

CITY OF MERCED
Development Services

TO: Climate Action Plan Ad-Hoc Advisory Committee
FROM: Bill King, AICP, Principal Planner
DATE: July 7, 2011
SUBJECT: Review and Discuss Specific Measures

ACTION REQUIRED: Group Discussion

DISCUSSION

While some greenhouse gas reduction measures may have the potential to reduce large amounts of greenhouse gases, the requirement for such action could also have negative unintended consequences on the economic or social “legs” of the sustainability “stool.” Staff has identified several measures commonly utilized in CAP’s from throughout California that fall within this category.

STAFF REQUEST

In the context of the discussion above, Staff requests Committee Member comments on select draft greenhouse gas reduction measures.

SELECT GREENHOUSE GAS REDUCTION MEASURES

- Increase energy efficiency in new commercial and residential development and require new residential and commercial development to achieve enhanced energy efficiency and exceed California Energy Code requirements by 15%.
- Establish point-of-sale residential energy efficiency audit and retrofit requirements for all homes purchased or transferred through a Residential Energy Conservation Ordinance (RECO).
- Require all non-residential buildings to complete annual energy performance reports as a condition of approval for business licenses, phased in for mandatory participation by 2018.
- Require new commercial and industrial land uses greater than a certain size to utilize on-site renewable energy systems to offset a minimum percentage (%) of the projected building energy use or to pay an in-lieu fee or similar offset fund to be established by the City. Renewable energy systems may include energy generated by solar, wind, geothermal, water, or bio-based energy capture systems.