

## HALF MOON BAY

### Carbon Emissions

The City aggressively seeks grants for trails to accommodate pedestrians, bicycles, and horses. The City's master plan trail system interconnects parks, schools downtown businesses, shopping centers, and other major employers. The City has had recent success in obtaining funding from local (Transportation Development Act Article Three funds) and state (River Parkways Grants Program, Coastal Conservancy grants) sources.

The City is seeking possible grants to purchase alternative fuel or hybrid vehicles.

The City has noticed more interest and use of solar panels for energy in homes and businesses. The City recently supported a solar energy exposition and home tour within the City.

### Housing

Half Moon Bay encourages green design but has no specific requirements. There have been two recent building permits for green design homes in Half Moon Bay. Cost and architectural familiarity seem to be obstacles to the use of green building design. The City has at the front counter for public use and information the *San Mateo Countywide Sustainable Buildings Guide* for anyone to use in designing their home or building.

### Water and Wastewater

Half Moon Bay has neither a municipal water supply nor municipal sewer treatment facility. The City's water is supplied through Coastside County Water District and its sewage is treated in a Joint Power Authority sewage treatment plant. The City encour-

ages drought tolerant landscaping that uses little potable water. The City requires projects to utilize National Pollution Discharge Elimination System best management practices for maintaining storm runoff waters. These can maximize onsite storm water management through landscaping and permeable pavement. This has led to the use of natural bioswales (vegetated swales) to direct storm runoff waters through a site, permeable pavement on driveways, and other practices.

The Sewer Authority Mid-Coastside treatment plant is currently researching the possibility of providing treated sewage water for agricultural, municipal park, or golf course landscaping purposes. In the election of November 2005, the citizens of Half Moon Bay approved passage of Measure P, which promoted and supported the use of recycled water wherever possible and feasible.

### Other

The City's Solid Waste and Recycling franchise agreement includes a recent provision for the waste hauler to pick up recyclables on a weekly basis as opposed to the more common practice of every other week on the Peninsula.

The City's Public Works Department includes as much as practicable and feasible the reuse of materials in its public works construction project specifications. For example, the City includes in its contracts the reuse of asphalt concrete roadway surfaces by requiring the contractor to grind up the material to be used as base material with new asphalt concrete placed on top.

## HILLSBOROUGH

Hillsborough's origins date back to the mid-1800's. When Hillsborough was incorporated in 1910 the population was approximately 750 residents. Today, Hillsborough is home to over 11,000 people. In addition to its park-like setting and quiet atmosphere, people are attracted to Hillsborough for its excellent public schools; outstanding police, fire, and emergency services; and strong sense of community.

Hillsborough strives to maintain the standard of quality, rustic character, and rural charm that are its hallmark. Residents are dedicated to preserving the history, natural beauty, architectural heritage, and small town atmosphere that make up the essential character of the Town. Despite its small size, Hillsborough has made many positive strides toward sustainability and can report many successes, some of which are highlighted below.

### Carbon Emissions

The Town participated in the Association of Bay Area Governments' Local Government Energy Program in which the Public Works facilities, pumps, Town Hall, and the Fire and Police Stations were evaluated. The evaluation found that the Town's facilities use 386,754 kWh of electricity and 9,275 therms of gas annually. The evaluation concluded that the Town did well when compared with other benchmark cities and provided suggestions for additional conservation.

All Town buildings use low-energy light bulbs and have energy-efficient water heaters. The Town's water and sewer pumps have

been tested for efficiency and the least efficient are scheduled to be upgraded. Timers are used for heating and cooling systems and motion sensors are used where feasible for lights. The Town plans to consider a fireplace ordinance and will be evaluating sustainable programs for public works, including pavement recycling.

In July 2006, the City Council passed an ordinance that eliminates constraints to the installation of solar panels. Requirements for design review were eliminated and applications are fast-tracked to help residents qualify for rebates. An article was published in the Hillsborough quarterly Town Newsletter explaining the benefits of, and process for, using solar energy systems. The use of solar panels was evaluated for the Corporation Yard and Fire Stations and, although at this time the option is not cost effective, the concept will be periodically reevaluated.

The steep hills in Hillsborough tend to be a detriment to the use of some alternative energy vehicles. Many roads are too steep for bicycles and for electric vehicles. In fact, the Town purchased some electric vehicles as an alternative to gas powered city pool vehicles but the terrain proved to be too much for them, and they had to be returned. All Town vehicles are kept in good working order and on a regular maintenance schedule to prevent excessive emissions. Most were purchased after 1995 and have lower emission engines. For future purchases, the Town will consider hybrids and more efficient diesels, including biodiesels.

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## Housing

Although Hillsborough is generally comprised of large estate homes on large lots, the Town strives to ensure housing opportunities for all residents. In June of 2002, the City Council adopted a Housing Element to the General Plan that encourages creative approaches to addressing the community's housing needs. One of the policies encourages the development of second units; to date over 60 have been approved. The policy's primary purpose is to allow elderly residents who wish a smaller home to remain in Hillsborough.

In addition, Hillsborough has been a leader in developing creative regional approaches to addressing the housing need. The Town's Mayor plays a key role in the San Mateo County Housing Endowment and Regional Trust (HEART) and Hillsborough was the first agency to join the countywide subregion for the purposes of developing the regional housing needs allocation for the next Housing Element cycle.

The General Plan has a policy to encourage public and private development within the Town to use green building methods and practices as outlined in the *San Mateo Countywide Sustainable Buildings Guide*. The *San Mateo Countywide Sustainable Buildings Checklist* is provided to building permit applicants providing information on green building methods and staff attends meetings of the Recycle-Works Countywide Green Building Committee to keep up to date on the latest ideas and methods. An article, "It's Easy Being Green" was published in the quarterly Town Newsletter to help expose citizens to the concepts of green building methods. Two of the houses approved this year in Hillsborough classify as green buildings and new facilities of a private school currently under construction reflect state-of-the-art green building techniques.

## Water

A citizen's Water Conservation Committee developed a special water conservation ordinance that was adopted by the City Council.

Chapter 13.16 of the Municipal Code encourages voluntary water conservation strategies, promotes conservation by specifying a tiered system for water billing, and provides incentives for those who conserve. The Municipal Code limits the amount of hardscape and high-water use plant materials that can be included in a landscape plan in Hillsborough. Hardscape refers to a building's grounds consisting of structures, such as patios and walkways, made with hard materials. In addition, a water conservation demonstration garden at Town Hall is available as a resource to homeowners in planning their garden designs. Hillsborough has an active Garden Club that promotes water conservation measures.



The Town Hall's water conservation demonstration garden. Photo courtesy of the Town of Hillsborough.

Hillsborough contracts with the cities of Burlingame and San Mateo for wastewater treatment.

## Carbon Emissions

The City of Menlo Park has pursued the following strategies and programs to reduce carbon emissions:

- Implementation of the Comprehensive Bicycle Development Plan: The plan creates a comprehensive Citywide vision for traffic and transportation facilities for bicyclists. With input from diverse stakeholders, the goal is to make bike travel safer, more feasible, and more attractive to school children, commuters, shoppers, and recreational riders.

The City also provides material and staff support for the Bike to Work Day event which attracts new bicyclists every year and acknowledges the efforts of those who make bicycling to work an everyday commute choice. Rain is the only unpredictable factor that significantly reduces the number of participants.

- Operation of free shuttles: Caltrain Shuttle Service, Midday Shuttle Service, and Shopper's Shuttle Service. The Midday and Shopper's Shuttle are made possible with funds from the City and County Association of Governments, the Bay Area Air Quality Management District's Transportation Fund for Clean Air, and the City of Menlo Park. By providing these services to

employees, residents, and visitors, we have reduced the number of single-occupant vehicles on the roads and in turn reduced air pollution.

There are a number of challenges when managing and coordinating shuttle programs. They include funding issues, driver turnover, driver training, accurate data collection, train schedule changes, school schedule changes, and marketing costs.

- Energy conservation programs: In recent years a significant percentage of funding for building maintenance and upgrades has been allocated for energy conservation in the 19 municipal buildings the City owns and occupies. Examples of projects include retrofitting heating and air conditioning systems; including a solar hot water system on a new municipal pool; adding insulation to buildings; installing energy-efficient lighting; installing "cool" roofing materials; and replacing windows. The City is currently evaluating the potential of adding a photovoltaic power system to its maintenance facility.
- Water conservation programs: Programs aimed at conserving water also save energy when they reduce the use of hot water.

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Two specific programs have been implemented—a residential clothes washer rebate program and a commercial spray-valve installation program targeted at restaurants.

The City owns and operates one compressed natural gas (CNG) powered forklift at its corporation yard and owns three pickup trucks that can use CNG.

The City has decreased its use of natural gas and electricity in its plants and facilities over the past five years; use of natural gas has declined primarily because of the closure of Burgess Pool for construction.

Fiscal Year	Natural Gas (therms)	Natural Gas (\$)	Electricity (kWh)	Electricity (\$)
2001-02	153,129	\$47,877	4,066,572	\$547,852
2002-03	121,580	\$92,114	4,053,865	\$591,543
2003-04	114,805	\$101,084	4,173,990	\$593,714
2004-05	73,678	\$74,118	3,728,174	\$480,016
2005-06	72,081	\$94,303	3,807,991	\$495,605

## Housing

The City’s General Plan includes goals, policies, and implementation strategies that encourage a diversity of housing types and densities for all economic segments and geographical areas of the community. Specifically, residential uses are encouraged in mixed-use developments and in developments in close proximity to the commercial areas of downtown. The City has updated both its General Plan and Zoning Ordinance to support transit-oriented development (TOD) by allowing for residential densities of up to 40 dwelling units per acre in the downtown area, along El Camino Real, and in close proximity to public transit stations and major transportation corridors in the City.

To date, the City has approved one residential project under the higher-density land use designation. Two additional mixed-use projects with a total of approximately 300 one- and two-bedroom units in close proximity to the Caltrain station are currently pending approval. Similarly, the City has embarked on a major TOD land use study for an area that would surround a proposed new Caltrain station related to the reactivation of the Dumbarton rail line from Union City to Redwood City. The study is intended to result in a Specific Plan that would enable development of the area with high-density housing and compatible commercial uses.

The City also sponsors an active Below Market Rate (BMR) Housing Program that creates affordable ownership and rental housing units. The program was initiated in 1986 and requires both the inclusion of BMR units in residential projects of five or more units and the payment of in-lieu fees by commercial development. The past year has seen a dramatic increase in the number of BMR units, going from 28 units to 68 units currently under construction or approved, and an additional 44 units pending approval. Additionally, some of the newer units will be serving smaller households of one and two persons and the rental market—segments of the population not previously served by the program. In-lieu fees paid by commercial development have resulted in a BMR Fund of approximately \$4.5 million, with additional payments of approximately

\$3 million expected in the coming year. The BMR Fund provides opportunities for the City to provide a first-time homebuyer loan program and pursue other affordable housing projects.

In addition to the BMR program, the City’s Redevelopment Agency invests more than the minimum 20 percent tax increment set-aside required for housing, partially funding the City’s rehabilitation and emergency-repair loan programs.

In the past year, the City’s Redevelopment Agency successfully partnered with a private developer to obtain land use entitlements and begin construction of the first green building zero-energy housing project in the City. The development will provide 47 new housing units in a small-lot configuration with a one-acre public park. All 47 homes incorporate sustainable, environmentally-friendly, and energy-efficient systems and materials, including components such as solar electric home power systems, energy-efficient windows, water-conserving features, high-efficiency furnaces, radiant roof-barrier sheathing, tankless water heaters, and engineered wood construction. Additionally, 20 of the units are part of the City’s BMR program.

The City provides the *San Mateo Countywide Sustainable Buildings Checklist* and other green building guides as resources to homeowners and the development community at City Hall’s public counter and through the Community Development Department. The City reviews approximately 20 new single-family residences annually. In the past year, three new residences included green building materials. Additionally, the public lobby of City Hall houses a large display on green building practices that includes samples of building materials.

## Water

The following water conservation programs have been initiated for the coming year:

- Residential Clothes Washer Rebate Program.
- Commercial Spray Valve Installation Program.
- Water Wise Kits for Schools.
- High Efficiency Urinal/Toilet Replacement Program.
- GardenSoft CD Project: A CD for landscapers on water-efficient plants for the Bay Area is being produced and will be distributed free of charge.

For FY 2005-06, approximately \$26,000 was spent on these programs. For FY 2006-07, the City is allocating approximately \$62,000 to conserving water in the Menlo Park Municipal Water District. Since water rates will be increasing, it makes economic sense for water districts to invest in water conservation. As with all municipal services, however, it is challenging to expand activities when budgets are constrained.

Fiscal Year	Hundred cubic feet (CCF)	Gallons
2001-02	55,529	41,535,692
2002-03	59,310	44,363,880
2003-04	64,078	47,930,344
2004-05	53,681	40,153,388
2005-06	58,458	43,726,584

Use of water has increased 5.3 percent over the past five years; water use is primarily for park irrigation and varies with rainfall patterns.