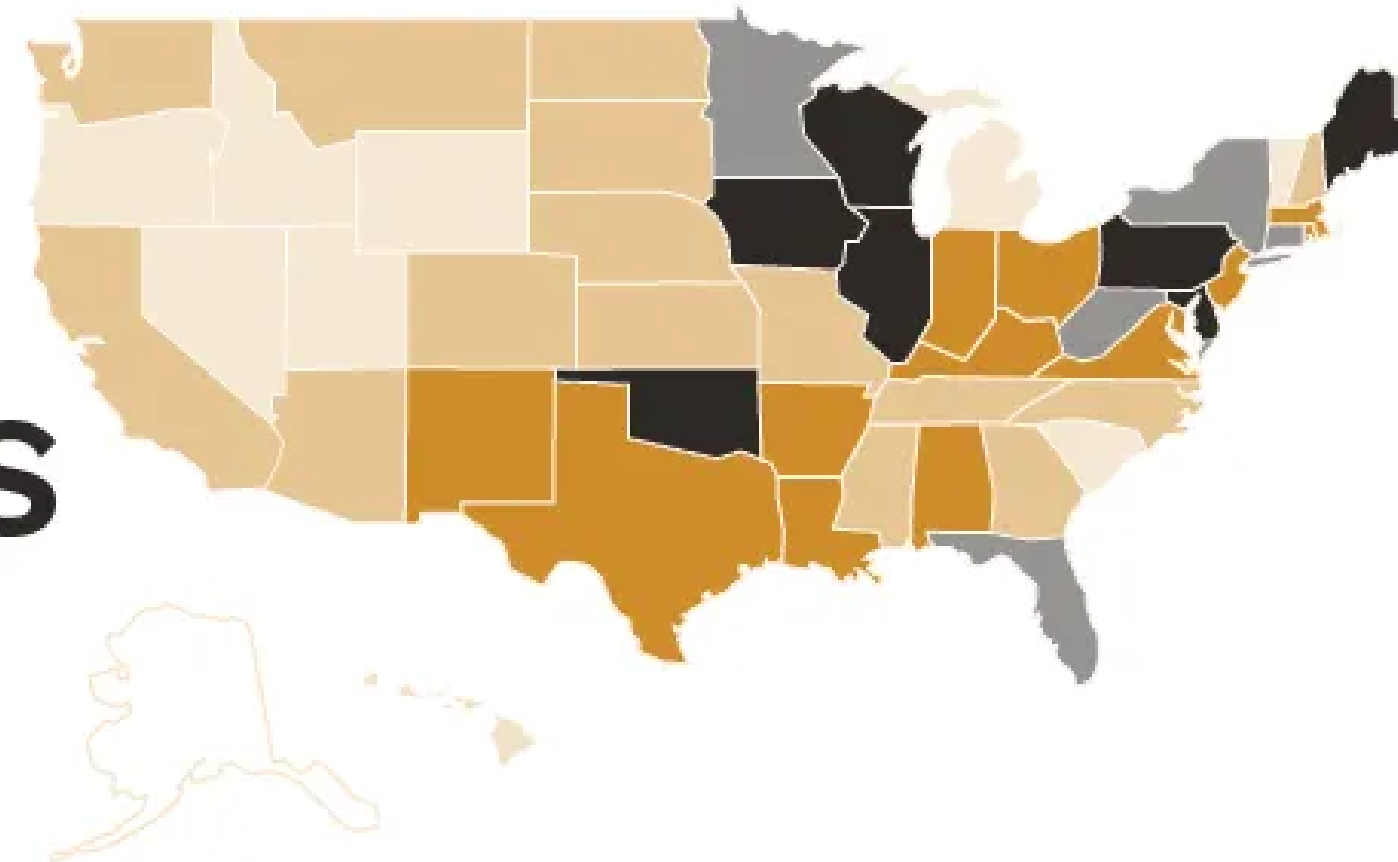
BEES PERFORM APPROXIMATELY 80% OF ALL POLLINATION WORLDWIDE.



2. HONEYBEE DECLINE

**A WHOPPING
42% OF U.S.
BEE COLONIES
DIED IN 2015.**

**PERCENTAGE OF
HONEYBEE COLONY
LOSS BY STATE
FOR 2014 - 2015**



≥60% ≥50% ≥40% ≥30% ≥20% N/A



2. HONEYBEE DECLINE

4 MOST LIKELY CAUSES OF HONEYBEE AND POLLINATOR DECLINE



Pesticide poisoning from an onslaught of toxic insecticides used on field crops and home gardens.

MASS USE OF DANGEROUS

PESTICIDES



Tenacious parasites like Varroa mites and small hive beetles can take heavy tolls on colonies, as can diseases such as Nosema and American Foulbrood.

RAPIDLY SPREADING PESTS &

DISEASES



Climate change disrupts the timing between bees and bloom; e.g. When bees come out of hibernation, important flowers they need to start the season are not available as a food supply.

CONSTANT CHANGE IN

CLIMATE



Behemoth, single-crop plantings create food deserts for bees and other pollinators unable to thrive on a single food supply. Diversity of vegetation is key to a healthy bee habitat.

INCREASE OF

MONOCULTURE

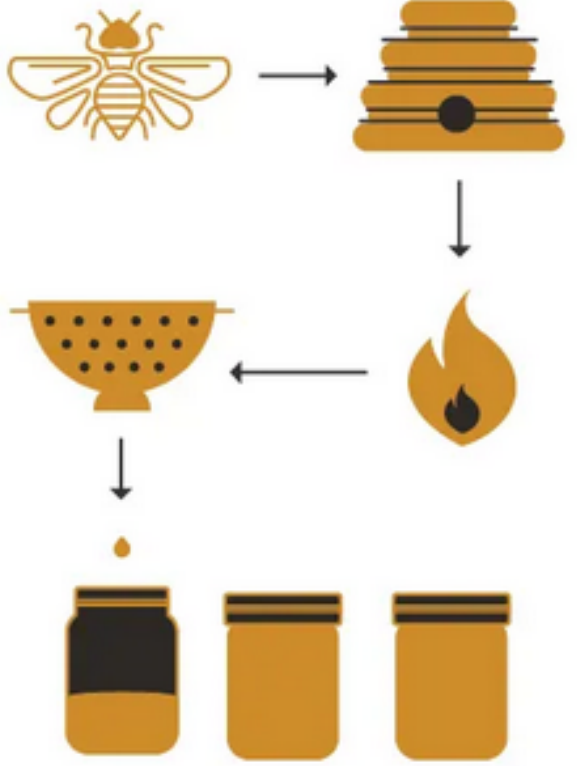
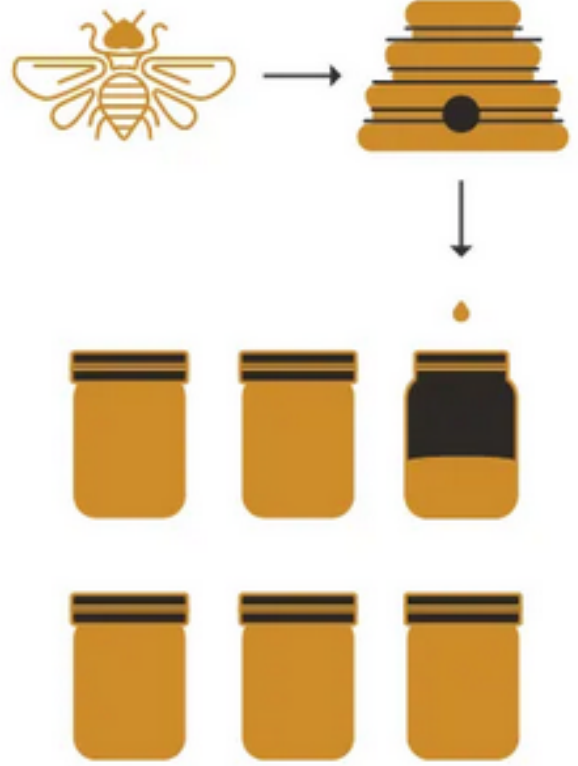
3. HONEY



RAW HONEY

VS.

PASTEURIZED



Raw, unprocessed honey is a healthier choice because it contains antioxidants, vitamins, and enzymes which can be destroyed in the pasteurization process. Raw honey crystallizes faster than pasteurized honey because these particulates remain.

If you buy your honey from the supermarket, chances are that it has been heated, strained, and processed to remove particulates for the purpose of preventing crystallization. This process also removes vital nutrients that give honey its unique beneficial qualities.

BEEKEEPING IN LA

In October 2015, Los Angeles City Council unanimously approved urban beekeeping across the county. The effort was spearheaded by non-profit HoneyLove.org in 2011

NEARBY CITIES THAT ALLOW BEEKEEPING:

- Culver City
- Fullerton (2018)
- Long Beach (2015)
- Manhattan Beach
- Palos Verdes
- Redondo Beach (2012)
- San Diego (2012)
- Santa Monica (2011)
- Torrance

LA COUNTY BEEKEEPING ORDINANCE

BEEKEEPING LAWS BY STATE

LA COUNTY REGULATIONS

Regulations

- Register as a beekeeper within County of Los Angeles
- Maximum on hive for every 2500 sqft lot area
- Hives minimum 5 ft from lot lines, 20 ft from public right of way/private street
- Hive entrances face away from or parallel to nearest lot line
- 6 ft wall or vegetative barrier between hives and adj lots, or placement of hives minimum 8 ft above grade (ground level) of adj lot



REGULATIONS FOR EL SEGUNDO

Guidelines/Rules to consider: Here are some suggested considerations for the council to deliberate

- Maximum # of hives per sqft: 1 hive per 3,750 sq ft, max 2 per lot
- Minimum distances between hives and lot line (neighbors), and right of way line
- Fence, wall or hedge between hives and adj lot lines
- Hive positioning
- Hive management (maintenance, equipment storage, period inspection, requeening requirement)
- Liability Insurance Coverage
- Signage warning
- Adequate water supply (ie. Fountain)
- Permit renewal requirement
- Registered w/ LA County as a beekeeper
- Applicant to possess beekeeping knowledge
- If complaints are not resolved in a satisfactory manner, the permit can be revoked, and is not eligible for renewal unless certain requirements are satisfied
- Circle of notice TBD ie 100/250/500 ft radius
- [Redondo Beach Ordinance for reference](#)

NOTES:

- **Exact regulation to be prepared by Staff/Environmental Committee and to be reviewed by the City Attorney**
- **Both ES Staff and Environmental Committee is favor of allowing beekeeping in El Segundo**

DEFINITIONS

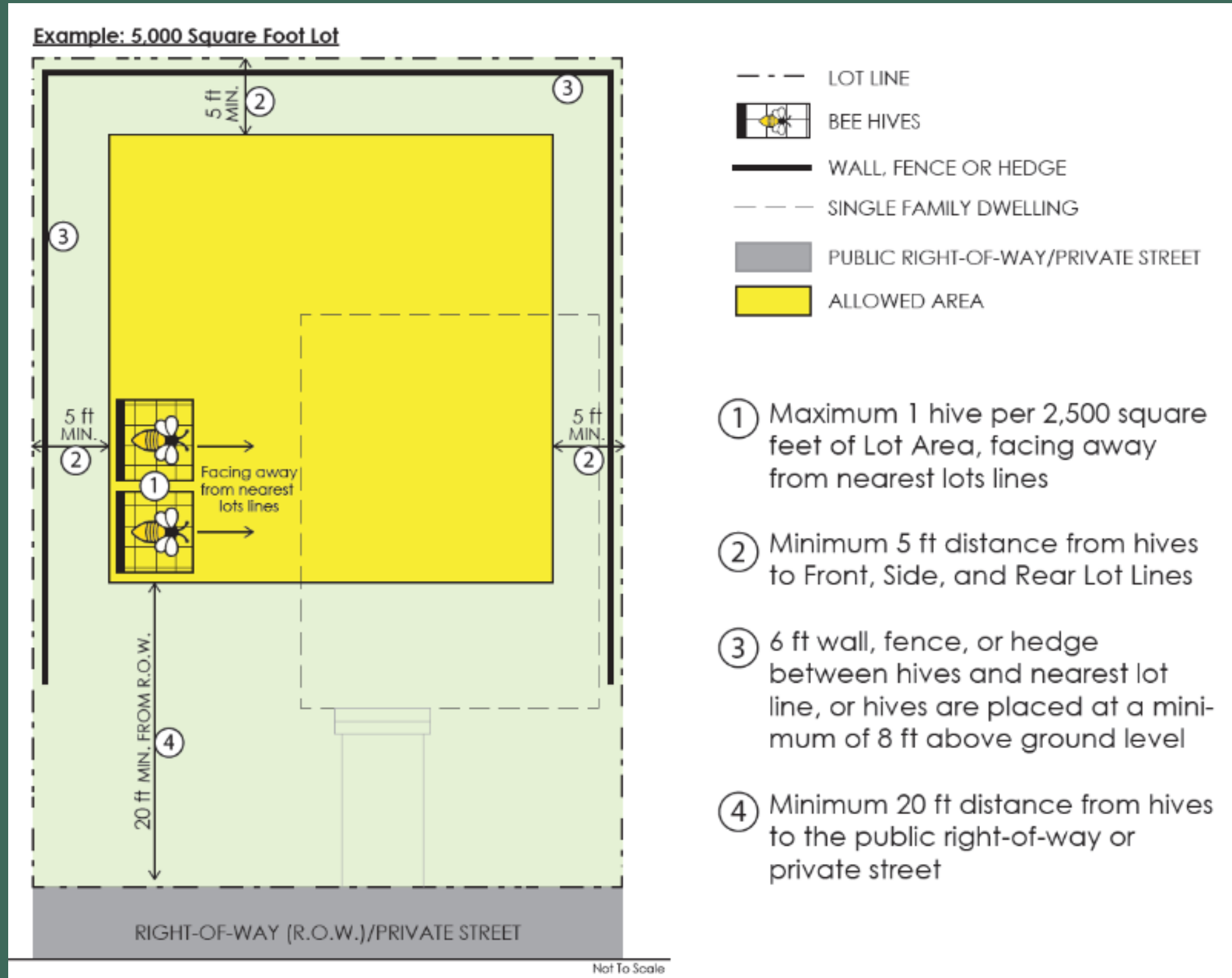
Apiary: The keeping or maintenance of Bees in a collection of Hives or colonies

Bee: Any stage of common domestic honey bee, *Apis Mellifera* species

Beekeeping Backyard The keeping or maintenance of an Apiary in a HIVE as an accessory use

Hive: A structure for housing of a bee community

LA COUNTY DETAILED REGULATION EXAMPLE



ADDITIONAL RESOURCES/REFERENCES

[CITY OF FULLERTON BEEKEEPING WEBSITE LANDING](#)

[CITY OF FULLERTON BEEKEEPING BEST PRACTICES](#)

[PROPOSAL COVER LETTER TO CITY COUNCILS](#)

[APIARY REGISTRATION INFORMATION](#)

[APIARY REGISTRATION FORM](#)



CITY OF
EL SEGUNDO

Bee Keeping Guidelines

Public Works Department
October 6th, 2020

Permit Requirements

- Registered as required by the California Food and Agricultural Code and the County of Los Angeles.
- Possess some knowledge of bee keeping.
- One colony per 3,750 S.F. of total lot area; Maximum of two colonies per lot.
- Public notification/informing residents & property owners within 500' radius for issuance of the permit and every yearly subsequent renewal.

Position of the Hive(s)

- Minimum 15 feet from lot lines and 20 feet from public ROW.
- Entrance of hive to be faced away from or parallel to nearest lot line.
- 6 feet tall wall or vegetative barrier between hives(s) and adjacent lots, or placement of the hive(s) minimum of 8 feet above the grade of adjacent lot. This wall has to be consistent with Zoning regulations.
- The wall to be extended at least 10 feet beyond the hive(s) in each direction to ensure that bees fly over the barrier before leaving property.

Hive Management

- Maintenance.
- Equipment storage.
- An adequate water supply.
- Re-queen the colony.
 - Subsequent to any swarming or aggressive behavior
 - At least every other year

Inspection

- Prior to issuance of a permit, property would need to be inspected by a certified bee keeper.
- Colony to be inspected every year by a certified bee keeper prior to renewal of the of the permit.
- If there are any complaints from the residents, it may be ground to revoke the permit and or NOT renew the permit

Continued

- Warning sign to be installed on private property. The sign must be clearly visible by the public.
- Liability Insurance coverage needs to have a minimum dollar's amount to be determined from the City's Risk Manager and proof of insurance needs to be provided to the City prior to the issuance of the permit/renewal of the permit every year. The insurance policy must cover any injury to members of the household/guests as well as any pedestrian or neighbor, and must indemnify the City.
- If complaints are registered by residents, the permit may be revoked/not renewed.

Challenges

- Establish the permit program and implement/sustain the permit process is time consuming.
- A new Ordinance would have to be prepared in coordination with Environment Committee and concerned citizens and the City Code would have to be amended. The Ordinance would contain detailed requirements based on input from professional bee keeper(s).
- Permit fee to cover staff time for the processing the permit/public notification/running ads in paper, etc. would be high.
- Not in the budget at this time.

Council Direction

Sample White Background for images



El Segundo Green Building

PREPARED BY THE EL SEGUNDO ENVIRONMENTAL COMMITTEE

PRESENTED BY COMMITTEE MEMBERS CORRIE ZUPO & SARAH BROCKHAUS

OCTOBER 6, 2020

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.*



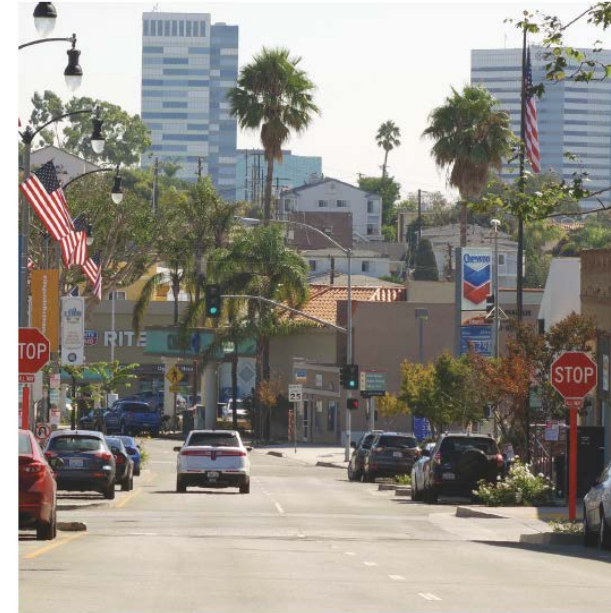
El Segundo's Climate Action Plan

- ▶ 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

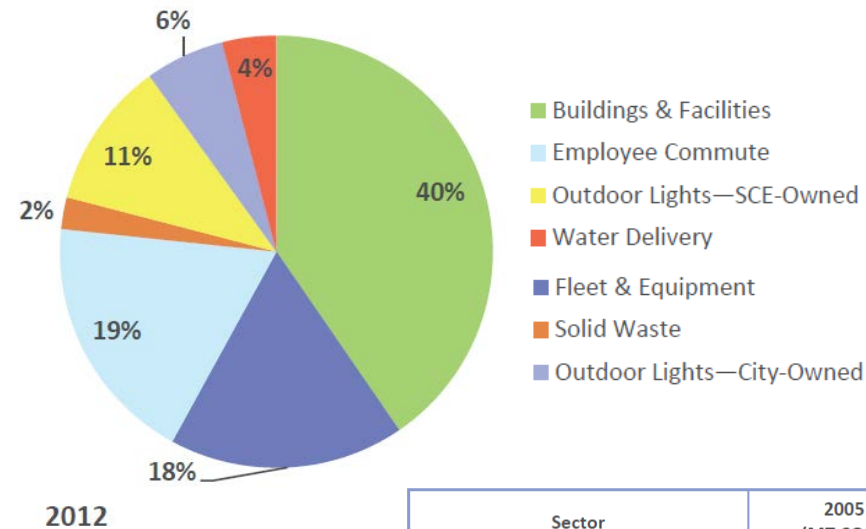


SOUTH BAY CITIES
COUNCIL OF GOVERNMENTS

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



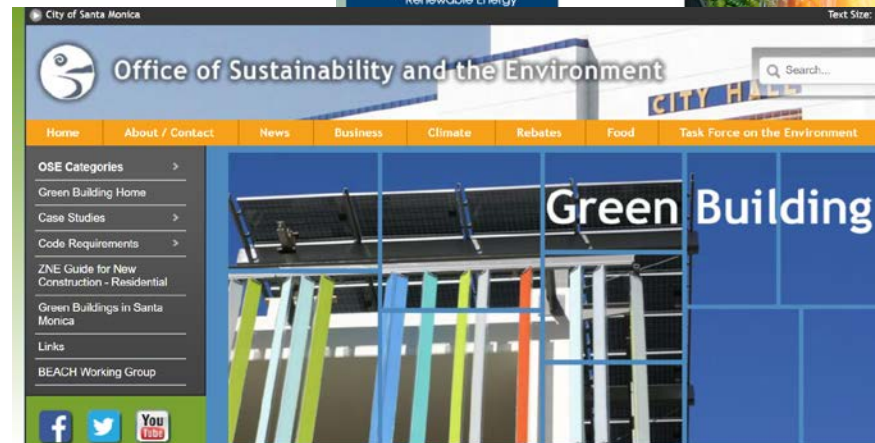
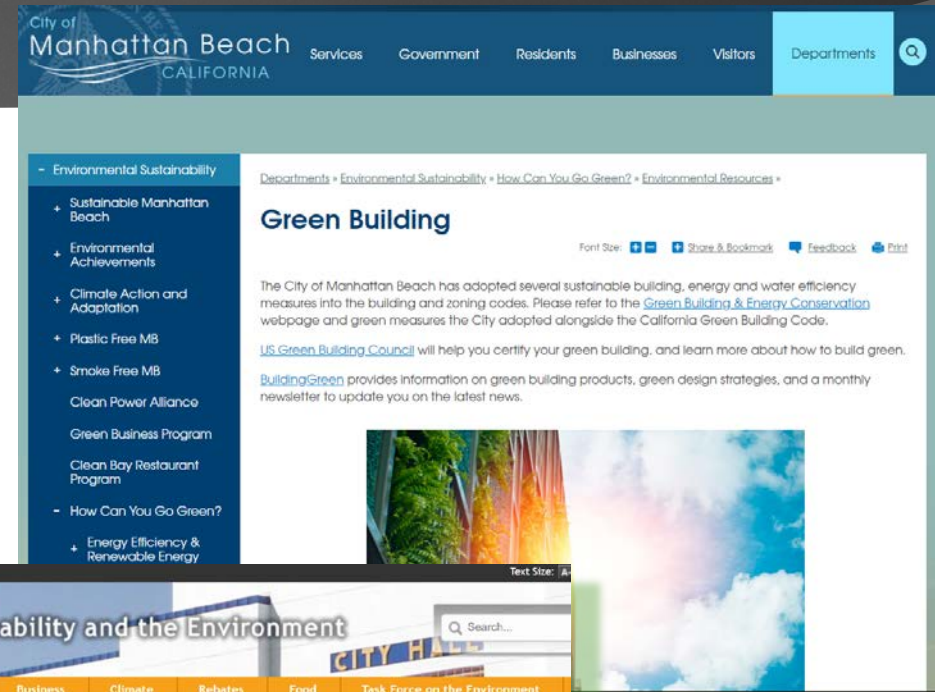
Sector	2005 (MT CO ₂ e)	2012 (MT CO ₂ e)	% Change 2005 to 2012
Commercial Energy	327,488	417,367	27.4%
On-Road Transportation	231,200	245,360	6.1%
Residential Energy	24,758	25,392	2.6%
Solid Waste	19,297	12,350	-36.0%
Off-Road Sources	482	774	60.6%
Water	166	33	-80.1%
Wastewater	65	51	-21.5%
Total	603,456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

- ▶ Expedited permitting process; 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% off 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
- ▶ Not Recommended by Environmental Committee or City Staff at this time due to potential impacts on revenue and resources

Green Building Codes

- ▶ Green Building Codes – seek pushing 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**



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 for certain types of projects (Green Building Ordinance)
 - ▶ City Buildings
 - ▶ Private development – over 50,000 SF
 - ▶ 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; Further consider REACH Code

Proposed El Segundo Green Building Code

Project Type/Size	Certification
New Construction of City Buildings (determine SF baseline)	LEED Silver or Higher
Major Renovation of City Buildings (Where project cost exceeds 50% of building value)	LEED Silver or Higher
New Construction / Major 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, September 4, 2020, 12:00 p.m.

1. CALL TO ORDER

The meeting was called to order at 12:02pm, 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:

- 1 vacancy, 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 in the ex-official capacity, Public Works
- Elias Sassoon, City of El Segundo, Director, Public Works
- Sia Poursabahian, City of El Segundo, Planning Manager, Development Services

3. PUBLIC COMMUNICATION

One member of public attending:

- Chia-Ming Ro - resident

5. REPORTS: CITY STAFF

- a. Public Works introduced new Director, Elias Sassoon.
- b. Elias Sassoon discussed in detail the approach to take for the Residential Bee Keeping, including requiring liability coverage insurance, inspections, obtaining certification. Elias will coordinate with Police Chief and will give staff recommendation to Council after Tracey and Chia-Ming present to Council.



CITY OF EL SEGUNDO ENVIRONMENTAL COMMITTEE MEETING MINUTES

- c. Jasmine Allen received input from the Committee members if they preferred to meet less frequently. Jasmine thanked the Committee for going above and beyond of their duties. 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. The Committee members had consensus they would like to continue to meet monthly.
 - d. Public Works shared internal due dates for City Council Meeting Staff Reports. It was agreed to submit all materials by September 22nd for the October 6th Council meeting.
 - e. Public Works informed the Committee "EC Council Update Presentation" is postponed to October 6.
6. ACTION ITEMS:
The Environmental Committee Presentation for City Council: committee reviewed presentation and Building official Sia Poursabahian gave his input. The Committee voted to share the presentation with Council during the next scheduled 'update' meeting with suggested edits. Motioned by Corrie Zupo and seconded by Kevin Maggay. Motion carried 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.
 - d. Discussed Green Construction Standards (Corrie Zupo/Sarah Brockhaus).
 - e. Smoking Ban (Kevin Maggay): no update.
8. CONSENT AGENDA:
Approved Minutes from August 7, 2020 meeting. Caroline Hawks moved to approve; Rachel McPherson seconded it. Motion carried 4-0.
9. ADJOURNMENT
Meeting adjourned at 1:34pm.