

**MOORPARK CITY COUNCIL  
AGENDA REPORT**

**TO:** Honorable City Council

**FROM:** Jessica Sandifer, Management Analyst 

**DATE:** June 8, 2012 (CC Meeting of 06/20/12)

**SUBJECT:** Consider Annual Sustainability Report

**DISCUSSION**

Preparation of an annual report on the City's sustainability programs and activities is adopted City Council objective VII.A.24. The attached report is presented in fulfillment of this objective.

The first annual report generally covers the period of January 2011 to December 2011, however there is some reporting on previous years' activities and numbers as a way of providing historical reference to the current report. The report is split into the following ten categories:

- Air Quality
- Transportation
- Climate Change
- Green Building and Construction Techniques
- Solid Waste and Recycling
- Energy Conservation/Clean Energy
- Water Conservation
- Water Quality
- Open Space
- Public Information, Promotion, and Sustainable Purchasing

Each category is split into various subtopics as appropriate. There are 12 adopted City Council objectives that pertain to sustainability. The 12 objectives are outlined in the introduction of the report. Each of these objectives is discussed within the appropriate main category and sub category. Where an adopted objective item is discussed within the report, the associated objective reference is denoted next to the item.

Honorable City Council  
June 20, 2012  
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**FISCAL IMPACT**

None.

**STAFF RECOMMENDATION**

Receive and file report.

Attachment 1: Sustainability Annual Report

City of Moorpark

# Annual Sustainability Report

June 2012

**ANNUAL SUSTAINABILITY REPORT  
MARCH 2012**

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## INTRODUCTION

The annual sustainability report is fulfillment of City Council objective VII.A.24 in which staff has been asked to prepare an initial annual report on the City's sustainability programs by June 30, 2012. The first annual report generally covers the period of January 2011 to December 2011; however there is some reporting on previous years as a way of providing historical reference to the current year's information.

The following are adopted FY 2011/12 City Council objectives that relate to sustainability and are discussed within the report:

- I.A.2 Place sustainability information on City's website, government channel, and in City publications, including information on actions taken by the City to conserve water. (CD, AS & PRCS)
- III.A.3 Prepare Trails Master Plan as part of OSCAR Element of the General Plan. (CD, PRCS & CE/PW)
- VI.A.10 Develop and implement a comprehensive water conservation program for City facilities, parks and landscape maintenance districts including the two phase installation of a centralized irrigation system by June 30, 2012. (PRCS)
- VI.A.16 Prepare list of energy savings projects including potential solar power for City parks and facilities and a funding and phasing plan by June 30, 2012. (PRCS)
- VI.A.21 By June 30, 2012, develop a plan to reduce the amount of turf in City parks by ten percent (10%). (PRCS)
- VI.C.2 Evaluate use of artificial turf for playing fields at City parks including maintenance and replacement costs. (PRCS)
- VII.A.3 Develop options to enhance open space and greenbelt areas to include at a minimum: (1) strengthening the Tierra Rejada greenbelt agreement; and (2) consideration of adding new formal greenbelt(s) and agreement(s) for the areas north and south of the Ronald Reagan Freeway (SR 118) near the east end of the City of Moorpark and the west end of the City of Simi Valley plus contiguous unincorporated Ventura County and west of the City limits (Las Posas) for consideration by the City Council. (CD & CM)
- VII.A.11 Develop a Tree Master Plan including tree inventory and mapping. (PRCS)
- VII.A.12 Develop options to enhance commercial and multifamily residential recycling. (CE/PW)
- VII.A.16 Update City's 1995 Master Drainage Plan and incorporate needed improvements into Capital Improvement Program by June 30, 2012. (CE/PW & CD)
- VII.A.29 Prepare a demonstration project with community involvement for replacement of turf with native landscaping by June 30, 2012. (PRCS & CD)

- VII.B.6 Develop design plan to refurbish median landscaping and hardscape on Tierra Rejada Road from Spring Road to Los Angeles Avenue and Campus Park Drive from Princeton Avenue to Collins Drive including cost estimates, financing, phasing and water conservation measures. (PRCS & CE/PW)

These adopted objectives along with the various sustainability projects and programs that the City is actively involved in or considering are categorized under ten main areas of discussion. These main categories have been split into sub-categories to further delineate the topics where appropriate.

## 1. AIR QUALITY

### 1.1. Traffic System Management Fund

Description: The Traffic System Management (TSM) Fund is the City's designated Transportation Demand Management (TDM) program fund. The TSM fund collects fees from projects that exceed Federal, State, and local air quality regulations. The funds are then used for City-wide offset mitigation programs that improve air quality.

Status: In 2004, the City Council approved a TSM fund program that outlined six categories that TSM funds could be used to improve air quality: bicycle facilities, trails, transit, alternative fuel vehicles (AFV), building technology, and administrative. To date, the TSM fund has been used as local match for grant funds, to purchase hybrid fleet vehicles, assist in funding of the Moorpark Transit system and CNG fuel, install bus turnouts and shelters, and fund consultant and staff costs for trail studies, and bikeway plans. In consideration of new technology and programs, staff is in the process of preparing an update of the 2004 TSM Fund program to explore expanding eligible expenditure categories for further city-wide air quality improvement programs.

### 1.2. Alternative Fuel Vehicles (AFV)

Description: Outlining City AFV purchases and purchasing policy.

Status: The City purchased three Compressed Natural Gas (CNG) fueled buses for Moorpark Transit. The Moorpark Transit buses travel approximately 96,000 miles per year. The use of CNG instead of diesel fuel, saved the use of 15,958 gallons of diesel fuel, reducing the City's release of NOx by 42% and producing 40% less CO2. Since 2005, first through use of particulate matter traps on diesel buses and, second through replacing the diesel buses with CNG buses, the City has reduced its particulate matter emissions from Moorpark Transit operations by 93%. In addition to the CNG buses, the City also owns three hybrid vehicles and

one truck with a CNG tank as an option for future use of CNG fuel. It is also an internal city practice to replace City vehicles where feasible with alternative fuel or hybrid vehicles.

### **1.3. Local Alternative Fuel Infrastructure**

Description: Outlining Local Alternative Fuel Infrastructure

Status: Currently, no alternative fuel infrastructure exists within the City. The City has cooperative fueling agreements with the City of Simi Valley to fuel the CNG buses at their Transit Maintenance Facility.

Staff attended a seminar in October 2011 regarding Plug-In Electric Vehicles (PEV), which discussed what is needed to make PEV's viable options for transportation. Since PEV's spend 50% of their time at home and 50% at a workplace, the seminar placed importance on workplaces incorporating charging stations into parking areas. A tier system was recommended for building charging station infrastructure: Tier 1 – Charging at Home, Tier 2 – Charging at Work, and Tier 3 – Charging in Public.

### **1.4. Southern California Association of Governments (SCAG) – Clean Cities Program**

Description: SCAG's Clean Cities Program was set up by the U.S. Department of Energy (DOE) to expand the use of alternative fuel vehicles and technologies to reduce consumption of petroleum.

Status: By continuing to purchase hybrid or alternative fuel fleet vehicles, the City of Moorpark is contributing to the Clean Cities program goal of increasing AFV use and reducing petroleum consumption.

## **2. TRANSPORTATION**

### **2.1. Congestion Management Program**

Description: The Ventura County Transportation Commission (VCTC) prepares a county-wide Congestion Management Program (CMP).

Status: The City of Moorpark participates in the CMP primarily through capital improvement program projects that work towards relieving congestion within the City.

## **2.2. Bike Lanes and Trails**

### **2.2.1. Trails Master Plan (*Objective III.A.3*)**

Description: Preparation of a Trails Master Plan as part of OSCAR Element of the General Plan

Status: Staff has completed the rough draft OSCAR Element, including discussion of trails and a map to serve as the Trails Master Plan. Prior to the commencement of public hearings on the OSCAR Element, the City Council has directed that the OSCAR Element be reviewed by the Council's Community and Economic Development Committee.

### **2.2.2. Bike Lanes and Trails Funding**

Description: Staff efforts to secure funding for planned bike lanes and trails.

Status: In addition to planning for various bike routes and trails throughout the City, staff is also in the process of securing the various funding sources to implement the projects. So far the City has secured \$206,323 in Bicycle Transportation Account (BTA) funds and \$66,000 in TDA Article 3 funds for provision of bicycle lanes on Princeton Avenue and the Arroyo Vista Recreation Center sidewalk/bike path from the pedestrian bridge to the park entrance.

### **2.2.3. Bike Lanes and Trails Projects**

Description: Discussion of the various city or developer provided bike lanes and/or trails, as well as future potential projects.

Status: The following is a list of bike lanes or trails that have been provided by the City or through a development agreement, as well as, future potential projects:

*Developer Constructed trails*

- 1) Meridian Hills multi-use trail – partially completed in 2007
- 2) Spring Road multi-use trail – completed in 2007
- 3) Ridgecrest Drive multi-use trail – completed in 2007
- 4) Grimes Canyon Road and Championship Drive multi-use trail – completed in 2005

*City Constructed Trails or Studies*

- 1) Lassen Avenue Bikeway/Walkway – completed in 2009

- 2) Illuminated crosswalk at Moorpark Avenue and Second Street – completed in 2008
- 3) Downtown Trail Study – completed in 2007
- 4) Constructed curb ramps at “T” Intersections City-wide – completed in 2003

*Future Projects*

- 1) Feasibility study to construct a trail on top of the Arroyo Simi levee road from the westerly City limit to Simi Valley. Need to fully fund project to complete
- 2) Construct a trail along Ventura County’s Drain No. 2. Need to fully fund project to complete
- 3) Construct a sidewalk and bike lane to connect existing AVRC bike/pedestrian facilities to the pedestrian bridge. Some funding identified, need to identify all sources to complete
- 4) Construct a sidewalk from Championship Drive to southern boundary of Tract 4928. Some funding identified
- 5) Construct a bus stop and sidewalk at City Hall. Funding sources identified, awaiting grant monies

*Future Potential Projects*

- 1) Feasibility study to construct a pedestrian bridge over Poindexter Avenue and Union Pacific Railroad.
- 2) Class I bike lane on Campus Park Drive removing travel lane.
- 3) Construct sidewalks on streets in the industrial zones.
- 4) Feasibility study of a sidewalk on Arroyo Drive from Collins Drive to the eastern City limits. This study will also evaluate a pedestrian and bike connection between Collins Drive and Madera Road in conjunction with the City of Simi Valley and County of Ventura.
- 5) Feasibility study to construct a pedestrian bridge over Los Angeles Avenue near Moorpark Avenue.

**2.3. Transit**

**2.3.1. Fixed-route Bus Service**

Description: Moorpark Transit ridership

Status: The City’s fixed route bus service transported 67,449 passengers in 2011.

**2.3.2. Paratransit Services**

Description: Intra-city and Inter City Paratransit services

Status: Both services together provided service to 2,289 senior and disabled passengers in 2011.

### **3. CLIMATE CHANGE**

#### **3.1. SB 375 Sustainable Communities and Climate Protection Act**

Description: SB 375 enhances California's ability to reach its AB 32 goals by promoting good planning with the goal of more sustainable communities. Sustainable Communities requires California's Air Resources Board (ARB) to develop regional greenhouse gas emission reduction targets for passenger vehicles. ARB is required to establish targets for 2020 and 2035 for each region covered by one of the State's 18 metropolitan planning organizations (MPOs). Each of California's MPOs then prepare a "sustainable communities strategy (SCS)" that demonstrates how the region will meet its greenhouse gas reduction target through integrated land use, housing and transportation planning. Once adopted by the MPO, the SCS will be incorporated into that region's federally enforceable regional transportation plan (RTP).

Status: The Southern California Association of Governments (SCAG) recently released its 2012-2035 Regional Transportation Plan and Sustainable Communities Strategy (RTP/SCS) in compliance with SB 375. The addition of the sustainable communities strategy to the RTP means that the RTP now integrates not only transportation and land-use planning, but also housing and environmental planning with the goal of reducing regional greenhouse gas emissions. The comment period ended in February and SCAG adopted the RTP/SCS on April 4, 2012. The City can use the RTP/SCS when doing its own transportation, land use, and environmental planning to assist in efforts to reduce regional greenhouse gas emissions. Consistency with the RTP/SCS may also become a requirement for certain sources of grant funding.

#### **3.2. AB 32 Global Warming Solutions Act**

Description: In 2006, the State Legislature passed AB 32, the Global Warming Solutions Act of 2006, which set the 2020 greenhouse gas emissions reduction goal into law. It directed the ARB to begin developing discrete early actions to reduce greenhouse gases while also preparing a scoping plan to identify how best to reach the 2020 limit.

Status: In 2011, a Greenhouse Gas Inventory report was completed for the City of Moorpark. This marks the completion of the first step towards the creation of a Climate Action Plan (CAP) for the City. The next step is to set greenhouse gas reduction targets and move into the climate action planning process. Staff is researching grant funds that can be used to prepare the CAP.

### **3.3. Renewable Energy**

Description: Renewable energy is energy that comes from resources such as sunlight, wind, rain, tides, and geothermal heat which are naturally renewed.

Status: From 1999 to May of 2012, there have been 212 solar permits issued in the City of Moorpark, including the solar system array installed at the Kohl's department store. The majority of the permits were issued between 2009 and 2012 with 139 permits issued. Sixty-six of these permits were issued from January 2011 to December 2011, which indicates an increasing trend of solar panel installation within the City. Part of the annual report will be a yearly tally of solar system installations to monitor the increase in use of this renewable energy source.

## **4. GREEN BUILDING AND CONSTRUCTION TECHNIQUES**

### **4.1. Green Building**

#### **4.1.1. Green Building Development Standards**

Description: Green building refers to the process of constructing and siting a building to be environmentally responsible and resource efficient throughout the structures life cycle.

Status: In furtherance of promoting Green Building Standards, in January 2011, the 2010 California Green Building Standards code (CALGreen) was implemented. CALGreen is California's first green building standards code and the first state mandated green building code in the nation. The purpose of CALGreen is to improve public health, safety, and general welfare through enhancement of design and construction of buildings using building concepts that reduce negative impacts or have positive environmental impacts and encourage sustainable construction practices. CALGreen applies to all newly constructed buildings or structures.

### **4.2. Sustainable Construction Techniques and Practices**

#### **4.2.1. City Building Construction**

Description: Review of recent City building construction and practices as they relate to sustainability.

Status: The City is currently building the Ruben Castro Human Services Center. The following green elements are incorporated into the project:

- ✓ Reflective roofing materials to reduce heat absorption

- ✓ Steel studs manufactured from recycled material
- ✓ Skylights utilized in open space and warehouse areas, and strategic locations to maximize natural lighting sources
- ✓ Southern California Edison and Gas Company analysis conducted to maximize energy efficiencies
- ✓ Low-E glass windows throughout
- ✓ Drought tolerant landscaping materials and drip system irrigation to reduce water consumption

It is anticipated that future City facility construction projects will be built according to LEED Silver or better standards, whether or not LEED certification is actually sought for the project.

#### **4.2.2. Public Works Construction Practices**

Description: City Council Policies Resolution 2012-3091, Policy 7.8 requires use of rubberized asphalt in all street projects.

Status: Since 2007, the City has placed 24 lane miles of rubberized asphalt resulting in diversion of approximately 46,000 scrap tires from landfills. The City also uses Asphalt Rubber Aggregate Membrane (ARAM) which is a rubberized asphalt sealing treatment using recycled tires which is used under a slurry seal or asphalt top coat. Since 2007, the City has placed 14 lane miles of ARAM, diverting 5,000 tires from the landfill.

#### **4.2.3. Use of Recycled Materials in Public Works Projects**

Description: Types of recycled materials used in Public Works streets and roads projects.

Status: Recycled asphalt and concrete are used in road base and new asphalt pavement. Faded street name signs are “re-faced” with new sign decals, allowing for the re-use of the metal sign stock.

#### **4.2.4. Public Works Streets and Roads Design Practices**

Description: Project design by the Public Works Department as it relates to sustainability.

Status: The total area of new or rehabilitated asphalt is considered in the design of road improvement projects to minimize the amount of asphalt streets where possible. An example is the raised median area that was added to the Mountain Trail street pavement rehab project in which a significant portion of existing asphalt street was replaced with a low maintenance and water use landscaped median.

### **4.3. Green Construction Materials**

#### **4.3.1. Artificial Turf for Playing Fields at City Parks. (*Objective VI.C.2.*)**

Description: Evaluate use of artificial turf for playing fields at City parks including maintenance and replacement costs.

Status: Staff has determined that at the present time the costs associated with artificial turf in a typical park setting or on a typical playing field, does not equal the cost savings due to reductions in irrigation water use and typical sports field maintenance activities. Staff has determined that the water use and maintenance costs associated with one (1) acre of sports field turf is approximately \$8,500/year. At Arroyo Vista Community Park, the maintenance costs are considerably lower, approximately \$3,000/year for one (1) acre, due to the fact well water is used at this park with minimal direct cost implications. The cost associated with one (1) acre of artificial turf is approximately \$13,500/year, over the 10-year life of the product. In addition, staff is concerned with the sustainability of this product, due to the fact that artificial turf typically has a 10-year life span before it needs to be removed (discarded) and replaced. Staff has discussed this issue with several manufacturers and has learned that the industry is making progress in this area. New sustainable and environmental friendly products are currently being developed. However, staff does not feel that the industry has developed a viable product to date and will continue this research as the industry moves towards more sustainable products. However, staff has determined that the cost savings for artificial turf in high profile sport fields, such as a sports complexes or high profile arenas, is comparatively equal to the cost of this product. Typically water use and turf maintenance in these types of facilities is excessive and the high cost for artificial turf can be justified through cost savings. The City does not currently manage these types of facilities.

## **5. SOLID WASTE AND RECYCLING**

### **5.1. Recycling/Reuse/Diversion/Green Waste and Composting**

#### **5.1.1. Commercial and multifamily residential recycling (*Objective VII.A.12*)**

Description: Develop options to enhance commercial and multifamily residential recycling.

Status: Ongoing negotiations with both of the City's franchised waste haulers include development and implementation plans to increase commercial and multifamily residential recycling in compliance with AB

341 (which amends AB 939). The particulars of these development and implementation plans, and the timetables for the plans, will be available upon execution of the 2012 Franchise Waste Hauler Agreements.

### **5.1.2. Construction and Demolition Materials Management Plan**

Description: In October 2010, the City implemented a new Construction and Demolition Materials Management Plan (C&D Plan) Program to require contractors for certain construction and all demolition projects to file a C&D Plan Deposit with the City. Documentation filed with the C&D Plan Deposit is submitted by the contractor to identify any construction debris that is expected to be recycled. Upon completion of the project, contractors file for a C&D Plan Deposit refund. The objective to this C&D Plan is to provide the City with a measureable and comprehensive evaluation of diverted construction debris. Prior to the implementation of the C&D Plan, the City did not keep records of diverted construction debris (though reports of accepted and diverted material from a local landfill were available to the City, no comprehensive report of all acceptable recycling facilities was available to the City). The City can now state, with confidence and documentation (gate tickets or weight receipts identifying diverted material and the weight of the diverted material) the minimum construction material diverted from landfills.

Status: From the first C&D Plan Deposit refund issued from August 2011 through February 2012, the total weight of measureable diverted construction debris in the City exceeds 758 tons.

### **5.1.3. Recyclable Material Diversion**

Description: Amount of recyclable material diverted from the landfill.

Status: During fiscal year 2010/11, 22,299.32 tons of recyclable material was diverted from the landfill through collection services, collection events, and collection centers. Of the 22,299.32 tons diverted from the landfill, 6,161.77 tons were composed of green waste. During the same time, 40 home composting bins were delivered to City residents.

### **5.1.4. Beverage Container Recycling Grant**

Description: The City receives grant funds from Calrecycle which are used to purchase beverage recycling containers for City facilities and parks and other capital items that may be needed to service the containers.

Status: Between July 2011 and February 2012, the City placed 22 beverage recycling containers in strategic locations throughout the Arroyo Vista Community Park (AVCP) using Calrecycle Beverage Container

Recycling Grant funds. The City, using the same funding source, also purchased a utility cart for collecting recyclable materials from the containers at AVCP. The City intends to continue adding beverage recycling containers in parks using Calrecycle funds as the grants are awarded.

## **5.2. HHW, Electronic Waste, and Universal Waste**

### **5.2.1. Household Hazardous Waste (HHW), Electronic Waste and Universal Waste Collection Events**

Description: Events held during the year that provide a location for residents to take their hazardous, electronic and universal waste. Hazardous materials were collected at two locations outside of the City and statistics provided pertain to Moorpark residents only. The electronic waste and universal waste collected, and the paper shredded, reflect City sponsored events only.

Status: During FY 2010/11, 327 loads of HHW were collected at 18 events, 26.42 tons of electronic waste including 593 computer monitors, 2,500 pounds of batteries, plus 1,750 fluorescent tube lights/CFLs (universal waste) were also collected at 3 electronic waste events. 5,415 pounds of batteries plus 354 compact fluorescent lights were collected from static collection locations around the City and at the 3 electronic waste events. In 2011, a secure onsite paper shredding service was added to the City's 3 electronic waste events (averaging 4.2 tons of paper per event) and is expected to be included in future events.

## **6. ENERGY CONSERVATION/CLEAN ENERGY**

### **6.1. Energy Conservation/Clean Energy in City Buildings**

#### **6.1.1. Energy Saving Projects for City Parks and Facilities (*Objective VI.A.16.*)**

Description: Prepare a list of energy savings projects including potential solar power for City parks and facilities and a funding and phasing plan by June 30, 2012.

Status: In 2009, the City obtained an Energy Efficiency and Conservation Block Grant (EECBG) as a part of the American Recovery and Reinvestment Act (ARRA), in the amount of \$148,600, for energy efficiency upgrades to the existing facilities heating, ventilation, and air conditioning (HVAC) and lighting systems. The City replaced seven (7) HVAC units that serve the Community Center and Active Adult Center in September, 2009, for a total cost of \$76,746, all of which was paid through

the EECBG. The existing HVAC units were the original units that were installed to serve the facility in 1991. According to the HVAC Energy Efficiency Analysis prepared by the Ventura County Regional Energy Alliance, the existing HVAC systems were all beyond their expected service lives and were in need of replacement. As a general rule, for older units that exceed ten years or more, the efficiency rate drops approximately 1% per year. Based on this analysis, the existing units lost approximately 9% of their initial efficiency prior to their replacement. Staff has prepared an analysis for the first full year of service for these units and has determined that City has saved approximately 27,000 kWh (kilowatt-hour) and a direct annual cost savings of \$3,240.

On July 20, 2011 the City Council approved the lighting retrofit at the Community Center, Active Adult Center, Administration, and Development Services buildings, and the Civic Center and Library parking lots for a proposed total cost of \$107,556, of which \$71,854 would be expended through EECBG grant money, \$13,690 from the Library Services Fund and \$22,012 from the General Fund. Prior to City Council approval, Sylvania Lighting Services provided a lighting upgrade proposal and analysis to retrofit the existing lighting with new energy efficient lighting systems that would result in substantial energy savings. The Sylvania proposal included replacing the interior and exterior lighting with a variety of energy efficient lighting upgrades. A major part of this project included the change from traditional fluorescent T12 bulbs to low wattage fluorescent T8 bulbs. T12's use 40 watts of energy per bulb, as compared to 32 watts for each T8, ultimately reducing carbon emissions as the overall energy requirement at each facility will be reduced. Staff also proposed replacing the existing Metal Halide and High Pressure Sodium parking lot lights and exterior building lights with Light Emitting Diode (LED) lighting. LED lighting has a lifespan of approximately 50,000 hours with an estimated energy savings between 50% and 75% compared to traditional high wattage bulbs, such as Metal Halide and High Pressure Sodium. According to the Sylvania analysis the City anticipates the following energy savings:

<u>Facility</u>	<u>Annual kWh Reduction</u>	<u>Annual Cost Savings</u>
Active Adult Center	11,433 kWh	\$1,372
Community Center	22,245	\$2,669
Admin. Building & Parking Lot	44,493	\$5,339
Development Services Building	17,304	\$2,076
Library Parking Lot	10,770	\$1,292
Total	106,245 kWh	\$12,748

The interior lighting at the Active Adult Center, Community Center, and Administration and Development Services buildings was completed in

October, 2011. Staff has prepared an initial energy savings summary based on the first two (2) full months of electrical service (December, 2011 and January, 2012):

	Oct/Nov.	Nov/Dec	Savings
Community Center	\$1,451	\$1,266	\$185
City Hall Meter A	\$1,293	\$1,230	\$63
City Hall Meter B	\$1,043	\$894	\$149
<b>Total</b>	<b>\$3,787</b>	<b>\$3,390</b>	<b>\$397</b>

This cost savings equates to approximately 7,721 kWh. At this rate, the City can anticipate energy savings of approximately 46,449 kWh annually due to the interior lighting changes, or direct cost savings of \$5,574. Once the exterior building lights and parking lot lighting is completed, the City should see substantial savings. During the summer, staff anticipates additional savings due to the low heat requirement of the new fixtures. Staff anticipates an average ROI of approximately 4 years based on direct energy savings and SCE rebates for this project. Staff anticipates that the exterior building lights and parking lot lights will be completed by May 2012.

**6.1.2. Energy Leader Partnerships Program**

Description: The City is participating in Southern California Edison’s (SCE) Energy Leader Partnerships program. This program assists with identifying and addressing energy efficiency opportunities in municipal facilities and pays increased incentives for City energy efficiency projects.

Status: Currently, the City is at the Valued Partner tier in the program. Through the various completed projects, the City has saved 12.5 metric tons of greenhouse gas emissions, or the equivalent of removing 2.5 cars off the roads. Edison also estimates that reductions by residents and businesses in the community equates to saving 14,064 metric tons of greenhouse gas emissions or the equivalent of removing 2,758 cars off the roads. It is anticipated that once the exterior lighting retrofit project is completed at the various facilities, the City will move up to the Silver partner tier.

**6.1.3. Future Energy Conservation Efforts**

Description: Future energy conservation efforts at City facilities.

Status: Staff is in the process of evaluating several additional energy conservation techniques, as funding permits, such as utilizing solar equipment to supplement direct energy use in City facilities; additional

interior and exterior lighting retrofits that utilize new energy saving equipment such as ballasts, florescent and LED lighting technology; and the implementation of new energy conserving construction trends such as centralized HVAC systems, advancements in window, door and insulation manufacturing and title 24 roofing systems.

## **6.2. Property Assessed Clean Energy (PACE) Programs**

### **6.2.1. California First (AB 811)**

Description: AB 811 was passed in 2008 and created an alternative financing mechanism for property owners to make energy efficiency improvements to their home or business. Essentially, property owners are allowed to take out loans and pay the loan back through an assessment on their property taxes. The loan is unique because it will automatically transfer to the next homeowner/business property owner who will continue to pay the loan through a special assessment on their property taxes.

Status: Unfortunately due to the real estate downturn and the atmosphere of bad lending practices that precipitated it, the Federal Housing Finance Agency (FHFA) stopped all PACE loans for residential properties in 2010 until such time as the FHFA could structure the program. The FHFA is concerned about the fact that these AB 811 loans are senior to the first mortgage. The United States District Court for the Northern District of California, has issued an injunction requiring FHFA to notice a proposed rulemaking in the federal register requiring FHFA to structure the guidance relative to PACE programs. FHFA is appealing, but while the case is under appeal they are required to move forward with the rulemaking. The comment period for the proposed rule-making ended on March 26, 2012. However, because the FHFA disputes the Courts right to force a rule-making on this issue, if they win on appeal, they do not have to issue the rulemaking, so until the appeal decision is made, they are in a holding pattern on the final rulemaking. As the situation stands, until FHFA creates rules relative to the PACE program, it will be unable to be utilized because properties with PACE loans on them will not be able to obtain financing since the loans will be unsellable to a large portion of the secondary mortgage market. If the FHFA wins the appeal case and is not required to issue a ruling, absent legislation, the PACE program for residential homes would end. Staff is monitoring the situation.

The California FIRST program is still in effect for commercial and multi-family property owners in participating jurisdictions. Moorpark is a participating jurisdiction.

## **7. WATER CONSERVATION**

### **7.1. Water Conservation Efforts by City**

#### **7.1.1. City Water Conservation Program (*Objective VI.A.10.*)**

Description: Develop and implement a comprehensive water conservation program for City facilities, parks and landscape maintenance districts including the two phase installation of a centralized irrigation system by June 30, 2012.

Status: The City of Moorpark has been faced with stringent water-use requirements and increasing water rates. In 2009, the Department of Water Resources (DWR) initiated its 20x2020 statewide Water Conservation Plan in response to the State of California Assembly Bill 32 (AB32), which mandates a 20% reduction in irrigation water use by the year 2020. Per City Council directive in 2010 and a mandate by the Metropolitan Water District of Southern California (MWD), the City of Moorpark has been required to reduce water use by 15% citywide. In addition, water rates continue to rise and according to MWD, water rates will increase 6% annually over the next ten years. In response, it is likely that the Ventura County Water District (VCWD) will pass on these rate increases directly to its end users. In February, 2010 the VCWD Board increased water rates by 16%, a 12% rate increase and tier allocation adjustment was approved by the Board in April, 2011 and another 8% increase is proposed for 2012. It is clear that accelerated water conservation measures are necessary to curtail the direct fiscal impact on the City's operating budget, to comply with current State regulations and to protect this resource.

Currently, the City manages approximately 162 acres of parks, 155 acres of Landscape and Lighting Assessment District areas (landscaped parkways, median islands and slopes) and 12 acres of miscellaneous City and former Redevelopment Agency properties. In fiscal year 2009/2010 the City used approximately 156,521 Hundred Cubic Feet (HCF) of water, or 117,077,708 gallons, resulting in a direct cost of \$452,664. Even though the City reduced water consumption by approximately 16.5% as compared to the prior fiscal year, the impact on the operating budget was \$26,411 more in direct water costs due to water rate increases. Approximately 90% of the City's water use is through landscape irrigation. Due to anticipated future water rate increases and in an effort to comply with the 20% state mandated water use reduction by the year 2020, staff has determined that new water saving irrigation techniques and products will be essential.

In July, 2010, staff initiated a 120-day pilot program with three major irrigation system manufacturers: Calsense, the Rain Bird Corporation (Maxicom) and HydroPoint Data Systems, Inc. (WeatherTRAK). The purpose of the pilot program was to determine which irrigation water management system would manage the City's water the most efficiently. Staff determined that the HydroPoint Data Systems, Inc. water management system and WeatherTRAK field controllers performed the best during the pilot program. With City Council approval, staff replaced forty-four (44) existing irrigation controllers at the following City parks and Landscape Maintenance Districts: two (2) controllers at Mammoth Highlands Park, two (2) controllers at Peach Hill Park, four (4) controllers at LMD Zone 2 (Steeple Hill, Tract 2865), two (2) controllers at LMD Zone 5 (Pheasant Run, Tract No.s 3019 & 3525), six (6) controllers at LMD Zone 10 (Mountain Meadows, PC-3), six (6) controllers at LMD Zone 12 (Carlsberg Specific Plan), seven (7) controllers at LMD Zone 15 (Toll Brothers, Tract 4928), and fifteen (15) controllers at LMD Zone 22 (Pardee Homes, Tract 5045). This work was completed in November, 2011, at a total cost of \$362,584. Staff anticipates that the City will recover this initial investment in approximately eight (8) years based on a 15% reduction in irrigation water use.

To date, staff has not had reasonable time to determine the water savings potential of the recently installed irrigation system, as the system has only been fully programmed and operational since November, 2011. In addition, the current winter season has been uncharacteristically mild, with minimal rainfall. This dramatic decrease in seasonal rainfall will most likely hinder the water savings potential of the recently installed irrigation system, as compared to the last several years that experienced high annual rainfall totals. However, staff anticipates a 15% reduction in irrigation water use averaged over a five-year cycle. This annual reduction in irrigation water use is equivalent to approximately 23,168 HCF, or 17,561,656 gallons of water.

Phase II of the project is proposed for FY 2012/13 and includes installing a total of seventeen (17) controllers at the following City parks: Glenwood Park, Tierra Rejada Park, Country Wood Park, Campus Park, Poindexter Park, Mountain Meadows Park, Miller Park, Campus Canyon Park, and College View Park.

#### **7.1.2. Bi-Annual Bark Mulching Program**

Description: In July, 2011, staff initiated a bi-annual bark mulching program for both the City parks and Landscape Maintenance Districts. Bark mulch provides many important benefits to shrub and tree planting areas and the cost savings associated with the installation of bark mulch

are comparatively equal to the direct costs incurred by the City. A summary of these benefits are:

- ✓ Water Savings: Bark mulch reduces loss of water from the soil by evaporation. It reduces the soil temperature and increases water retention. Bark mulch also minimizes soil compaction, improves water absorption and reduces irrigation runoff.
- ✓ Maintenance: Bark mulch prevents the germination of seeds and weeds and reduces the need for cultivation, fertilization and the use of chemical herbicides. Mulch improves the structure of the soil by adding vital nutrients and beneficial mycorrhizal fungus back into the soil as the mulch decomposes, reducing the need for chemical fertilization and improving plant health.

Status: Staff has identified approximately fifteen (15) acres of planting areas that will benefit by the application of bark mulch. To date, approximately ten (10) acres have been installed, with completion of all fifteen acres scheduled by the end of FY 11/12. Staff anticipates a 2.5% reduction in irrigation water use, which is equivalent to approximately 826,608 gallons/year and a direct annual cost savings of approximately \$5,100. Staff also anticipates a 12% cost savings, or approximately \$2,800/year, due to a reduction in maintenance activities, such as weeding, fertilization, and a reduction in chemical herbicides. The total cost of this program is approximately \$11,200 for the initial installation and approximately \$8,400 each consecutive year. This results in a direct annual cost of approximately \$500 based on the anticipated cost savings from a reduction in irrigation water use and maintenance activities.

### **7.1.3. Landscaped Median Refurbishment (*Objective VII.B.6.*)**

Description: Develop design plan to refurbish median landscaping and hardscape on Tierra Rejada Road from Spring Road to Los Angeles Avenue and Campus Park Drive from Princeton Avenue to Collins Drive including cost estimates, financing, phasing and water conservation measures.

Status: No work has been started on this objective.

### **7.1.4. Turf Reduction In City Parks (*Objective VI.A.21*)**

Description: Develop a plan to reduce the amount of turf in City parks by ten (10) percent by June 30, 2012.

Status: Staff is currently working on the plan and is still reviewing each of the City parks to determine where the turf reduction can be made.

### **7.1.5. Community Native Landscaping Demonstration Project (Objective VII.A.29.)**

Description: Prepare a demonstration project with community involvement for replacement of turf with native landscaping by June 30, 2012.

Status: Staff is in the process of preparing this project.

### **7.1.6. Future Water Conservation Efforts**

Description: Future and pending water conservation efforts in City maintained areas.

Status: Staff is in the process of evaluating several additional water conservation techniques, as funding permits, such as removing turf in parks and Landscape Maintenance Districts, with a minimum reduction goal of 10%; replacing turf areas with native and drought tolerant plant material; refurbishing existing median islands and parkways with native and drought tolerant plant material; improving current irrigation systems by installing water saving irrigation equipment, such as spray heads with low precipitation rates, master valves, flow meters and rain shut off devices; utilizing water retention facilities and pervious paving to capture storm water runoff and recharge groundwater supplies.

## **7.2. Water Conservation Requirements of New Development**

### **7.2.1. California Model Water Efficient Landscape**

Description: The Model Water Efficient Landscape ordinance requires new and rehabilitated landscape areas to meet certain water efficiency standards as outlined in the ordinance.

Status: The City of Moorpark adopted the State of California's Model Water Efficient Landscape ordinance and implements the ordinance through Resolution 2011-2996 - Landscape Design Standards and Guidelines.

## **7.3. Use of Recycled Water within the City**

### **7.3.1. Recycled Water Infrastructure**

Description: Recycled water use within the City is governed by the Ventura County Waterworks District #1.

Status: Currently, the Moorpark Country Club utilizes recycled water for irrigation of the golf course and the landscaping area along Grimes Canyon Road. There is extensive "purple pipe" infrastructure throughout

the other landscape areas in the Country Club Estates development, which can be converted to reclaimed water at such time when the reclaimed water allotment increases. The City's standard development condition requires that, when available, use of reclaimed water is required for landscape areas subject to the approval of the Community Development Director, the City Engineer/Public Works Director and Ventura County Waterworks District #1. At this point in time, all available reclaimed water is spoken for, however, the Moorpark Wastewater Treatment Plant is expanding and additional reclaimed water infrastructure is being constructed.

## **8. WATER QUALITY**

### **8.1. National Pollutant Discharge Elimination System (NPDES)**

Description: The City operates under the requirements of the new NPDES stormwater permit. Under the permit, new land development and redevelopment have to comply with new water retention requirements for stormwater runoff and development that meets certain criteria are required to reduce effective impervious area to less than or equal to 5%.

Status: In 2011, no projects were completed that were required to comply with this permit.

### **8.2. City Application of Fertilizers, Pesticides, and Herbicides**

Description: Monitoring of application of fertilizers, pesticides, and herbicides and City efforts to reduce use of chemical products.

Status: The City is required to reduce its annual application of pesticides, but has not yet completed its first year-to-year pesticide reduction calculation. As discussed above, the Parks department is embarking on a bi-annual bark mulch program in City parks and Landscape Maintenance Districts. Two of the benefits, a reduction in the use of chemical herbicides and the fact that bark mulch is a natural fertilizer thereby reducing the need for application of chemical fertilizers, contribute to water quality through reduced runoff of chemicals. In areas where it is still necessary to use liquid pesticides and herbicides, staff is researching other natural herbicides that can be used to control weed growth.

### **8.3. Coastal Clean-Up Day**

Description: The City participates in California Coastal Clean-up Day, which is traditionally held on the third Saturday of September. In 2011, Coastal Clean-up Day was held on September 17.

Status: The City's clean-up site was held at Villa Campesina Park. Approximately 37 volunteers helped to remove an estimated 300 pounds of trash from about six (6) miles of the Arroyo Simi.

#### **8.4. Calleguas Creek Integrated Watershed Protection Plan**

Description: The Ventura County Watershed Protection District (WPD) is studying potential modifications to this flood control channel.

Status: The WPD has undertaken a process to study different modifications and needs to the Calleguas Creek Watershed flood channels to deal with sedimentation issues and the large costs associated with dredging the sediment. The WPD is also viewing this process as a way to accommodate or address other multi-use benefits, such as ground water recharge, water quality improvements, recreational enhancement, or habitat restoration. Staff is monitoring this process.

#### **8.5. Master Drainage Plan Update (*Objective VII.A.16.*)**

Description: Update City's 1995 Master Drainage Plan and incorporate needed improvements into Capital Improvement Program by June 30, 2012.

Status: Work has not started on this project pending completion of all FEMA flood zone mapping.

## **9. OPEN SPACE**

### **9.1. Urban Forest**

#### **9.1.1. Tree Inventory**

Description: The City maintains a tree inventory of all trees owned by the City.

Status: At the beginning of 2011, the City had a tree inventory of 8,100 trees. During the course of the year 274 additional trees were added through City or volunteer plantings. During the Arbor/Earth Day celebration and a Day at the Park, the City provided 95 Western Redbud trees, a California native tree, to Moorpark residents. In addition, the City was awarded Tree City USA status for the fifth year in a row. The National Arbor Day Foundation also presented the City with the tree growth award in recognition of the City's commitment to the environment and urban forest work.

### **9.1.2. Tree Master Plan (*Objective VII.A.11.*)**

Description: Develop a Tree Master Plan including tree inventory and mapping.

Status: Staff is currently in the process of preparing an Urban Forest Management Plan for all City trees. Staff anticipates completion by mid-2013. In addition to providing a Vision and Mission Statement, current status of our urban forest and information on the overall management of our current tree population, the plan will provide a current up-to-date tree inventory.

## **9.2. Open Space**

### **9.2.1. Public Ownership**

Description: Open space owned by the City of Moorpark and efforts to increase the amount of open space land in City ownership.

Status: In February 2011, the City purchased 80 acres of land in the Tierra Rejada greenbelt to protect ridgelines adjacent to the City and to control and preserve open space consistent with permitted uses. The City also owns these other open space parcels totaling approximately 324 acres:

- Country Club Equestrian Staging Area (6 acres)
- Meridian Hills Open Space (259 acres)
- Serenata (20 acres)
- Crawford Canyon (4 acres)
- Virginia Colony Open Space (21 acres)
- Moorpark Highlands Parcel, Northeast of Future SR 23 Bypass (14 acres)

### **9.2.2. Private Ownership**

Description: Open space in private ownership throughout the City.

Status: To date, 17 developments preserve open space, in perpetuity, within their development tracts. The developments are:

- Moorpark Country Club Estates, Tract 4928
- Deauville, Tract 4340
- Buttercreek Estates, Tract 4142
- Verona, Tract 4342
- Belmont, Tract 4341
- Quailridge I, Tract 4141
- Marlborough, Tract 3096

- Peach Hill Countryside, Tract 2406
- Park View Estates, Tract 2451
- Peach Hill, Tract 2194
- Fox Shadow, Tracts 3019 & 3525
- Serenata, Tracts 4973, 4974, 4975, 4977, 4980
- Moorpark Highlands, Tract 5045
- Meridian Hills, Tract 5187-1 & 2
- Varsity Park Patio Homes, Tracts 3070, 4170
- Campus Hills, Tract 3963
- College Heights, Tract 3049

As more development occurs in the City, additional open space areas will be preserved. In the next sustainability report, staff plans to provide statistics regarding acreage of these open space areas.

### **9.2.3. Enhance Open Space (*Objective VII.A.3*)**

Description: Develop options to enhance open space and greenbelt areas to include at a minimum: (1) strengthening the Tierra Rejada greenbelt agreement; and (2) consideration of adding new formal greenbelt(s) and agreement(s) for the areas north and south of the Ronald Reagan Freeway (SR 118) near the east end of the City of Moorpark and the west end of the City of Simi Valley plus contiguous unincorporated Ventura County and west of the City limits (Las Posas) for consideration by the City Council.

Status: The County of Ventura recently amended the zoning for permitted land uses in the open space zone to reduce the possibility for incompatible assembly uses in the Tierra Rejada Greenbelt. Further City work on this objective will follow work on the OSCAR Element.

## **10. PUBLIC INFORMATION, PROMOTION, AND SUSTAINABLE PURCHASING**

### **10.1. Public Promotion**

#### **10.1.1. Sustainability Outreach (*Objective I.A.2*)**

Description: Place sustainability information on the City's website, government channel, and in City publications, including information on actions taken by the City to conserve water.

Status: Work is on-going on research and creation of materials to update the City's website with sustainability information. The City departments

that have implemented conservation measures are encouraged to submit articles for the City newsletter to inform our residents of the actions the City is taking to conserve natural resources and save money. For instance, the Summer 2012 newsletter will contain a story about the “smart” irrigation controllers recently placed in strategic locations around the City.

## **10.2. Purchasing**

### **10.2.1. Sustainable Purchasing**

Description: City Council policies Resolution 2012-3091 contains Policy 7.7, Waste Reduction and Recycled Content Product Procurement Practices which directs that the City purchase reuseable, recyclable, and recycled products whenever possible. It calls for all departments to review their purchasing requirements and maximize use of products that are durable, recyclable, and reusable. The policy also asks that all City employees practice waste reduction procedures and minimize use of disposables.

Status: Staff is making sure that all departments are aware of Council Policy 7.7 to ensure that it is implemented.

## **10.3. Organizational Efforts**

### **10.3.1. Compact for a Sustainable Ventura County**

Description: The Compact for a Sustainable Ventura County is a voluntary effort among the cities and county to create a more sustainable Ventura County. Beginning in 2005 the Compact outlined a three phase approach to reach their final goal.

Status: Phase I was about community outreach and input. Phase 2 included more community outreach and development of the basic compact principles. Currently the Compact is in Phase 2.5, in which they are continuing community outreach and gathering comments about the basic compact principles. Phase 3 will be the approval and implementation of these principles by all the local governments in Ventura County. Staff monitors and follows progress on the Compact as they move through the various phases.

## **10.4. Sustainable Practices**

### **10.4.1. Employee Sustainability**

Description: Encouraging sustainability at the employee level.

Status: Notification is being distributed to all employees regarding Council Policy 7.7, Waste Reduction and Recycled Content Product Procurement Practices which among other city wide sustainability practices, requires the purchase of recycled or recyclable products where feasible and encourages departments and individual employees to adopt sustainability practices at their workplaces such as reducing energy usage, and practicing waste reduction techniques. For more than ten years, City employees have been recycling paper waste at their desk.