



SUSTAINABILITY DIVISION, OFFICE OF THE CITY MANAGER  
CITY HALL  
10300 TORRE AVENUE • CUPERTINO, CA 95014-3255  
TELEPHONE: (408) 777-7603    [www.cupertino.org](http://www.cupertino.org)

## PLANNING COMMISSION STAFF REPORT

Meeting: July 8<sup>th</sup>, 2014

### Subject

Study Session to provide an update on the Climate Action Plan (CAP) process and review greenhouse gas reduction measures to be considered for analysis in the City's Initial Study/Negative Declaration. Proposed measures focus on options to reduce community-wide emissions in the energy, transportation, water, and solid waste sectors.

### Recommended Action

Staff recommends that the Planning Commission:

- Review the Climate Action Plan (CAP) Measures Alternatives and provide comments.

### Background

On March 18th, the City Council authorized staff to prepare a Climate Action Plan. Climate Action Plans (CAPs) provide a blueprint for cities and community members to respond to the sources of and challenges posed by climate change by outlining a menu of actions for an agency to reduce both its operational and community greenhouse gas emissions (GHG). Cupertino's Climate Action Plan will serve as an implementation policy of its forthcoming General Plan Amendment (GPA), thereby enhancing the environmental gains achieved through the land use alternatives proposed for our community. By moving on a parallel track to the GPA, Cupertino's CAP offers safeguards against Attorney General-led CEQA enforcement [lawsuits](#) (e.g. Stockton, San Bernardino County, San Diego Association of Governments) that have challenged general plans that do not adequately mitigate emissions as directed by CEQA Guidelines Section 15183.5.

In California, cities and counties have been historically motivated to develop CAPs to address [regulatory](#) guidance (e.g. California Global Warming Solutions Act([AB32](#))), which sets greenhouse gas emissions reduction targets for California (15% of current levels by 2020; 80% of 1990 levels by 2050), and to realize the role local government can serve in reducing both statewide and community emissions. In fact, the AB32 Scoping Plan explicitly defines [local government actions](#) to achieve GHG emissions reductions, as local agencies often have "exclusive authority over activities that contributed to significant direct and indirect emissions through planning and permitting, local ordinances, outreach and education efforts, and municipal operations." As such, nearly 400 California cities, counties, and/or towns, have completed GHG inventories, established citywide GHG targets, initiated CAP development, and/or adopted CAPs (also historically referred to as greenhouse gas emissions reduction plans).

As of June 2014, approximately 80% of cities in Santa Clara, San Mateo, and Alameda Counties have drafted or adopted CAPs. Following suit, Santa Clara County (SCC) secured grant funding from PG&E and allocated funding itself to complete a cooperative CAP exercise for the following seven jurisdictions: the Cities of Cupertino, Gilroy, Morgan Hill, Mountain View, Saratoga, and San José, as well as the unincorporated Santa Clara County. The goal of this cooperative CAP project is to complete 2010 community-wide and municipal GHG inventories and facilitate the creation of customized CAPs, through which project participants can establish GHG reduction targets, strategies, and related emissions reduction collaboration opportunities. This will position participating agencies well for accessing anticipated state funding resources that prioritize CAP implementation, versus a historic focus on CAP development, while awaiting impending Office of Planning and Research (OPR) General Plan and CAP Guidance.

As a participating jurisdiction, Cupertino engaged in this process to update its 2005 municipal and community-wide GHG emissions inventories and achieve strategies set forth in its current General Plan. Specifically, the City's General Plan directs staff to prepare a Sustainability and Resources Plan (Policy 5-1, Strategy 1) and a Sustainable Energy and Water Conservation Plan (Policy 5-1, Strategy 4) with recommendations regarding the reduction of municipal and community wide reduction of energy, water, material, and fossil fuel use. Cupertino's adopted CAP will implement the General Plan's emissions-reducing policies, as well as others developed separately in the CAP consistent with the draft General Plan policies and goals, which may allow for future streamlined review of individual projects under [CEQA](#).

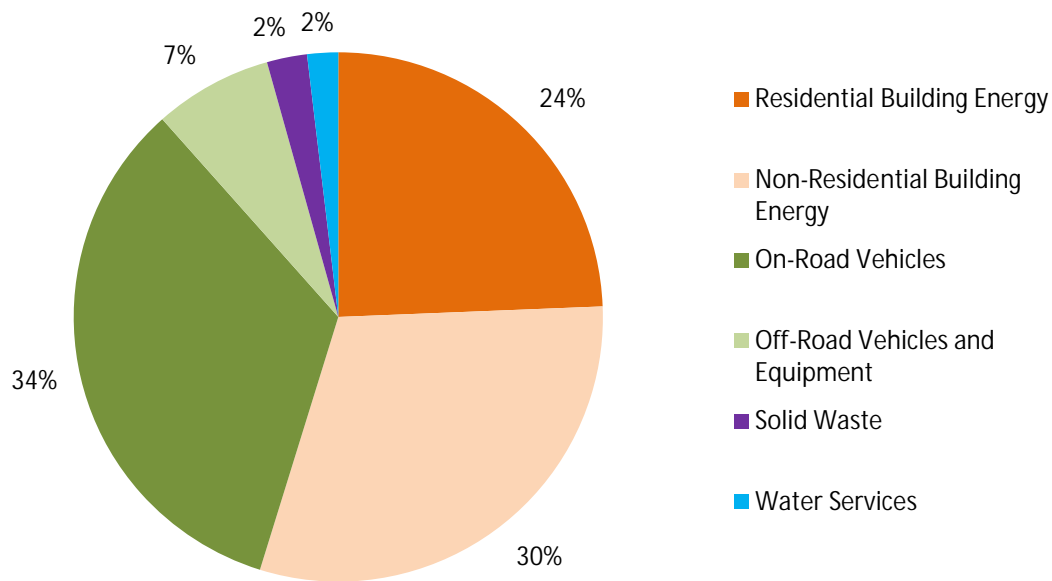
### Discussion

The City is currently working with the selected Santa Clara County-funded consultant (AECOM) to develop its own customized CAP, including community engagement and Environmental Review.

The following activities have been completed to date towards development of the City's CAP:

- A. GHG Inventories – Cupertino's 2010 baseline inventories of municipal operations and community-wide emissions were prepared. Inventories also include the City's forecasted emissions for three future horizon years: 2020, 2035, and 2050 based on the General Plan Amendment's Land Use Alternative C scenario. Inventories offer the starting point to analyze the community's emissions sources and identify the impact of emissions reduction strategies proposed within the City's CAP. Horizon year forecasts are then used to calculate emissions reductions achieved by implementing proposed strategies over the life of the CAP. Attachment 1 provides a detailed description of the City's emissions inventories and forecasts.

The City's community-wide emissions are shown below. Energy use represents the largest emissions sector, accounting for nearly 55% of total emissions. Non-residential land uses generate approximately 25% more emissions than residential land uses. Transportation emissions contribute 40% of total emissions. These primary emissions sources are the focus of the draft mitigations measures for Planning Commission review and discussion.



- B. Emissions Reduction Target – The CAP, in its draft form, proposes a 15% draft target that aligns with the statewide emissions reduction goal and is consistent with other locally adopted CAP targets. This target is the minimum level recommended for local governments to adopt per the California Air Resources Board guidance in the Climate Change Scoping Plan (i.e., the State’s guidance framework to achieve its adopted reduction targets). Cupertino’s draft target is expressed as a 15% reduction below the 2010 baseline emissions level by the year 2020. From the statewide perspective, this target roughly approximates a return to 1990 levels, which is the State’s goal for 2020 as expressed in Assembly Bill 32 (i.e., the Global Warming Solutions Act) and its companion legislation. Attachment 2 offers a comparison table of reduction targets established within the adopted CAPs of neighboring jurisdictions.
- C. GHG Reduction Measures – There are numerous actions that can help the City to achieve its draft reduction target. The largest source of estimated reductions will come from statewide actions as part of the State’s efforts to achieve its long-term emissions reduction targets described above. These actions include the Renewable Portfolio Standard to clean the electric grid, the Low Carbon Fuel Standard to lower emissions from vehicle fuels, and various vehicle efficiency improvement regulations, among others. These statewide actions will help to achieve approximately 90% of Cupertino’s draft 2020 reduction target. The remaining 10% of the City’s draft 2020 target can be achieved through local actions, for which the City government can play a leadership and facilitator role.

A draft list of local CAP measures was developed as part of the collaborative CAP project and included a common list of best management practices, measures already being implemented in participating jurisdictions or those planned for near-term implementation. The consultant team then reviewed the lists to identify opportunities for existing practices to be expanded or for new emissions-reducing practices to be developed and implemented. After additional City staff review, the draft list of proposed measures were quantified to calculate their emissions reduction potential and implementing actions were developed that would be required to achieve the stated emissions reductions. Attachment 3 includes the customized list of

proposed draft measures under review by the City for inclusion in its CAP. Attachment 3 also includes implementing actions and the measure's reduction potential (expressed as contribution to the City's reduction target).

The draft list of measures was then reviewed through various community engagement activities, described in detail below, including two community workshops, two focus group meetings, a CAP website, and online surveys. Attachment 4 provides a summary of comments received to date, as gathered from these various outreach activities.

### Existing City and Community Actions

CAP measures under consideration include numerous actions that the City is already taking (e.g., tree-planting requirements for new construction) or voluntary activities in which community members can and do participate without City intervention or support (e.g., installation of solar PVs on private property). The inclusion of these types of measures in the CAP allows the community to take credit for its early actions, which have yielded emissions reductions, and helps to identify opportunities for program expansion and potential new program creation. Some of these actions can be enhanced further through targeted outreach or additional information-sharing to increase voluntary participation.

Existing City and community actions highlighted in Attachment 5 proposed for continuation via institutionalization in the CAP include:

- Offer retrofit financing options, such as the City's participation in the California FIRST property assessed clean energy (PACE) financing district. This option suggests the City participate in a residential PACE program as well,
- Facilitate community-wide solar photovoltaic installations (including solar hot water heaters), usually through utility-rebate programs, power purchase agreements, tax credits, or other financial incentives,
- Enhance the pedestrian and bicycle environment to encourage active transportation options through physical infrastructure and programmatic improvements,
- Accelerate transportation demand management programs, as required by Senate Bill 1339 to provide commuter benefit programs for employers with 50 or more employees,
- Support transit-oriented development, as envisioned in the General Plan Amendment,
- Advance water conservation programs, as required through Senate Bill 7X-7 and implemented through Urban Water Management Plan per-capita water use reduction targets, and
- Expand compostable food scrap collection program to increase current program participation and GHG-tied diversion benefits.

### Expanded & New City and Community Actions

In order to achieve the baseline 15% reduction target adopted by the state, proposed CAP measures includes strategies that expand the City's existing environmental programs and adding new actions. This package of measures to achieve the 15% reduction target include (see Attachment 6 for further details):

#### A. Expansion Measures:

1. Design targeted building retrofit outreach, as a voluntary alternative to pursuing the building retrofit regulations outlined below,
2. Expand alternative fuel vehicle infrastructure, including installation of public-use electric vehicle (EV) charging stations and pre-wiring requirements for new construction to support EV chargers,
3. Implement existing long-term community-wide waste reduction targets, by increasing the target, and
4. Enhance current construction and demolition waste diversion requirements.

B. New Measures:

1. Promote voluntary use of energy data analysis services that uses software to identify facility efficiency improvements that building owners/operators can often make for no- or low-cost,
2. Adopt building and lighting retrofit regulations for commercial buildings and parking lots,
3. Create a Community Choice Aggregation District, preferably through a regional collaborative effort with other neighboring jurisdictions,
4. Implement a community bike share program to encourage localized emission-free active trips,
5. Coordinate a community bus or shuttle (private or in coordination with VTA), connecting to CalTrain, BART and/or VTA services, and
6. Evaluate development of recycled water infrastructure (“purple pipes”) to replace potable water use in landscape and industrial applications.

These proposed measures focus heavily on energy conservation, clean energy generation, and expanding transit options within the community. As illustrated by the emissions inventories, energy-related emissions account for more than half of the community’s total emissions. Transportation-related emissions also contribute a large share to the community-wide inventory. While, state-level regulations and policies are focused on improving vehicle efficiency and lowering the emissions content of fuels sold in California, local-level measures that influence vehicle-related emissions, would focus on increased community transit options and encouraging a shift to alternative fuel vehicles.

Solid waste- and water-related emissions comprise relatively small portions of the community-wide inventory, and therefore have limited potential in helping to achieve the emissions reduction target. However, these measures also provide substantial community co-benefits that participants in the community engagement activities felt were important to pursue. These co-benefits include water conservation, resource conservation, air quality improvements, expanded or improved natural habitats, and extended landfill operating lifetimes, among others.

The measures shown in Attachment 3 have been organized into three alternatives for consideration and discussion during the Study Session. The alternatives vary in their approach to achieving the City’s reduction target from concentrating solely on clean electricity use, to building-energy regulations, to incentive-based outreach campaigns that encourage voluntary participation. Each of the alternatives achieves the minimum 15% reduction target.

## Alternative 1 – Community Choice Aggregation

Alternative 1 includes development of and participation in a community choice aggregation (CCA) district as its only strategy. A CCA allows cities and counties to aggregate the buying power of individual customers within a defined jurisdiction in order to secure alternative energy supply contracts on a community-wide basis. Selection of this single alternative demonstrates the importance that clean electricity supply offers to communities to achieve established emissions reduction targets. There are several examples of active and proposed CCAs within the state whose websites provide good information on what a CCA is and how it can provide clean electricity to its customers, sometimes at prices lower than the local utility rate. These include:

- [Marin Clean Energy](#);
- [Sonoma Clean Power](#);
- [Clean Power SF](#);
- [Monterey Bay Community Power](#)

Upon learning the emissions reduction potential a CCA could yield during their own [CAP process](#), the City of Sunnyvale is seeking agency partners to conduct a preliminary study into the establishment of a [local CCA](#). Partnerships with other interested local cities could provide economies of scale to support utility price negotiations, should the outcome of the study suggest CCA advancement.

### GHG Reduction Potential:

Cleaning the electricity consumed in the community is one of the largest emissions reduction opportunities available. If a CCA could be implemented in Cupertino by 2020 (and it achieved a 50% participation rate, as compared to Marin Clean Energy, which currently has a 75% participation rate), then Alternative A could achieve a 22% reduction below baseline emissions levels. Even if a CCA cannot be implemented by 2020, the initial planning and analysis required could be undertaken before 2020, so that this option could contribute significantly toward the City's medium- and long-term emissions reduction goals (i.e., 2035 and 2050).

Pros	Cons
City can cost-effectively explore local implementation allied with adjacent jurisdictions	Customer confusion regarding CCA & PGE Green Option – education required
Potential cost-savings and greater price stability	May only be feasible with sufficient regional participation
Can negotiate lower utility rates than current utility company rates (usually depends on CCA's ability to aggregate sufficient customer base)	Can be expensive to establish (e.g., Marin CCA spent \$2-3 million during set up, but most was covered by grants)
Locally-selected renewable energy package options (e.g., 50%, 75%, 100% renewable)	Opposition exists (e.g. AB2145)
Supports long-term emissions reduction targets; energy and transportation are	

largest emissions sources and will be central to long-term reductions	
Voluntary participation	

#### Resource Considerations:

Though a detailed resource or cost analysis of the draft proposed measures was not included as part of the CAP project scope, the consultant team provided order-of-magnitude cost estimates to aid in measure selection for further development. The proposed costs attributed to this Alternative consider the hiring of a firm to conduct a CCA preliminary and full-scope feasibility study and start-up costs to form an oversight body (e.g. JPA) to launch the CCA, should the feasibility study prove favorable. It should be noted that all of these costs would be fully recoverable if the CCA was launched, as has been the practice in operating CCAs noted above. City staff time to support this process would be moderate, requiring 0.5FTE to support ongoing CCA-related efforts.

#### Alternative 2 – Enhanced Voluntary Outreach

Alternative 2 focuses on voluntary retrofit programs and an aggressive outreach campaign to new building owners, as well as existing residents and businesses. This alternative also includes consideration for development of a longer-term energy management and resiliency plan to consider the potential impacts of climate change on the community's energy security, as well as future consideration for some of the mandatory building regulations described in Alternative 3. As mentioned in Alternative 3 below, State-level regulations are likely to increase with regards to energy conservation in the built environment, and some of the proposed building regulations in the Attachment 3 may become part of the State's building code in the future. This energy management and resiliency plan would consider the existing regulatory environment to pro-actively identify opportunities for additional building regulations that could contribute meaningfully to long-term energy conservation. This does not mean that new regulations will be developed and adopted, but it would direct the City to consider all available options for conserving energy within the community.

#### GHG Reduction Potential:

Alternative 2 would achieve a 15.5% reduction below baseline emissions levels. The difference between Alternatives 2 and 3 would likely increase in the future as more time has passed to implement the CAP measures. An additional consideration is the impact that Alternative 1 would have on the other alternative scenarios in the future. If the City were to participate in a CCA or other clean electricity procurement program in the future, then mandatory building regulations would have a reduced impact on the community's emissions, since the electricity consumed would be low- or no-emissions.

Pros	Cons
Could piggyback upon existing programs; leverage statewide and utility programs	Requires strong participation driver (e.g. incentives) that could prove costly
Voluntary participation	Participation dependent upon success of outreach/education campaigns
Certain outreach campaigns may be implemented by community	Typically lower participation rates than mandatory regulations (Cupertino's low

organizations/ associations at no- or low-cost to the City	residential building turn-over may contradict this assumption)
CAP stakeholders highly support outreach and education campaign strategies	Difficult to track results (e.g. GHG reductions, utility savings, participation rates)
Would not economically disadvantage Cupertino (i.e., make it less attractive to businesses/residents)	Already have a great deal of voluntary programs in place (e.g. Green@Home, GreenBiz, Energy Upgrade) with only moderate participation

#### Resource Considerations:

Again, order-of-magnitude cost estimates for these draft measures, which will be further evaluated following Planning Commission guidance, suggest a high staff requirement to develop and administer this program, outreach to the community and effectively engage real estate stakeholders. Additional staff/consultant time would be required to develop a comprehensive energy plan to ensure the effectiveness of this campaign and provide adequate oversight to ensure environmental gains were achieved. A minimum of 2FTE/consultant-equivalent is estimated to achieve the strategies outlined in this Alternative, pending defined measure selection.

#### Alternative 3 – Mandatory Building Regulations

Alternative 3 expands the strategies included in Alternative 2 by recommending the adoption of several mandatory building regulations (see Attachment 3 for further description), including:

- Residential and Commercial Energy Conservation Ordinances (RECO and CECO),
- Point-of-sale home energy ratings/energy performance certificates,
- Annual benchmarking and disclosure,
- Mandatory retro-commissioning, (e.g. tuning primary building systems, such as heating, ventilation, and air conditioning),
- Point-of-sale non-residential interior lighting retrofits,
- Point-of-sale parking lot lighting retrofits, and
- Shade tree requirements in new construction.

As shown in Attachment 4, numerous comments were made during the community engagement activities regarding these mandatory regulations under consideration. Some community members would support these types of actions if they were part of a larger regional effort, in which neighboring jurisdictions were also adopting the same regulations. Commenters generally expressed a concern that additional regulations could affect economic development standpoint. Others expressed a preference for participating in programs with neighboring jurisdictions and felt the CAP should focus on providing incentives and education about the benefits of building energy retrofits and available financing options. It should be noted that State-level regulations are likely to increase with regards to energy conservation in the built environment, and some of the proposed building regulations in 4C may become part of the State's building code in the future, though the exact nature of future legislation is unknown at this time.



#### GHG Reduction Potential:

Alternative 3 would achieve a 16.2% reduction below baseline emissions levels. While this reduction is numerically similar to that estimated in Alternative 2 for the 2020 target year, the regulations proposed would impact a greater number of buildings than a voluntary retrofit program, and therefore could contribute greater emissions reductions as the 2035 target year approaches.

Pros	Cons
Community recommendation to pursue as part of a regional collaboration to help prevent a local economic disadvantage	Point-of-sale requirements have potential to slow down real estate transaction process
Resulting retrofits yield utility and cost-efficient homes and buildings, higher property values and healthier spaces for tenants	Possible “short-cut compliance approach”: seller installs cheapest compliance option, new buyer rips out that work and re-installs new; can result in double work (and extra construction waste), and not necessarily yield energy savings
Generate higher participation and impacts than voluntary programs (depends on turn-over e.g. ~3% single family homes/year)	Most new (~75%) homeowners make retrofits within first three months of occupancy; often result in energy/water savings without being mandated
Demonstrates local leadership on energy conservation issues	Cost and timing of mandatory lighting retrofits are a concern, particularly for small businesses that operate during normal electrician businesses hours (may need to pay extra for retrofits to occur when their business is closed for the night)
Cupertino’s action could lead to similar action regionally, further increasing emissions reduction potential	Home energy ratings get “lost in the shuffle” of all the real estate transaction paperwork, and don’t compel buyer action; disclosure of energy ratings leads to liability
Building energy ratings increase seller accountability and buyer	Concerns regarding economically disadvantaging Cupertino, particularly if regulations are not adopted through a regional collaboration process
	RECO/CECO programs are not common; only a few good case studies upon which to model a local program (e.g. Berkeley, San Francisco, Boulder)
	Cupertino’s low residential building turnover decreases the efficacy of point-of-sale regulations; only a small portion of the building stock would be affected by the regulations each year

	Changes to building code can be cumbersome and time consuming; the State may implement similar regulations on its own in the future
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#### Resource Considerations:

As noted in Attachment 3, the relative resource and cost considerations will ultimately depend on the Planning Commission and Council-directed implementation structure, as there are varied ways to advance this suite of measures (see the [Midwest Energy Efficiency Alliance's RECO/CECO Case Study](#) for the City of Sacramento). Staff/consultant time will be required to develop, implement, and administer the respective ordinance, estimated at a minimum 1FTE or consultant-equivalent.

#### D. Additional Measure Considerations

##### Regulatory Horizon

CAPs are based upon numerous assumptions regarding future regulatory, climatic, and demographic conditions. State regulations will change over time and opportunities to participate in new emissions reduction programs will arise. Therefore, the City will continue to monitor and revise its CAP (including emissions inventory updates and measure refinement) based on State regulation updates, changes in the best available science, and its ability to participate in programs such as a CCA in the future.

An additional consideration is the impact that Alternative 1 would have on the other alternative scenarios in the future. If the City were to participate in a CCA or other clean electricity procurement program in the future, then mandatory building regulations would have a reduced impact on the community's emissions, since the electricity consumed would be low- or no-emissions. The interconnections among the CCA and other measures will need to be considered as part of the CAP update process.

##### Economic Impacts

A detailed economic analysis of the draft proposed measures was not included as part of the CAP development project scope. However, the consultant team provided order-of-magnitude cost estimates during the initial measure selection discussions as one component to help select measures for further development. These cost estimates were very course (based on case studies, where possible), and prepared before the implementation actions shown in Attachment 3 were developed. Therefore, they can provide general guidance, but are not specific to Cupertino or the details of the draft proposed measures in their current form. See Attachment 3 for the measure cost estimates.

#### E. Study Session Discussion Framework –

The three alternatives were developed for the City to achieve its draft reduction target, while pursuing a defined strategy (e.g. voluntary vs. regulatory) and optimizing resources (e.g. staff and financial). Each alternative includes a bundle of local CAP measures with enough emissions reduction potential to achieve the local portion of the reduction target (i.e., the reduction amount not covered by State actions). In summary,

- Alternative 1 includes only one strategy – that of making low emission/no emission electricity available as an option to residents and local businesses; participation would be voluntary.
- Alternative 2 takes a broader voluntary approach with a package of measures that relies upon outreach and education to drive community participation.
- Alternative 3 takes a mandatory approach through development of certain building-related energy requirements, and also includes some of the same voluntary measures as Alternative 2.

All three alternatives present a viable option for target achievement from an emissions reduction perspective. Staff seeks Planning Commission guidance to identify which alternative makes the most sense for Cupertino at this time. Based on the three measure alternatives provided above and community input received, which is outlined below, staff request feedback on the following questions:

- Which alternative would be ideal for Cupertino?
- Which alternative would be the most feasible?
- Should Cupertino pursue more than one alternative?
- If yes, which alternatives and/or measures should staff evaluate further?

- F. Public Noticing and Outreach – The City advanced its CAP process to run in parallel with its General Plan Amendment and Housing Element work, and was able to build on public engagement efforts developed during those projects.

Community outreach activities were designed to:

- Educate the public and stakeholders on the City’s existing ongoing efficiency efforts and the CAP work;
- Develop an understanding of the community’s needs and vision and determine how the City’s CAP can best realize this vision;
- Reach out directly to groups likely to be especially interested in, and affected by, the CAP and follow up with those seeking additional information;
- Expand outreach activities by providing opportunities to participate online; and
- Solicit feedback on CAP measures and acceptable alternatives to be evaluated in the City’s CAP.

Outreach activities undertaken to date are described below.

- Post Cards - The City sent a postcard announcing the CAP and the May and June workshops in early May. Postcards were mailed to each City of Cupertino postal address.
- Cupertino Scene Newsletter - Announcements for both CAP community workshops were included in the May issue of Cupertino Scene
- eBlasts - Targeted emails were sent to the following groups and lists, announcing the CAP process and the two community workshops to ~2000 stakeholders:
  - Cupertino Chamber of Commerce Membership
  - City General Plan Amendment & Housing Element List
  - City Environmental List (Green@Home, GreenBiz, Earth Day Participants)
  - City Council & Commissioners List
  - Acterra Green@Home & GreenFingers Participant List

- Sierra Club Cool Cities Membership List
- De Anza College Kirsch Center for Environmental Studies Student List
- Website: The combined GPA and Housing Element website ([www.cupertino.org](http://www.cupertino.org)) was expanded to include a page dedicated to the CAP, and announcements were included on the GPA landing page. Project information, meeting notices, presentations, and online questionnaires were posted on the website. A comment form is also available on the website.
- Community Workshops and Stakeholder Focus Group Meetings
  - Community-wide Workshop #1 (May 14)  
The City held a community workshop on May 14, 2014, to introduce draft climate actions to the public. At this event, staff gave a presentation on the regulatory drivers, planning process, and supporting City and regional environmental efforts. Participants had the opportunity to review current and proposed strategies in the energy, natural resources, and transportation/land use sectors. Participants were also encouraged to provide feedback and suggestions to the City.
  - Community-wide Workshop #2 (June 4)  
The City held the second of two community workshops for the Cupertino Climate Action Plan (CAP) on June 4, 2014. At this workshop, participants reviewed the goals of the CAP, learned about community input received to date, and discussed proposed measures in greater detail. Attendees participated in facilitated small group discussions to comment on proposed high-impact emissions reduction actions and associated implementation strategies for the City, residents, and businesses.
  - Stakeholder Focus Group Meetings  
In May and June, City and consultant staff met with small groups of interested stakeholders. The City presented the content of community workshop #1 and held a facilitated conversation with the Cupertino Chamber of Commerce. They also had an in-depth discussion with representatives from the commercial and residential real estate sectors.
  - Online Questionnaires  
Interested residents who were unable to attend community workshops were invited to review the presentation and meeting materials on the project website and provide comments using an online tool which mirrored the open house activity at the June 4th workshop.

### Next Steps

Attachment 7 provides an illustrated schedule of the project's next steps after City Council reviews the Planning Commission's recommendation and provides direction on the preferred CAP measures to achieve the 15% reduction target.

- Administrative Draft – Based on feedback from the Planning Commission and City Council Study Sessions, the project team will finalize the City's measure list to pair with recommended implementation strategies, complete the Administrative Draft CAP, and review with City staff.

- Public Review Draft – After incorporating City comments, the Public Review CAP will be prepared and made available for review along with the supporting environmental review document described below.
  - Environmental Review – At this time, the City anticipates that an Initial Study will be the appropriate environmental review for the community-wide and Local Government Operations (LGO) CAP and that this review would support either a Negative Declaration or Mitigated Negative Declaration.
- Final CAP – Following the 30-day public comment period on the environmental document, additional comments received will be incorporated into a Final CAP, and presented to City Council for formal adoption.

### Fiscal Impact

Agency financial considerations are outlined above under the relevant Alternatives and will be more fully defined in the subsequent CAP adoption staff report, which will incorporate Planning Commission and Council measure selection.

### Sustainability Impact

Adopting a CAP will enable the City to achieve the following environmental goals:

- Complete the following strategies identified in Section 5, Environmental Resources/Sustainability of the General Plan:
  - Policy 5-1; Strategy 1: “...develop an appropriate comprehensive annual Sustainability and Resource Plan for the City”; and
  - Policy 5-1, Strategy 4: draft a “Sustainable Energy and Water Conservation Plan.”
- Define a means to achieve Action Area Goals defined in the [Bay Area Climate Compact](#) of which the City is a signatory;
- Adopt a Climate Action Plan, as outlined in the FY11/12, FY12/13, and FY13/14 Council Work Program (§ 10);
- Implement the City’s outstanding commitment to achieve Kyoto Protocol targets as a signatory to the [U.S. Conference of Mayor’s Climate Protection Agreement](#);
- Develop a comprehensive plan that consolidates and institutionalizes the City’s core sustainability strategies, processes, and actions into an overarching document that enables the agency to quantify its GHG emissions on an ongoing basis;
- Build a regionally consistent CAP and participate in a process that will build Cupertino’s knowledge of climate change mitigating actions (i.e., emissions reduction measures); and
- Reduce municipal operating expenses and help residents and businesses save money through coordinated, strategic programs and policies that lead to increased efficiency.

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Prepared by: Erin Cooke, Sustainability Manager

Reviewed by: Aarti Shrivastava, Assistant City Manager

Attachments:

- 1 – Greenhouse Gas Emissions Inventories
- 2 – Neighboring CAPs and Targets
- 3 – Proposed CAP Measures and Actions
- 4 – Community Input Collected
- 5 – Existing City Actions
- 6 – Expanded & New City and Community Actions
- 7 – CAP Milestones Schedule