

SOUTH SAN FRANCISCO

Carbon Emissions

South San Francisco has purchased an opacity meter to check City owned diesel trucks and buses for emissions. Staff is looking into retrofitting all of its diesel trucks that are 14,000 gross vehicle weight and up. The City's current goal is to have 20 percent of its fleet retrofitted by the end of 2007, 60 percent retrofitted by 2009, and 100 percent by 2011.

The City has dedicated one above ground diesel tank, with a tank capacity of 1,000 gallons, for biodiesel. Staff is currently monitoring one bus for mileage and emission performance and is tracking any changes and advantages. Currently, the City is researching hybrid vehicles as an alternate way of saving money and fuel. While the City is still in the testing stages, financing these improvements is a significant challenge.

In an effort to reduce air quality impacts associated with the increased traffic new development generates, the City has implemented an aggressive Transportation Demand Management Ordinance. Developers and tenants of all nonresidential developments that will generate an excess of 100 average daily vehicle trips must implement measures to promote alternative commute modes. Such measures include shuttles to transit stations, bicycle lockers, carpool/vanpool preferential parking, showers/clothes lockers, transit information kiosks, and promotional programs. Additionally, larger projects must implement supplemental measures such as transit pass subsidies, parking cash out, inclusions of onsite amenities (e.g., ATMs, childcare, electric vehicle charging), reduced parking standards, and parking charges. Depending on the size and density of development there are alternative mode shift targets that must be maintained over the life of the project, ranging from 28-35 percent, with mandated annual monitoring procedures and potential financial penalties for noncompliance.

Total Natural Gas and Electricity Used in South San Francisco Facilities and Cost, 2001-2005

Fiscal Year	Natural Gas (therms)	Natural Gas (\$)	Electricity (kWh)	Electricity (\$)
2001	192,237	\$210,479	12,754,201	\$1,444,054
2002	149,140	\$97,188	13,499,725	\$1,725,011
2003	151,113	\$133,675	13,557,675	\$1,752,276
2004	135,903	\$123,718	14,988,100	\$1,693,036
2005	152,959	\$179,164	13,739,533	\$1,531,298

Housing

The City has successfully implemented numerous strategies for meeting its affordable housing obligations. South San Francisco adopted a local ordinance requiring 20 percent of all residential development in the city of four units or more to be affordable to low- and moderate-income households. Furthermore, the Redevelopment Agency has assumed the obligation of providing housing that is affordable to very low-income households, in order to meet state mandated housing production requirements. These policies have resulted in hundreds of affordable housing units for sale or rental.

One project sponsored directly by the Redevelopment Agency, Grand Oak Apartments (currently under construction at the corner of Oak and Grand Avenue), will contain rooftop photovoltaic systems on three of its buildings which will power the community facility, the garage doors and elevators, and provide lighting to those buildings, the courtyards, and common areas. Additionally, 50 percent of construction waste is required to be recycled and the concrete for this multi-level development with underground garage is specified to contain 15 percent fly ash as an added conservation measure. The appliances for this new 43-unit development are Energy Star approved, the roofs are Energy Star "Cool Roofs" which reduce heat gain in the buildings and also the "heat island effect" in the atmosphere, and the range hoods are ducted to the outdoors to improve indoor air quality in the units.

The City also has an active housing acquisition and rehabilitation program which has succeeded in providing over 100 affordable housing units in the last seven years. First, the Redevelopment Agency acquires property of two or more residential units with a history of code enforcement problems and substandard conditions. Then these housing units are completely rehabilitated and made available to working families at affordable rent levels. The units are maintained in perpetuity by the Agency. Given the lack of available land and the high cost of development in the Peninsula, this has proven to be a very successful strategy for meeting the City's affordable housing production requirements.

South San Francisco is fortunate to be well served by fixed rail transit including the South San Francisco and San Bruno BART stations as well as the South San Francisco Caltrain Station. In order to capitalize on these assets the City has adopted transit-oriented development policies and guidelines designed to encourage high-density mixed-use residential and/or intensive office development within 1/4 mile of these stations. City policies provide for residential densities of up to 50 units per acre in these areas. At present there are 460 high-density residential units under construction adjacent to the South San Francisco BART station, at densities of approximately 50 units per acre.

Water

The Public Works Department utilizes various methods and techniques to effectively use and conserve water. Starting in November water in the park system is essentially turned off until February. During this time, landscape irrigation is operated at a minimum (once per week) only to keep valves operational. New landscaping at Orange Memorial Park utilizes drip irrigation for water conservation year round.

In general, irrigation clock timing is based upon need and not set schedules. Modern "Cal Sense" irrigation clocks utilize weather reports from nearby weather stations to send moisture data to City computers. This allows staff to remotely adjust irrigation clocks to compensate for wet weather conditions allowing for additional conservation options.

Staff also looks for ways to conserve by taking advantage of new varieties of turf such as tall fescue which have a higher tolerance to drought conditions and recycling tree trimming chips which

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are recycled back into the landscape to reduce water evaporation and suppress weeds.

The City realizes that facility infrastructure can also play an important role in conservation, and the City now ensures that any needed replacement of toilets or faucets is done with units that are low flow and/or have automatic turnoff sensors depending on staff and site requirements. The upgrades to some facilities such as City Hall and Grand Avenue Library are limited because of their aged infrastructure. That said, the City will continue to pursue any options that may become available that would allow upgrades to these buildings as well.

Financing these items is the most daunting challenge since not all sustainable items are designed to accommodate heavy public use and replacements are costly.

Year	Gallons
2000	75,416,352
2001	77,307,296
2002	78,228,832
2003	73,328,684
2004	75,212,148
2005	60,064,400

Total water use for the City's water quality control plant, parks, and facilities are reflected in the chart at left. During 2005, the City experienced a higher than usual rain fall which greatly reduced the park system irrigation demands.

WOODSIDE

The Town of Woodside did not provide information regarding its current sustainability efforts.