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"To enrich lives through effective and caring service"

September 2, 2014

To: Each Supervisor

From: Jim Jones
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Subject: **ENERGY & ENVIRONMENTAL POLICY REPORT #16**

This is the 16th semiannual report to your Board to discuss ongoing work by the County Office of Sustainability within the Internal Services Department (ISD) in support of the County's Energy and Environmental Policy.

Nearly all of the former American Recovery and Reinvestment Act (ARRA) programs, which were discussed in detail in the 14th and 15th semiannual reports to your Board, are being continued through calendar year 2014 using funds received from the California Public Utilities Commission (CPUC). These programs were authorized by the CPUC and ordered to be made available directly within the County's buildings and throughout the Southern California region. The County, through ISD, was named as the administrator of the Southern California Regional Energy Network (SoCalREN). In January 2013, your Board authorized ISD to accept funds from the CPUC to administer and implement programs under the SoCalREN. The CPUC has indicated these 2013-2014 programs will be continued through 2015. A decision authorizing program budgets is expected shortly. ISD will return to your Board after the decision is issued seeking authority to accept these funds.

Below are updates on various programs and initiatives that ISD oversees.

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DETAILED DESCRIPTION OF PROGRAMS FOR LOS ANGELES COUNTY, SOUTHERN CALIFORNIA, AND BEYOND

A. Programs for Internal County Operations

1. Energy Management

The Energy Management Division (EMD) within ISD provides project implementation and other energy related support services for County departments as detailed below.

a. Boiler Replacements

ISD is supporting the County's program to replace old, inefficient boilers at various County facilities to reduce emissions from conventional steam boilers. These projects comply with the South Coast Air Quality Management District's new mandatory emissions reduction requirements.

b. Chiller Installations

ISD has completed the installation of efficient chillers and ancillary equipment at the LAC+USC Medical Center central plant. ISD is in the preliminary stages of an additional project at LAC+USC to improve energy efficiency of the chilled water delivery system to each building served by the existing power plant. These projects are expected to save the facility approximately 1.8 million kilowatt-hours (kWh) or $250,000 annually. Funding for these projects derives from a 2007 settlement with the Los Angeles Department of Water and Power (LADWP).

c. Emissions Reduction System Retrofits

ISD has completed the retrofitting of gas-fired turbine emission reduction systems at both the Civic Center and Pitchess Cogeneration Plants. These plants are now more efficient and safer (by eliminating the usage of the hazardous chemical, Anhydrous Ammonia).

ISD has also completed upgrades to the Civic Center Cogeneration Plant's steam turbine generator which will increase its electrical generation, level of efficiency, and revenue generation.

ISD has also recently replaced an industrial refrigeration unit at the Los Padrinos Juvenile Hall facility, thereby increasing that plant's operating efficiency.

d. HVAC Retrofits

ISD continues its highly successful building retro-commissioning program, which "tunes up" heating, ventilating, and air conditioning (HVAC) systems. When HVAC equipment and systems perform optimally, buildings save money and use energy more efficiently. Retro-commissioning projects are underway at four Sheriff's stations, the Los Padrinos Juvenile Hall, and three health centers.

e. Hydro-powered Turbine Installation

ISD and the Department of Public Works (DPW) have selected a vendor to design a hydropower, pressure-reducing turbine-generator at one of DPW's water pumping stations. This unit will provide clean, sustainable power and will offset electrical consumption at the water pumping station by a minimum of 425,000 kWh per year (savings of over $50,000 per year).

f. Lighting Installations

ISD is currently procuring vendor(s) to install high efficiency fluorescent lamps at various facilities within the Sheriff's Department, the Department of Public Health, and other administrative buildings. The Energy Investment Program (EIP), which your Board approved in 2012, funds these projects. The EIP is a "revolving loan fund" program. Departments can implement energy efficiency projects by utilizing ARRA seed funds. They then replenish these funds through their utility savings until the projects are repaid.

g. Solar Installations

ISD is in the process of procuring a vendor to install photovoltaic systems at two libraries - A.C. Bilbrew and Julien Dixon – including rooftop and parking lot (canopy) solar panels. The projects will be funded with CPUC funding and with a portion of energy projects funding ($3 million biannually) to be identified by the Chief Executive Office (CEO).

ISD is currently coordinating with DPW, Department of Parks and Recreation, and the Sheriff's Department on additional, potential solar installations and efficient equipment retrofit projects.

ISD is currently developing scopes of work for several additional library facilities to install energy efficiency measures, and solar installations that will reduce energy usage by a minimum of 20 percent and, where possible, generate as much energy annually as the facilities consume. This broader development and implementation of this "zero net energy" strategy is being investigated by ISD for more widespread adoption throughout the County.

2. Fleet and Transportation

ISD continues to assist other departments in reducing their greenhouse gas (GHG) emissions, which are generated by County fleet and transportation activities and employee commutes, as detailed below.

ISD assisted the Sheriff's Department in obtaining two Carl Moyer grants from the South Coast Air Quality Management District (SCAQMD), totaling $7 million. These funds offset the $20 million cost of replacing 45% of the Sheriff's prisoner transportation buses (i.e., 37 of 82 such buses). The combined emissions from all 37 new buses will produce fewer emissions than just one of the old buses being retired. The first 16 buses are now in service. Eight more will be in service before the end of 2014. Eight additional buses are budgeted for the Fiscal Year 2014-15. ISD and the Sheriff's Department are currently managing this project and fulfilling the technical and reporting requirements of these grants.

As co-lead with the LADWP, ISD and 21 other agencies received an $840,000 award from the California Energy Commission (CEC) to install Electric Vehicle (EV) charging infrastructure across the County. Leveraging the CEC award, ISD obtained an additional $193,000 in matching funds from the Mobile Source Air Pollution Reduction Review Committee (MSRC) to install EV charging infrastructure at various sites controlled by six County departments. Approximately 93 chargers will be installed at 30 sites throughout the County. More than 48 chargers are currently operational, and the remainder will be operational by October 2014.

ISD was part of the Governor's Interagency Working Group on Zero-Emission Vehicles (ZEV), which developed the "ZEV Action Plan, a Roadmap to 1.5 Million Zero Emissions Vehicles on California Roadways by 2025." ISD has also contributed to the forthcoming, "Zero-Emission Vehicles in California: Community Readiness Guidebook" from the Governor's Office of Planning and Research.

ISD collaborated with the Los Angeles Economic Development Corporation to apply for a CEC grant to create the Southern California Regional Alternative Fuel Center. This Center will serve a wide area - from Santa Barbara in the north, to San Diego in the south, and Imperial County to the east. The Fuel Center will service as a one-stop-shop for those exploring alternative fuels as well as for businesses and technologies seeking to locate in the region.

3. Green Buildings

As part of continued efforts to support efficiency improvements to existing County buildings, ISD has developed a County Green Building Program that offers other departments Leadership in Energy and Environmental Design (LEED) certification services, LEED feasibility assessments, technical support for departments seeking to perform their own LEED certification, in addition to specific green building measures like xeriscaping and solar feasibility analysis. Your Board's direction on water conservation, in response to California's severe drought, has resulted in increasing activity on xeriscaping/drought tolerant landscaping. For instance, ISD is working with the Fire Department and the Treasurer-Tax Collector departments to convert turf into drought tolerant landscapes at their various sites. All of these services complement ISD's existing Energy Management services and other sustainability policies adopted by the Board.

ISD has developed a reporting tool – The Green Building Dashboard – to complement the Green Building Program. The Dashboard enables County building managers to monitor energy

usage and other sustainability measures in selected facilities. ISD has linked the Dashboard to the Green L.A. County website (green.lacounty.gov) where building managers can easily access it.

ISD continues to maintain and update the Green L.A. County website with environmental and energy efficiency news and information, articles, links to other departmental sustainability programs, and links to valuable related resources. Some recent additions to the website include content related to the severe state drought and water conservation programs and resources.

4. Green Leadership Awards

ISD participates annually in reviewing and scoring Green Leadership Awards submissions in a contest administered by the CEO's Quality and Productivity Commission. This program recognizes outstanding efforts by individuals and organizations in fulfilling innovative strategies to improve our environmental sustainability. On April 22, 2014, your Board issued awards to the City of Manhattan Beach (Chair Award), The Boeing Company/El Segundo – Natural Resources Conservation Team (Business Award); City of Manhattan Beach – Sustainability Programs (Public Agency Award); ANEW, Inc. – Surplus Furniture Liquidation - Doing What's Right with What's Left (Non-profit Award), and Department of Public Works – Household Hazardous Waste Management (L.A. County departmental Award).

5. Healthy Design Workgroup

ISD actively participates in the County's Healthy Design Workgroup (HDW) – a consortium of high-level representatives from several County departments, including the Arts Commission; Beaches and Harbors; CEO; the CDC; Fire; Parks and Recreation; Public Health (group lead); Public Works; and Regional Planning. The HDW meets regularly to develop and implement strategies for designing and building healthy environments within the County. The inter-departmental nature of this effort aligns with County strategic planning efforts and Supervisor Knabe's 2014 goals as Chair of the Board of Supervisors to encourage collaboration across County departments. On August 21, 2014, a Climate Change subcommittee convened.

B. Programs for Public Agencies

As discussed in detail in prior reports to your Board, "Energy Upgrade California" is a State initiative to help Californians take action to save energy and conserve natural resources, reduce demand on the electricity grid, and make informed energy management choices at home and at work. It is supported by an alliance of the CPUC, the CEC, utilities, regional energy networks, local governments, businesses, and nonprofits to help communities meet state and local energy and climate action goals. EUC Programs are described in further detail in this report beginning with programs for public agency buildings below.

Under the SoCalREN, ISD has developed a program which provides centralized, technical services that support the implementation of energy efficiency projects in public agency buildings

and facilities throughout Southern California. Those services and sub-programs are described below.

1. Clean Energy Workforce

One of the SoCalREN's objectives is to build a robust local workforce for the clean energy jobs of the future. A unique partnership between the County, Citibank Community Development, and Emerald Cities Collaborative trains low and moderate-income residents for future jobs in greening public buildings. This initiative also provides training to minority and women-owned energy businesses on how to qualify for ISD's energy-related Master Agreements. As part of ISD's workforce development efforts, the County recently held a green economic summit to promote clean energy jobs.

2. Community Energy Efficiency Project Management System (CEEPMS)

This program will provide a few pilot cities with the capability to identify energy efficiency projects through an online permit tracking system, which prioritizes and expedites the permitting process. The software will match permits applied for against incentives available to ensure that each project owner is aware of them.

3. EEMIS Expansion

ISD developed the Enterprise Energy Management Information Systems (EEMIS) to provide a cost-effective means to monitor, analyze, and benchmark facility energy usage and costs utilizing a single energy management software tool for County buildings. EEMIS functions as a robust data warehouse which offers several services, including: energy consumption and financial bill archiving; online tracking, reporting and analysis; automated facility benchmarking tools; energy consumption and cost management tools; and energy efficiency project and identification support.

EEMIS has been made available to other local governments to provide energy management services. Participating agencies pay an incremental portion of ISD's EEMIS operating costs to join (which is a fraction of the cost of purchasing their own system) and ISD receives revenues for administration, implementation and technical support. To date, over 70 cities have signed up for EEMIS.

4. Master Lease Financing

Master Lease Financing provides lease financing to implement energy projects to all public agencies within the SoCalREN. This program makes available a prequalified set of financial institutions to provide this financing and has also developed a simplified, standardized agreement which may be executed by the participating agency and financial institution. This financing will help public agencies implement a greater number of energy projects by providing private capital under a simple, streamlined, easy-to-access program.

5. Public Agency Building Retrofits

This turnkey project provides public agencies with access to centralized, standardized, and streamlined energy retrofit services such as: financing (described above); solicitation support; project management; auditing; engineering; construction; and technical assistance, all delivered through cooperatively-procured contracts using competitively bid pools of pre-qualified energy consulting firms and contractors. These services complement services provided by the utilities (e.g., initial audits and incentives processing). Participating public agencies may opt to take advantage of the entire slate of services offered, or only selected ones.

This innovative project mitigates the need for public agencies to develop comprehensive, in-house resources to assess and implement projects. It also accomplishes several goals including: encouraging collaboration among all stakeholders; increasing energy savings; delivering improved quality products and services at a lower cost; and completing whole building, street lighting, and water/wastewater retrofits at an accelerated rate.

The project launched in September 2013; over 27 public agencies have enrolled to date. Within participating agencies, the auditing and engineering assistance has so far identified over 122 viable energy efficiency projects in public agency facilities (including lighting, mechanical, water treatment, and street lighting). The projects have a combined estimated construction cost of $52 million dollars and will provide 571 construction jobs. The program also provides support to County departments and augments services provided by ISD to County departments.

6. Water/Energy Nexus

The Water/Energy Nexus pilot program is collaboration among ISD, the Metropolitan Water District, and several water utilities to quantify the energy savings achieved by conserving water in water system operations and in upgrading water utilities buildings and facilities. Because handling water is energy intensive, emphasizing certain water system enhancements in wholesale delivery, retail delivery, and wastewater treatment has a dual societal benefit in conserving both water and energy. ISD plans to compile and disseminate its findings for broader acceptance and usage Statewide.

C. Programs for Residents

1. Community Champions

Community Champions is a marketing and outreach program geared towards building community awareness of the EUC and SoCalREN program offerings. More specifically, SoCalREN partners with 'Community Champions' – supportive and engaged community organizations in targeted communities – to leverage their networks to increase awareness of and encourage participation in program offerings geared towards single-family residential homeowners.

2. Discount Coupons

This program provides discount coupons to homeowners interested in pursuing EUC Home upgrades. Coupons help homeowners pay for either a portion or the entire amount of the home energy assessment cost, which constitutes the first step of an EUC upgrade. As such, this program incentivizes single-family residential homeowners to participate in EUC upgrades.

3. Energy Champions

Energy Champions utilizes non-profit community organizations such as universities and alumni associations that have organized networking sources within their respective communities to promote EUC and generate project leads. When participating organizations secure leads that result in completed projects, they receive financial incentives.

4. Green Building Labeling

The Green Building Labeling (GBL) program trains and certifies National Association of Realtors about green designation training and the value of conducting green home upgrade projects, including energy efficiency upgrades. Through workshops and other modes of outreach and training, GBL impresses upon realtors that green homes are more marketable – both for homeowners looking to sell and those looking to buy. To date, 326 realtors have undergone training.

5. Home Upgrade Incentives

Home Upgrade provides incentives for single-family home energy efficient retrofits by promoting interactive whole-home combinations of measures such as: insulation; HVAC equipment replacement; duct replacement/repairs; air sealing; radiant barriers; and hot water systems, etc.

6. Low-income Single Family Rehabilitation Program

This pilot program seeks to develop and implement a business process that connects Community Development Commission (CDC) program clients to EUC via outreach and coordination of the respective programs' requirements.

The CDC Home Improvement Program assists low income, owner-occupied single family homes with rehabilitation financing of up to $15,000 for Home Upgrade qualifying measures. The low-income program educates interested clients about EUC measures for which they are eligible and about how best to integrate those measures into the rehabilitation work.

Program administrators encourage CDC-qualified contractors to also train to become EUC Home Upgrade qualified contractors such that they can best inform their customers about available programs.

7. Multi-Family Home Upgrade

Similar to the Home Upgrade program for single-family homeowners, this program provides incentives to multi-family building owners to implement comprehensive, interactive energy efficiency measures.

8. Residential Property Assessed Clean Energy (PACE) Financing

On August 12, 2014, your Board approved the inter-departmental development of a residential PACE program (with ISD and the Treasurer & Tax Collector along with coordination with the CEO and County Counsel). The residential PACE program will be a financing option available to Los Angeles County residential property owners to fund on-site energy efficiency, renewable energy and water-saving improvements that will enhance the value of their homes while also lowering greenhouse gas emissions and creating jobs. Your Board authorized ISD to release a new Request for Proposals to acquire one or more residential PACE program administrators.

9. Single Family Home Financing

EUC has partnered with Matador's Credit Union to provide single family homeowners with financing for their EUC Home Upgrade projects. Matador's Credit Union provides three loan options to qualified buyers, including a 4.99%, 5-year term loan; a 5.99%, 10- year term loan; or a 6.99%, 15- year term unsecured loan of up to $50,000 to qualified borrowers. In order to generate initial program participation with competitive terms and conditions, the program uses a loan loss reserve credit enhancement, which helps protect lenders against losses stemming from defaulted loans.

10. Social Media

SoCalREN utilizes several social media outlets to promote EUC programs to targeted audiences across the Southern California region. Social media offers various ways to encourage program participation, disperse energy-saving tips and environmentally friendly news stories, and build a strong connection between EUC contractors and potential participants.

D. Programs for Contractors

1. Co-op Marketing

This program provides matching fund reimbursements to participating EUC contractors who conduct their own marketing and advertising. The contractor marketing and advertising materials must satisfy EUC brand guidelines to receive these funds.

2. Cool Comfort Program

The Cool Comfort program provides low cost financing to single-family residential customers for HVAC-specific retrofits through Matador's Credit Union. Under this program, qualified single family homeowners may finance projects for up to $15,000 under either 5 or 10 year term loans at a 4.99% or 5.99% interest rate, respectively. Cool Comfort incentivizes residents to adopt higher levels of HVAC efficiency and also requires that a building permit be completed through the local building department. This program attempts to mitigate the number of unpermitted HVAC projects throughout the region.

E. Programs for Businesses

1. Non-residential Property Assessed Clean Energy (PACE) Financing

ISD and the Treasurer & Tax Collector are administering a County-wide PACE financing program for non-residential properties. The program provides financing through County-issued bonds for private sector energy projects, which are then paid back through assessments placed on building owners' property tax statements. The program also provides marketing, education, recruitment, and technical support to property owners.

To date, PACE has financed three projects. The initial project financed solar and energy efficiency upgrades at the Teamsters Headquarters in Long Beach. The second and third projects constitute the largest non-residential PACE projects in the nation. In November 2013, your Board approved the second project, a $7,000,000 PACE bond for the Hilton Hotel in Universal City. The San Fernando Valley Business Journal deemed it a Silver Honoree of the 2014 Commercial Real Estate Award for the Best Sustainable Project. On June 17, 2014, your Board approved the third project, which provided upgrades for the Constance Hotel located in Pasadena with an assessment of $6,860,000.

At present, over 40 projects are in the pipeline for PACE funding. The County PACE team is working with property owners and financers to move them forward.

F. "Big Picture" Programs

1. California Adaptation Forum

On August 19-20th, ISD attended the first inaugural California Adaptation Forum, which focused on public health, energy, water, emergency management, agriculture, biodiversity conservation and coastal management issues associated with climate change and adaptation. The highly successful event drew over 800 climate change leaders including elected officials, local governments, members of the private sector, non-profits, and researchers.

2. CivicSpark

CivicSpark is an AmeriCorps program administered by the Local Government Commission in partnership with the Governor's Office of Planning and Research. This program will place 48 talented college graduates with a background in environmental sustainability into local governments throughout California to help them with projects pertaining to climate action planning, energy efficiency, and sustainable communities.

Pending Board approval, ISD will serve as the Civic Spark regional administrator for Southern California. ISD has also conducted extensive outreach to universities in Southern California and to local governments throughout the County to solicit applications for potential projects. ISD will seek your Board's approval in October 2014 to execute the Agreement with LGC and administer the program.

3. Energy Atlas Project with UCLA

Since the last report to your Board, ISD finalized the Southern California Regional Energy Network-funded contract with UCLA's California Center for Sustainable Communities to develop an interactive "Energy Atlas." This tool will present countywide parcel-level energy usage data (sufficiently aggregated to protect customer privacy) in a visually pleasing and illuminating manner to facilitate informed policy-making around energy issues such as climate action planning and energy benchmarking.

On June 12, 2014, ISD and UCLA hosted a stakeholder meeting where several representatives from local governments throughout the County provided detailed and critical input on the Energy Atlas' desired capabilities and platforms.

On August 12, 2014, ISD and UCLA hosted an internal stakeholder meeting where the County's GIS team, ISD's technical consultant, and UCLA's technical team reviewed early modeling/visualizations, shared resources, and made suggestions about further refinements to the tool. ISD will host another stakeholder meeting for local governments in September to solicit additional input.

4. Los Angeles Regional Collaborative for Climate Action and Sustainability (LARC)

ISD serves as the County's representative to the LARC and sits on its Governing Board. LARC is an organization committed to supporting climate mitigation and adaptation initiatives by convening representatives from local government, non-profits, academia, and industry to define meaningful approaches to reaching collective climate and sustainability goals. Current representative LARC efforts include the following:

- Finalizing the release plan for Regional Greenhouse gas inventory data and hosting a webinar for local Councils of Government on the purpose of this release;

- Serving as the Southern California regional representative on ARCCA – the Alliance of Regional Collaboratives for Climate Adaptation. ARCCA is a Statewide consortium of climate adaptation organizations comprised of representatives from San Diego, Los Angeles, Sacramento, and the Bay Area, of which ISD is an active member;

- Compiling a Framework for Regional Climate Action and Sustainability, which will integrate countywide and jurisdiction-specific best practices and model ordinances for widespread use among local government decision-makers; and

- Holding forums every third month, including the upcoming tour of two affordable housing projects that showcase cool roofs and solar systems.

5. State and Federal Legislation

Pursuant to County legislative priorities, ISD works with analysts in Sacramento and Washington, D.C., to monitor and track pertinent legislative activities, especially those which support local government and regional GHG reduction programs and projects. Among the key legislation that ISD will continue to monitor is the implementation of AB 32 and Proposition 39 funds as discussed in detail in the last report to your Board.

ISD has also been working with the California Air Resources Board (CARB) to understand the rollout of the State's Cap & Trade Emissions Market as mandated under AB 32. Under Cap & Trade, large emitters in various industry sectors must reduce their GHG emissions and/or procure allocations for the emissions they produce ("capped entities"). The County's cogeneration plants at Civic Center and Pitchess meet the threshold established by CARB. As capped entities, these plants must comply with emissions reductions targets through 2020. ISD has assessed the impacts to the plants as part of the Fiscal Year 2015-16 Utilities Budget.

ISD has been heavily involved in assessing AB 2145, Electricity: Community Choice Aggregation, which has not yet been passed into law. Various iterations of this bill have impacted Community Choice Aggregators, which provide Californians with an environmentally-friendly, locally-run alternative to procuring electricity from investor-owned utilities. ISD will continue to closely monitor this bill.

6. The Local Government Sustainable Energy Coalition (LGSEC)

The Local Government Sustainable Energy Coalition unites California cities and counties to leverage resources and work together in energy policy action and innovation as well as climate action. More specifically, it shapes regulatory policy and utility programs by giving member

governmental entities one strong voice before regulatory agencies (including the CPUC, the CEC, and CARB); stays informed and effective on energy issues; learns and shares best practices from experts and member governmental entities; and develops long-term energy strategies.

LGSEC also continues to monitor and officially respond to several regulatory matters, including: statewide energy efficiency programs development/energy data usage issues; energy efficiency financing; and long-term utility resource procurement planning. ISD's Office of Sustainability is the current board chair of the LGSEC.

Since the last report to your Board, LGSEC has accomplished the following:

Advocacy before the CPUC

- Successfully secured a period of twenty years for solar installations immune from additional charges levied by the investor-owned utilities which would retroactively, negatively impact the economics of these projects;

- Continued advocating for longer term energy efficiency program cycles (up to 10 years from the current 3 year cycles) which would provide fiscal sustainability to programs like the Southern California Regional Energy Network and the County/ISD partnership with Edison and the Gas Company beginning in 2016;

- Continued advocating for access to energy usage data for internal operations and regional climate action planning purposes;

- Submitted comments and a budget proposal to the CPUC on extending 2013-2014 energy efficiency programs through 2015;

- Testified before and provided comments to the CEC on building energy performance legislation regarding future building "zero net energy" goals and building energy ratings and benchmarking; and

- Provided input regarding proposed update to the AB 32 Scoping Plan and the Cap & Trade implementation plan, especially regarding the County's cogeneration plants.

CONCLUSION

Additional information about the programs described in this report, and other energy and environmental programs that are administered by other departments within the County and throughout the region, can be found at the County's comprehensive energy and environmental website: http://green.lacounty.gov.

If you have any questions, please contact me at (323) 267-2101 or Howard Choy at (323) 267-2006.

JJ:JC

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