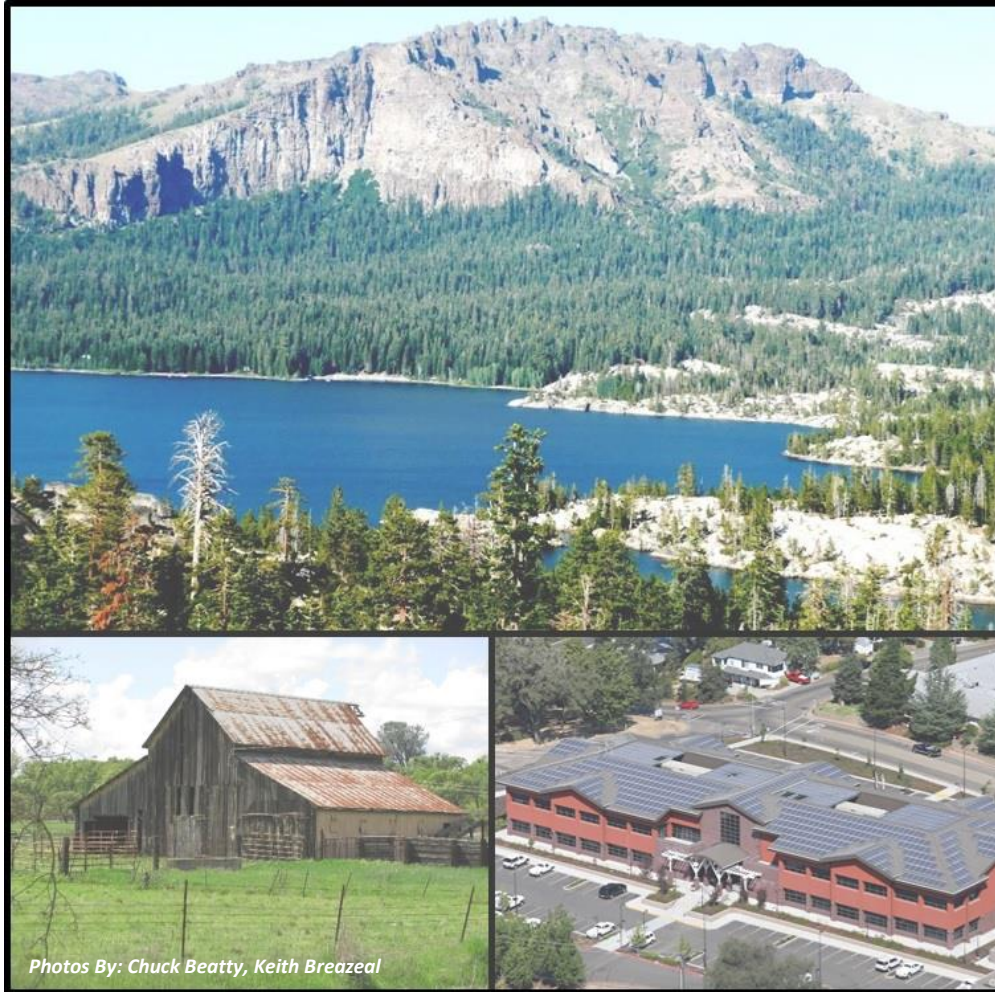


Amador County

Energy Action Plan



Photos By: Chuck Beatty, Keith Brezeal

PUBLIC REVIEW DRAFT

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In Collaboration with County of Amador



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EXECUTIVE SUMMARY

The Amador County Energy Action Plan (EAP) is a roadmap for expanding energy-efficiency and renewable-energy efforts already underway in the County. It builds upon energy-efficiency efforts begun in 2009 and work conducted by Sierra Business Council (SBC) in 2011 and 2014. The document focuses on three energy use sectors within the community – residential, non-residential, and municipal (which is a subset of non-residential). The report only evaluates energy consumed by buildings and municipal operations; other energy consuming sectors such as transportation, solid waste, etc. are not addressed but could be at a future date. Amador County owns and operates a full vehicle fleet, county government buildings and facilities including the Superior Court and Detention Center, a solid waste facility, an airport, streetlights as well as other stationary sources. The goal of the plan is to reduce electrical energy used in 2020 by 14% (from Baseline Year 2005) natural gas use by 7% and propane use by 7%.

The primary energy sources consumed by the three community sectors are electricity and natural gas, which are distributed by Pacific Gas and Electric Company (PG&E), and propane, which is supplied by several regional providers. Additionally, there is potentially significant other non-utility fuel use in Amador County which is not analyzed due to data limitations. According to the baseline inventory conducted for Year 2005 the unincorporated Amador County community consumed 208.3 million kilowatt hours (kWhs) of electricity, 6.6 million therms of natural gas, and 2.2 million gallons of propane. The County’s municipal operations accounted for 2.1 million kWhs of electricity consumption and 49,000 therms of natural gas in 2005, costing the County \$375,500. The forecast for Year 2020 shows a 7% increase in residential energy consumption and a 15% increase in non-residential energy consumption if no additional energy efficiency actions are taken. To date, the County’s energy efficiency efforts are saving over 2 million kWhs of electricity and 14,000 therms of natural gas annually, which underscores the importance of having such measures.¹ The inventory and forecast work conducted by SBC identifies additional areas where significant opportunities exist for additional energy savings. The EAP specifies the actions needed to achieve those savings resulting in further reductions in energy consumption and increased energy savings for residents, businesses, and local governments.

The document is organized into five chapters; the ‘heart’ of the document is contained in Chapters 4 and 5 (Energy Efficiency Goals, Strategies and Actions, and Implementation). The goals address five key areas:

- Energy efficiency in existing structures
- Energy performance in new construction
- Expansion of renewable energy options
- Energy efficiency in municipal operations
- Water conservation which reduces energy needed to transport and treat water

¹ Amador residential and non-residential energy savings based on projects completed 2006-2012. Source: PG&E

The strategies focus on voluntary measures that can be taken by residents, businesses, and the local government. Key components include developing and disseminating information on existing rebate and incentive programs; public outreach via the County’s website and printed materials; training for staff, contractors, and developers; and partnerships with PG&E and local and regional organizations. Energy reduction performance indicators and targets are established for each group of strategies. If all the actions are implemented, the EAP would reduce electrical energy used in 2020 by 14% natural gas use by 7% and propane use by 7%. The estimated energy and cost savings for each strategy area would be as follows:

Summary of Potential 2020 Annual Energy and Cost Savings

Strategy Area	2020 Annual Energy Savings			2020 Annual Cost Savings		
	kWh	Therms	Gallons	Electricity ²	Natural Gas ³	Propane ⁴
Existing Structures	12,500,996	397,829	136,593	\$3,170,253	\$1,392,403	\$ 300,505
New Construction	3,036,126	108,559	21,091	\$769,962	\$379,953	\$46,400
Renewable Energy	17,132,767	32,633	10,776	\$4,344,870	\$114,215	\$23,706
Municipal Operations	435,601	9,930	-	\$110,468	\$34,756	-
Water Conservation	46,195	-	-	\$11,715	-	-
Total	33,151,685	548,951	168,460	\$8,407,267	\$1,921,327	\$ 370,612

The following table compares 2005 Baseline energy usage, 2020 Business as Usual (BAU) usage and potential energy use savings in 2020 with the Energy Action Plan (EAP).

Comparison of 2005 Baseline and 2020 Forecasted Annual Energy Use with and without the EAP

Energy Use	2005 Baseline	2020 BAU without the EAP	2020 with the EAP	Percent Difference
Electricity	208,349,932 kWh	231,248,785 kWh	198,097,100 kWh (-33,151,685 kWh)	14% reduction from 2020 BAU
Natural Gas	6,630,489 therms	7,611,280 therms	7,062,329 therms (-548,951 therms)	7% reduction from 2020 BAU
Propane	2,276,554 gallons	2,431,022 gallons	2,262,562 gallons (-168,460 gallons)	7% reduction from 2020 BAU

² Assumed average rate of \$0.2536 per kWh based on Forecast of PG&E Rates.

<http://www.ci.healdsburg.ca.us/Modules/ShowDocument.aspx?documentid=8906>

³ Assumed average rate of \$3.5 per therm based on extrapolation from PG&E 2015 natural gas forecast.

<http://www.pge.com/tariffs/rateinfo.shtml>

⁴ Assumed average rate of \$2.2 per gallon based on 2010 Energy Information Agency West Coast Annual Average Retail Prices. http://www.eia.gov/dnav/pet/pet_sum_mkt_dc_u_R50_a.htm

Purpose of the Energy Action Plan

The EAP can be used by local residents and business owners to see where they might achieve greater energy efficiency in their homes or commercial buildings. The County can use it to guide decisions about how to make its buildings and operational infrastructure more energy efficient. It can also be used by County staff to prioritize programs to inform, encourage, and inspire residents and business owners to increase energy efficiency. Exploring and implementing energy-efficiency programs creates flexibility for the County in meeting its energy demand. This in turn helps the community become more self-sufficient and economically resilient in light of potential increases in energy prices, whether due to market conditions or the regulatory environment. Being energy efficient enhances the County's ability to respond to the ever changing external conditions related to energy supply and demand.

CHAPTER 1: BACKGROUND

Community Profile

The County of Amador lies east of Sacramento, spanning from the Sacramento County line well into the El Dorado National Forest and covers over 605 square miles. It ranges in elevation from 250 feet to over 9,000 feet and had a 2013 population estimate of 36,519 people and 12,132 housing units. In fiscal year 2014-2015, the County had 342 full-time and 15 part-time and extra-help employees, and an operating budget of \$68.4 million. Amador County owns and operates a full vehicle fleet, county government buildings and facilities including the Library and Sheriff's Department, a solid waste facility, an airport, streetlights, as well as other stationary sources. Amador County's electricity and natural gas utilities are distributed by Pacific Gas and Electric Company (PG&E).



The climate in Amador County reflects its location in the Sierra Nevada foothills. Average temperatures range from summer highs in the mid 90 degrees Fahrenheit to winter lows in the low 30s with record highs in the 110s and record lows in the high 10s.

Local Energy Efficiency Efforts

Summarized below are activities and programs the County has undertaken to promote a leadership position on energy efficiency. For a full description of programs and activities refer to Appendix D.

- Participant in Sierra Nevada Energy Watch Program (SNEW)
- Energy Efficiency Community Block Grant recipient for replacement of HVAC programmable removable thermostats and lighting upgrades.
- Constructed energy-efficient County Administration Building.
- Retrofitted lighting from T-12 to T-8 at Public Works shops.
- Relocated Court House to newly remodeled, energy-efficient building.

In addition the 2010 General Plan and currently being updated General Plan support sustainability in the following ways:

- Encourage reduction in water use and coordinate use of recycled water to the extent possible.
- Require that new residences and developments use energy efficient appliances and construction materials. Incorporate building orientation and features to increase energy efficiency.

- Promote energy efficiency and green building practices and identify a desired Leadership in Energy and Environmental Design certification level for new buildings and structures.
- Encourage development of alternative energy generation options and support use of renewable and locally available sources of energy.

The municipal code promotes energy efficiency as follows:

- Promotion of reducing onsite supplied electricity consumption by providing installation of small wind energy systems.(19.48.170)
- The County has considered Use Permits for small (5 megawatts) solar farms on land zoned for manufacturing use.

CHAPTER 2: INTRODUCTION

This chapter discusses the purpose and scope for the Amador County Energy Action Plan (EAP), the regulatory context for energy efficiency planning, how the EAP was developed, and provides a user's guide to the document.

WHY PREPARE AN ENERGY ACTION PLAN?



Photo Credit: www.sierrawineries.com

Local economies in the Sierra Nevada rely heavily on natural resources for tourism, recreation, forestry, agriculture, and other industries. Changes in weather patterns resulting in less precipitation and significantly warmer temperatures have the potential to adversely affect the vitality of the region's natural resources, which in turn directly impacts local business. Reducing a community's demand on the energy grid helps lighten the need for new energy generating plants and creates the flexibility for the community to more readily meet its energy needs with locally produced renewable energy. Retrofitting homes and businesses to be more efficient creates local jobs, reduces energy costs, improves air quality, and in combination with increased opportunities for walking and bicycling improves community members' health. In addition, money not spent on energy can be instead spent at local businesses, improving the local economy.

The Amador County EAP outlines a series of strategies to reduce energy consumption in residential and non-residential structures as well as municipal facilities and operations. This report is intended to provide guidance to County staff, demonstrate the County's commitment to energy efficiency, and inspire residents and businesses to participate in community efforts to maximize energy efficiency and reduce the associated air quality impacts of fossil fuel based electricity.

Climate Science Basics

Naturally occurring gases⁵ dispersed in the atmosphere determine the Earth's climate by trapping solar radiation. This phenomenon is known as the greenhouse effect, which is a natural process that perpetuates life on earth by keeping the planet's surface warm. Scientific observation indicates that average air and ocean temperatures have steadily increased globally over the last 100 years. Evidence of this includes rapid levels of glacial melt, reductions in sea ice, shorter freezing seasons and decreases in snowpack.

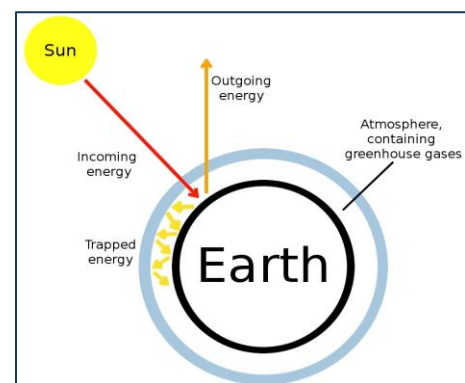


Image Credit: simpleclimate.wordpress.com

Scientific studies suggest that human activities are accelerating the concentration of greenhouse gases (GHGs), which affects the global climate. The most significant contributor is the burning of

⁵ The primary GHG in the earth's atmosphere are water vapor, carbon dioxide, methane, nitrous oxide and ozone.

fossil fuels for transportation and electricity generation, which introduces large amounts of carbon dioxide and other GHGs into the atmosphere. Collectively, these gases intensify the natural greenhouse effect, causing global average surface temperatures to rise.⁶

Local Climate Change Impacts

The County of Amador, like all foothill communities in the Sierra Nevada, faces challenges associated with climate change in the region. Increased frequency and altered timing of flooding will increase risks to agriculture, people, ecosystems and infrastructure. Potential impacts on water resources include reduced mountain snowpack, delayed snow accumulation, earlier snow melting and ultimately shortages in runoff and water supply. Extended droughts may increase wildland fire risk. Since local economies in the area rely heavily on these resources for agriculture, tourism, recreation and other industries, climate change may negatively affect economic activity in Amador County, and ultimately impact quality of life for community members.

Regulatory Context

California is a leader in developing policies to reduce GHG emissions, and these policies are some of the drivers behind the completion of GHG inventories and energy efficiency planning at the local level. The state's key efforts are described on the following page.

⁶ Based on IPCC, 2007: Climate Change 2007: Synthesis Report. Contribution of Working Groups I, II and III to the Fourth Assessment Report of the Intergovernmental Panel on Climate Change [Core Writing Team, Pachauri, R.K and Reisinger, A. (eds.)]. IPCC, Geneva, Switzerland, 104 pp.

1978	<ul style="list-style-type: none"> • Title 24, Part 6. Energy Efficiency Standards first adopted in 1978. Ongoing updates. Established minimum energy efficiency performance standards for residential and nonresidential buildings. Effective July 2014 new energy efficiency construction standards cost-effectively increase efficiency by 20% for residential buildings and 25% for non-residential buildings.
2002	<ul style="list-style-type: none"> • Senate Bill 1078. Established Renewable Portfolio Standards for each of the state's investor-owned utilities (IOUs), electric service providers, and community choice aggregators to acquire 20% of their electricity from renewable resources by 2010 and 33% by 2020.
2005	<ul style="list-style-type: none"> • Executive Order S3-05. Governor’s Executive Order. Set GHG reduction targets for state agencies at Year 2000 levels by 2010, 1990 levels by 2020 and 80% below 1990 levels by 2050.
2006	<ul style="list-style-type: none"> • Assembly Bill 32. Landmark legislation that requires the California Air Resources Board (ARB) to develop regulatory and market mechanisms that will reduce greenhouse gas emissions to 1990 levels by 2020.
2007	<ul style="list-style-type: none"> • Senate Bill 97. Requires lead agencies to analyze GHG emissions and climate change impacts under the California Environmental Quality Act.
2008	<ul style="list-style-type: none"> • Senate Bill 375. Requires the California Air Resources Board to establish GHG reduction targets for each Metropolitan Planning Organization (MPO) in California and directs each MPO to develop a Sustainable Communities Strategy.
2011	<ul style="list-style-type: none"> • CALGreen. Enhances sustainable construction practices through mandatory and voluntary measures including reduced construction waste, water conservation, non-toxic sealants and use of renewable materials. Now part of Title 24 and updated on same schedule.

Economic Opportunities

One of the potential outcomes of implementing the Amador County EAP is increased investment in local green businesses and technologies which could provide new economic development opportunities for the County. The following indicators suggest a robust market for clean economy businesses and industries as we move forward to the next decade.⁷ New clean economy jobs and business opportunities range from water efficiency and recycling to energy and battery technologies as well as the transformation of existing industries. All of this creates new economic opportunities for communities within the Sierra Nevada region.

- California has more patent registrations in clean technology than any other state.
- California leads the nation in energy storage systems development and innovation.

⁷ 2014 California Green Innovation Index, 6th Edition. Next 10. www.next10.org
<http://greeninnovationindex.org/sites/greeninnovationindex.radicaldesigns.org/files/2014-Green-Innovation-Index.pdf>. p. 29, 33-44

- Jobs within California’s Core Clean Economy increased by 20% in the last decade (January 2002 to 2012) while the total state economy increased 2%.
- Within California’s Core Clean Economy, the service sector ranked highest (57%) followed by manufacturing (13%), installation (11%), supplier (10%) and research and development (7%).
- California’s clean manufacturing jobs over the last decade were up 53%, while total state economy manufacturing fell by 21%.

Relationship to CEQA

The County of Amador determined the EAP was categorically exempt from the California Environmental Quality Act (CEQA) per section 15061 (b) (3) of the CEQA guidelines:

The activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

Information in the document (and related background reports) can be used in environmental assessments required for new development projects, thus expediting the project review process.

ENERGY ACTION PLAN DEVELOPMENT

Process

The path to the EAP began in 2011 when the County engaged Sierra Business Council (SBC) to conduct a GHG inventory of emissions from community activities, including residential and non-residential sectors. Energy consumption data was gathered for baseline year 2005 (which is the recommended year due to data availability). Calculations were performed to estimate baseline emissions using the most current methodology and protocols at the time.⁸ The baseline inventory was presented to the County Board of Supervisors in March 2012.



In 2013 the County decided to take the information gathered through the baseline inventory process and formulate energy strategies that would assist the community in being more energy efficient now and in the future.

⁸ The community inventory followed the International Local Government Greenhouse Gas Emissions Analysis Protocol. As part of the EAP process the County’s community emissions were updated to meet the recently released United States Community Protocol, the new national standard.

In 2014, the baseline inventory data was forecasted out to 2020 using local and regional growth projections. The data gathered during the inventory and forecasting process helped identify those activities within the community that consumed the most energy (and correspondingly had the highest GHG emissions). This information pointed the way to where the greatest energy efficiencies could be realized, resulting in a series of goals, strategies, and actions the County can undertake to reduce energy consumption, as well as dollars spent on energy. Performance indicators and targets were identified, where appropriate, to be used by the County to measure its progress toward achieving greater energy efficiency.

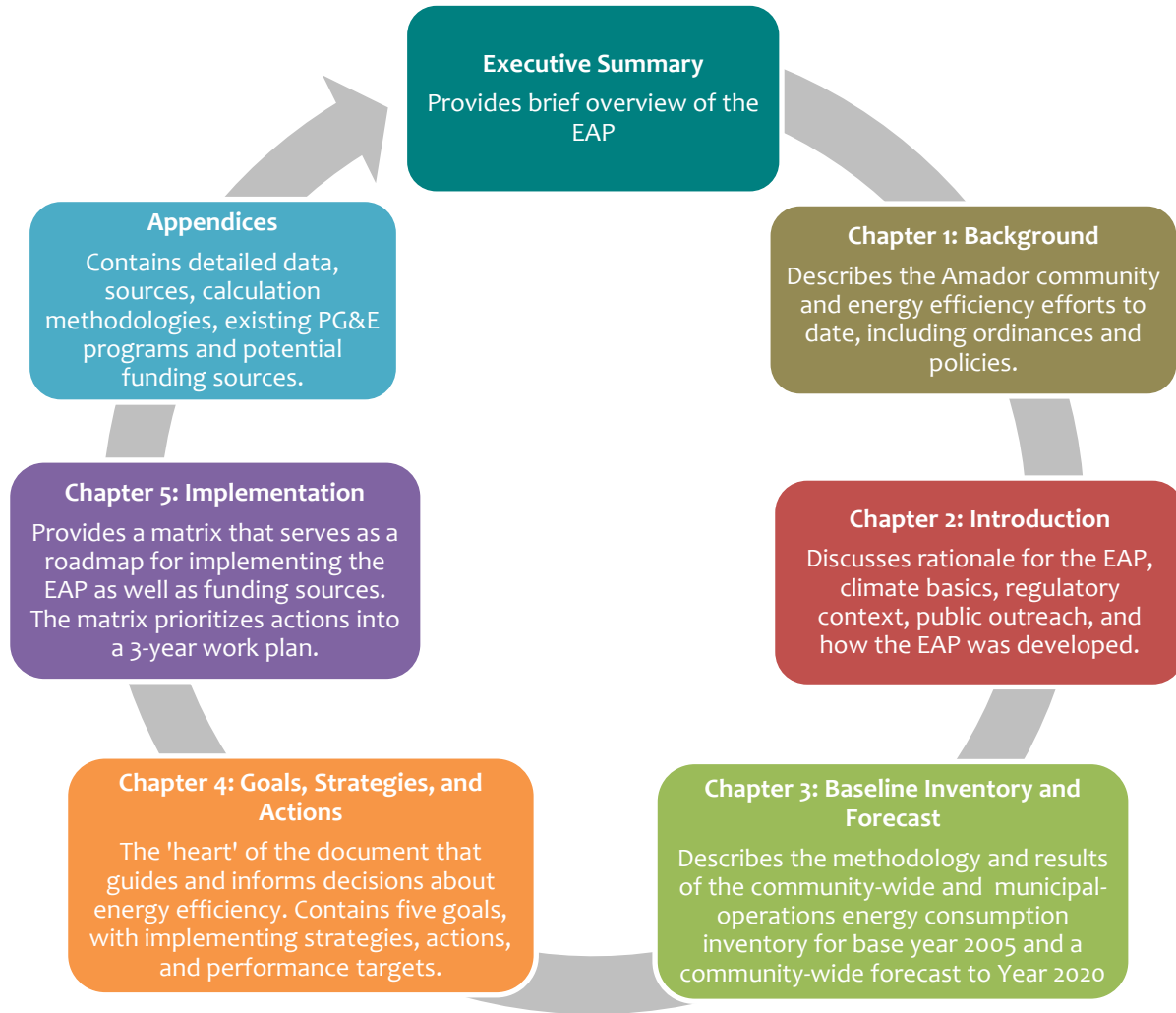
Public Outreach

As with any local planning process, community involvement is an essential part of its success. For the EAP, input was widely sought within the County to help shape its content and ensure the document is relevant and realistic. The public outreach strategy included an online survey, information on the County's website, two community study sessions, meeting notices in local newspapers, targeted outreach to local businesses and organizations, and duly noticed public meetings before the Board of Supervisors.

USERS GUIDE TO THE REPORT

The EAP can be used as a tool to guide local government and community decisions about the best ways to improve energy efficiency in homes, businesses, municipal facilities, and operations. It is designed as an integrated 'living' document that can be modified and augmented as new information, programs, and energy efficiency technologies become available. The following diagram describes the information contained in the five chapters and appendices of the EAP. It provides a roadmap to assist the reader in accessing relevant information on existing and future energy consumption, policy direction, implementation actions, performance targets, and a work plan for implementing the EAP.

Energy Action Plan Content and Organization



CHAPTER 3: BASELINE INVENTORY AND FORECAST

This chapter summarizes the 2005 baseline and 2020 forecast of community-wide energy consumption as well as the 2005 baseline of municipal-operations energy consumption. SBC previously worked with Amador County to conduct a 2005 baseline GHG emissions inventory of the County's community-wide activities and sources. This inventory was conducted in 2011, with support from PG&E. The County previously had a 2005 baseline GHG emissions inventory of municipal operations developed by the Amador Citizens for Energy Conservation. The baseline and forecasted energy consumption informed the strategies for reducing energy consumption and increasing energy efficiency discussed in Chapter 4. It also provides a baseline year against which future progress can be measured.

2005 Baseline Community-Wide Inventory

The unincorporated County's community-wide energy consumption data is expressed as aggregated residential and non-residential energy consumption by energy source. The County's municipal energy use is included with the aggregated community-wide energy usage. Electricity, natural gas and propane consumption were the three largest energy sources in the Amador County built environment.

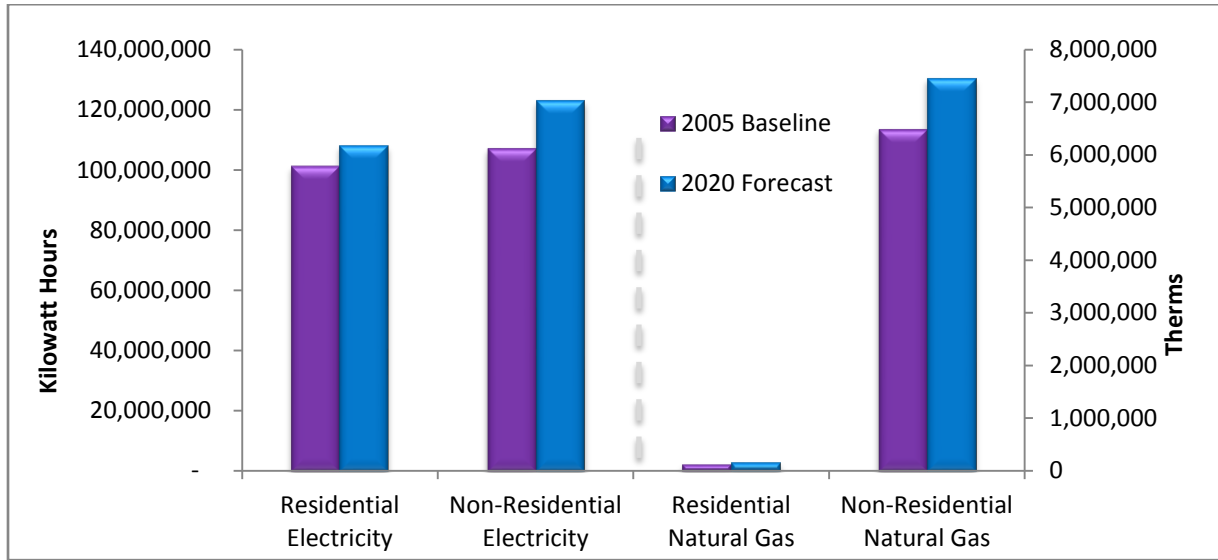
2020 Business-as-Usual Community-Wide Forecast

The unincorporated County's community-wide residential and non-residential energy usage was forecasted out to 2020 under a business-as-usual (BAU) scenario. Since the County's municipal energy use is included with the community-wide energy usage, a separate forecast for municipal energy was not completed. The BAU forecast scenario was completed using the Statewide Energy Efficiency Collaborative (SEEC) ClearPath California toolkit. The BAU forecast estimates how energy use would change from 2005 to 2020 in the absence of any energy efficiency or renewable energy policies or programs. The two required inputs for a forecast baseline energy consumption data and growth rates are presented in Appendices A and B, respectively. The baseline data was collected from the community-wide GHG emissions inventory. The growth rates were calculated using local and regional projections of population and non-residential new construction.

The County's residential energy use was forecasted to increase 7% by 2020 using the projected change in population in Amador County. The annualized growth rates for population in the County were calculated based on the actual change in population from 2005 to 2013 reported by the California Department of Finance population estimates and the projected growth in population based on the Amador County Transportation Commission (ACTC) U-Plan projections developed for the Regional Transportation Plan. (See Appendix B)

The County's non-residential energy use was forecasted to increase 15% by 2020 using the projected change in non-residential square footage in Amador County. The annualized growth rates for non-residential square footage in Amador County were calculated based on the rate of change of non-residential square footage from 2013 to 2035 by using the ACTC's U-Plan projections developed for the Regional Transportation Plan. (See Appendix B)

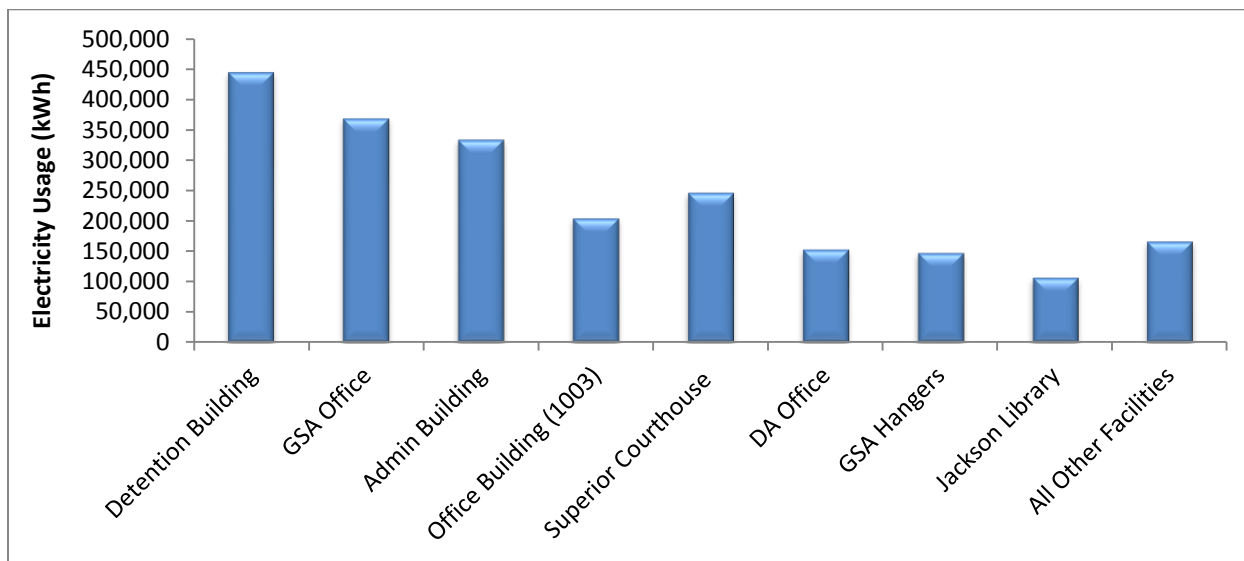
Baseline and BAU Forecast of Residential and Non-Residential Electricity and Natural Gas Use



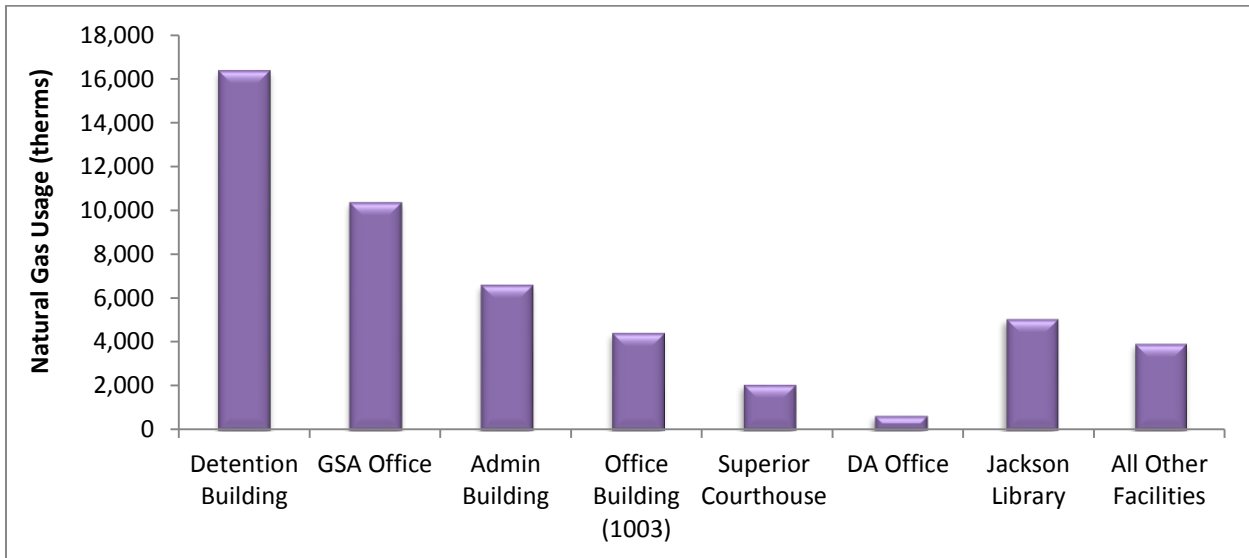
2005 Baseline Municipal Operations Inventory

The County of Amador’s municipal facilities’ energy sources are electricity and natural gas, with the Detention Building consuming the most energy. Significant electricity was also consumed by the GSA office and the old Administrative Building. While the County’s electricity consumption of 2.1 million kWh and natural gas consumption of 49,000 therms is only 1% of the community's total electricity and natural gas consumption respectively and the County has undertaken efforts to improve energy efficiency, there are still significant opportunities for the County to reduce electricity usage and the associated costs. In 2005, the County spent over \$375,500 on electricity and natural gas for municipal owned and operated buildings. Detailed energy use is presented in Appendix A.

2005 Baseline Municipal Facilities Electricity Consumption (kWh)



2005 Baseline Municipal Facilities Natural Gas Consumption (therms)



CHAPTER 4: GOALS, STRATEGIES, AND ACTIONS

This chapter identifies goals, strategies, and actions Amador County can undertake to reduce municipal and community energy consumption, energy-related costs, and energy-related GHG emissions in both the near and far term. The goals, strategies, and actions pertain to the energy consumed by buildings and facilities in the residential, non-residential, and municipal sectors. Other sectors, such as transportation and solid waste, are not included in this report but could be addressed in future studies. The goal of the plan is to reduce electrical energy used in 2020 by 14%, natural gas use by 7% and propane use by 7%.

The baseline and forecast data indicate that without a plan to reduce energy consumption, the community's energy use and associated costs will continue to increase over time. Parts of unincorporated Amador County currently do not have natural gas service so the analysis in the section includes propane savings. It was assumed that propane savings would be equivalent to natural gas savings for energy reduction potential analysis. The community's residential energy use is forecasted to increase 7% (above the 2005 baseline) by 2020, and the community's non-residential energy use is forecasted to increase 15% by 2020. The continued increase in non-renewable energy consumption also translates to more dollars spent on energy and additional air quality impacts within the region. Examples of consequences related to air quality impacts include transportation impact fees, non-attainment penalties, suspension of transportation funds, restrictions on businesses and industry recruitment and expansion.

DEFINITION OF KEY TERMS

Key terms used in this report are defined below to assist in understanding the purpose of each and the interconnection between them. Definitions for some non-key terms are footnoted throughout the report at the bottom of the relevant page.

Goal

An expression of a desired outcome, an ideal future result or condition, based on community priorities and vision. Goals are not quantifiable or time-dependent but rather represent the end result.

For example: To improve public safety.

Strategy

An intermediate step between a goal and an action. Strategies define specific pathways that, if followed, will help achieve the goal.

For example: Improve lighting conditions in public spaces.

Action

Individual activities the jurisdiction will undertake to implement an energy-efficiency strategy. A strategy can have several actions.

For example: Review existing lighting conditions and install new light fixtures where required.

Performance Indicator

A quantifiable measure that is used to gauge performance in meeting identified actions.

For example: Percentage of public space reviewed for safe lighting conditions.

Target

The numerical result that demonstrates achievement of a strategy.

For example: Fifty percent (50%) of public spaces reviewed by 2020.

BASIS FOR ENERGY GOALS AND STRATEGIES

To identify the most appropriate energy-efficiency strategies for the County, the following documents/resources were reviewed:

- 2005 Baseline Community-Wide GHG Inventory and forecast of future emissions (prepared by SBC in 2012-2013 and reviewed by AECOM in 2013)
- 2005 Baseline Year Amador County Government Operations Energy Use and Greenhouse Gas Emissions Inventory (prepared by Amador Citizens for Energy Conservation in 2009)
- June 2014 Amador County Municipal Code
- Amador County General Plan
- 2010-2015 Housing Element Update
- Amador Tuolumne Community Action Agency Energy/ Weatherization Program
- Measures underway/in place in Amador County
- Measures in other similar jurisdictions
- Meetings/consultation with County staff
- Public input received from community members

There are a myriad of measures and practices to reduce energy consumption. Selection of those most appropriate for Amador County was based on the criteria below and in consultation with County staff:

- Potential of actions to reduce energy use
- Estimated cost to County to implement actions
- Estimated costs and savings for residents / business owners
- Availability of staff resources or other partner organizations to implement
- Availability of potential funding to assist with implementation
- Benefits to the community in addition to energy savings (e.g. cost savings, air-quality improvement)

ENERGY REDUCTION POTENTIAL

The energy reduction potential was calculated for applicable measures using data collected in the 2005 municipal and community-wide GHG inventories and the energy use forecasts combined with the estimated energy use savings associated with completion of the applicable 2020 targets. The annual energy reduction potential was calculated using top-down methods to estimate energy savings achieved in 2020 by meeting the associated 2020 targets. Calculations are documented in Appendix C.

ENERGY COSTS AND SAVINGS

For the County, the economic implications of implementing the energy efficiency and reduction measures primarily involve costs associated with staff time and potential costs associated with retaining outside consultants to assist with program implementation. Using the County’s 2013-14 budget, an estimate was made of low, medium, and high cost ranges that could be incurred by the County to implement the action measures in the report. The potential costs savings realized from implementation of some of the measures were not factored into this range, given the uncertainty of program design details and how they would be carried out. The purpose of the cost range is to provide a relative measurement for fiscal impact to the County that will assist in prioritizing the measures for implementation. For Amador County the following cost ranges are used in this report:

Cost to County (annual)	Low: 0-\$40,000 Medium: \$40,001 - \$79,500 High: \$79,501+
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For residents and businesses, some reduction measures do not result in any notable private costs or savings. However, wherever possible, analysis and quantification was framed in terms of annual costs/savings (or average annual costs/savings). While there are funding sources and financing mechanisms available to offset private costs, calculations were based on a hypothetical average and did not include potential offsets. Almost all measures with private cost implications result in a return on investment in energy cost savings that will accrue over time, thus defraying some of the initial investment costs. The strategies were designed with a focus on actions with the highest return on investment.

Cost to Resident or Business (annual)	Low: \$0-\$100 Medium: \$101-\$250 High: \$251 or greater
Savings to Resident or Business (annual)	Low: \$0-\$100 Medium: \$101-\$250 High: \$251 or greater

ENERGY EFFICIENCY STRATEGIES POTENTIAL ENERGY SAVINGS

Potential annual energy savings in 2020 were calculated for each strategy and where applicable reported for residential and non-residential energy use. Combined the strategies in the EAP can potentially reduce energy use by 33,151,685 kWh, 548,951 Therms, and 168,460 gallons propane.

Summary of Potential 2020 Annual Energy Savings

Strategy Area	Strategy Title		2020 Annual Energy Savings			
			Electricity (kWh / Year)	Natural Gas (Therms / Year)	Propane (Gallons / Year)	
Existing Structures	1.1	Expand outreach and education to increase participation in voluntary home energy-efficiency programs.	Residential	6,076,119	8,527	136,593
	1.2	Expand outreach and education to increase participation in voluntary non-residential energy-efficiency programs.	Non-Residential	6,424,877	389,302	
New Construction	2.1	Improve compliance with Title 24 Green Building and Energy Efficiency Standards.	Residential	1,006,512	1,028	16,473
			Non-Residential	1,725,013	100,394	
	2.2	Provide incentives for buildings to exceed the current Title 24 Energy Efficiency Standards.	Residential	193,105	288	4,618
			Non-Residential	111,496	6,849	
Renewable Energy	3.1	Evaluate the County’s residential, non-residential and municipal solar potential and assess barriers to increased solar energy use.	Residential	10,973,645		
			Non-Residential	5,188,228		
	3.3	Encourage new development projects to meet 70% of their energy needs from renewable resources.	Residential	450,578	672	10,776
			Non-Residential	520,316	31,961	
Municipal Operations	4.1	Improve the energy efficiency of existing municipal structures.		435,601	9,930	
Water Conservation	5.1	Encourage residents and businesses to conserve water used indoors.		24,541		
	5.2	Encourage residents and businesses to conserve water used outdoors.		21,654		
Total Potential 2020 Annual Energy Savings				33,151,685	548,951	168,460

ENERGY EFFICIENCY GOALS, STRATEGIES AND ACTIONS

The goals and strategies in this section are focused on improving the energy efficiency of existing and future buildings, reducing costs associated with energy consumption in municipal buildings and operations, and reducing the carbon intensity of the County’s energy sources. The goals were designed with the California’s preferred “loading order” in mind for meeting energy demand: (1st) cost-effective energy efficiency; (2nd) cost-effective renewable energy; and (3rd) conventional energy sources.

SUMMARY OF GOALS AND STRATEGIES

GOAL 1: INCREASE ENERGY EFFICIENCY IN EXISTING STRUCTURES

- **Strategy 1.1:** Expand outreach and education to increase participation in voluntary home energy-efficiency programs.
- **Strategy 1.2:** Expand outreach and education to increase participation in voluntary non-residential energy-efficiency programs.
- **Strategy 1.3:** Identify and promote programs that help finance energy-efficiency and renewable-energy projects.

GOAL 2: INCREASE THE ENERGY PERFORMANCE OF NEW CONSTRUCTION

- **Strategy 2.1:** Improve compliance with Title 24 Green Building and Energy Efficiency Standards.
- **Strategy 2.2:** Provide incentives for buildings to exceed the current Title-24 Energy Efficiency Standards.
- **Strategy 2.3:** Reduce the heat island effect and related summer heat gain in residential and non-residential projects.

GOAL 3: INCREASE RENEWABLE ENERGY USE

- **Strategy 3.1:** Evaluate the County’s residential, non-residential and municipal solar potential and assess barriers to increased solar energy use.
- **Strategy 3.2:** Develop a comprehensive renewable energy program that provides outreach, financing, and technical assistance.
- **Strategy 3.3:** Encourage new development projects to meet 70% of their energy needs from renewable resources.

GOAL 4: INCREASE ENERGY EFFICIENCY IN MUNICIPAL STRUCTURES AND OPERATIONS

- **Strategy 4.1:** Improve the energy efficiency of existing municipal structures.

GOAL 5: INCREASE COMMUNITY WATER CONSERVATION AND EFFICIENCY TO REDUCE ASSOCIATED ENERGY USE

- **Strategy 5.1:** Encourage residents and businesses to conserve water used indoors.
- **Strategy 5.2:** Encourage residents and businesses to conserve water used outdoors.

GOAL 1: INCREASE ENERGY EFFICIENCY IN EXISTING STRUCTURES

Approximately 49% of the housing stock in Amador County was built prior to the adoption of California’s Title 24 energy standards in 1978 and the non-residential building stock is likely similarly dated. Improving the energy efficiency of existing buildings will save homeowners and businesses money by reducing their long-term energy costs. The County will leverage existing resources to expand education and outreach programs to promote energy efficiency in existing residential and non-residential structures.

Strategy 1.1: Expand outreach and education to increase participation in voluntary home energy-efficiency programs.

Residential energy-efficiency improvements have the potential to reduce energy costs and GHG emissions. The County will partner with PG&E, the Energy Upgrade California alliance and other community organizations to leverage existing resources and expand public education and outreach campaigns that encourage residents to voluntarily make energy-efficiency improvements within their homes and to take advantage of the low-cost energy-efficiency financing programs described in Strategy 1.3, below. As part of the outreach program, the County will include on its website information on available energy-efficiency rebates and incentive programs. The website will also link to local case studies of homes that have implemented cost-effective, energy-efficiency improvements when available.

Annual Energy Reduction Potential:

6,076,119 kWh
8,527 therms
136,593 Gallons Propane

Cost to County:

Low

Cost to Resident / Business Owner:

Low to High
(depending on finance program)

Savings to Resident / Business Owner:

Low to High
(depending on finance program)

Community Co-Benefits:

Reduced Energy Costs
Improved Air Quality

Potential Funding Sources:

Partnerships with Organizations and County Funds

IMPLEMENTATION ACTION		TIME TABLE	RESPONSIBILITY
1	Partner with PG&E and Amador Tuolumne Community Action Agency to activate programs for income-eligible Amador County residents.	Short-Term (1-2 years)	Planning & Building Departments
2	Partner with PG&E, the Energy Upgrade California alliance and other community organizations to increase participation in energy efficiency rebates and incentive programs.	Short-Term (1-2 years)	Planning & Building Departments
3	Include on the County’s website information on and links to residential energy-efficiency rebates, incentives, and case studies.	Short-Term (1-2 years)	Planning & Building Departments
PERFORMANCE INDICATOR		TARGET	
1	Percentage of households participating in energy-efficiency rebate programs.	20% participating by 2020	
2	Percentage of households achieving an improvement in building energy efficiency.	20% achieving 30% energy savings by 2020	
3	Number of households achieving an improvement in building energy efficiency	2,259 Existing Households	

Strategy 1.2: Expand outreach and education to increase participation in voluntary non-residential energy-efficiency programs.

Investments in building energy-efficiency retrofits can save considerable amounts of energy and reduce a business’s operational costs. The greatest barriers to these improvements are lack of information about efficiency best practices and scarcity of low-cost financing for the initial capital costs.

In partnership with PG&E, SBC and the Sierra Nevada Energy Watch program (SNEW), and local business organizations the County will provide outreach programs aimed at maximizing voluntary energy conservation within community businesses. These programs will target specific commercial sectors such as restaurants, supermarkets, retail, office, and manufacturing to provide useful energy and cost savings recommendations. The program will encourage businesses to conduct benchmarking⁹, energy audits, and implement energy-efficiency projects. The County will include on its website information on energy-reduction programs specifically for commercial and industrial businesses. Case studies of businesses that implemented cost-effective, energy-efficiency improvements can be showcased on the website, focusing on those in Amador County when possible.

IMPLEMENTATION ACTION		TIME TABLE	RESPONSIBILITY
1	Partner with PG&E and SBC to expand the SNEW program in Amador County.	Short Term (1-2 years)	Planning & Building Departments GSA’s Office
2	Provide links on the County’s website to tools that demonstrate the financial benefits of efficiency upgrades to local businesses.	Short-Term (1-2 years)	Planning & Building Departments GSA’s Office
3	Include on the County’s website information on and links to non-residential energy-efficiency rebates, incentives, and case studies.	Short-Term (1-2 years)	Planning & Building Departments
PERFORMANCE INDICATOR		TARGET	
1	Number of businesses served by SNEW with energy-efficiency improvements.	72 served by 2020	
2	Percentage of businesses participating in energy-efficiency rebate programs.	20% participating by 2020	
3	Percentage of businesses achieving an improvement in building energy efficiency.	20% achieving 30% energy savings by 2020	

⁹ Energy benchmarking compares a building’s energy performance against that of similar buildings.

Annual Energy Reduction Potential:

6,424,877 kWh
389,302 therms

Cost to County:

Low

Cost to Resident / Business Owner:

Low to High
(depending on finance program)

Savings to Resident / Business Owner:

Low to High
(depending on finance program)

Community Co-Benefits:

Reduced Energy Costs
Improved Air Quality

Potential Funding Sources:

Partnerships with Organizations and County Funds

Strategy 1.3: Identify and promote programs that help finance energy efficiency and renewable energy projects.

The up-front costs of energy efficiency improvements can be a considerable barrier for many homeowners and businesses. However there are numerous options to address this challenge, including PG&E’s on-bill financing program, low interest loans, energy-efficient mortgages, and Property Assessed Clean Energy (PACE) programs.

One example, on-bill financing, works in conjunction with PG&E’s energy efficiency rebate and incentive programs to eliminate upfront costs. The cost of energy-efficiency retrofits is amortized on a property’s monthly energy bills. The program helps eligible customers pay for energy efficient retrofit projects with zero-interest, zero-penalty loans. Loan payments are included on the customer’s monthly utility bills and are set to not exceed the energy savings (in dollars) realized from the energy-efficiency retrofit. For further information refer to this report’s implementation section and appendices.

Another example, Property Assessed Clean Energy (PACE) programs are an innovative financing tool that allows residential and non-residential property owners to receive financing for energy-efficiency, clean-energy, and water-efficiency projects which they repay through a voluntary special assessment on their property tax bill. There are several organizations in California that provide cities and counties in California with access to PACE financing programs at no-cost to the local governments.

The County will partner with PG&E, community organizations, and local banks to identify and promote existing and potential financing programs. The County will include links to financing programs on its website.

IMPLEMENTATION ACTION		TIME TABLE	RESPONSIBILITY
1	Partner with PG&E, community organizations and local banks to implement PACE financing and promote existing financing programs.	Short Term (1-2 years)	GSA’s Office
2	Include on the County’s website descriptions of and links to existing financing programs for energy efficiency upgrades.	Short Term (1-2 years)	Planning & Building Departments GSA’s Office
PERFORMANCE INDICATOR		TARGET	
1	N/A	N/A	

Annual Energy Reduction Potential:

Supports Strategy 1.1 and 1.2

Cost to County:

Low to Medium

Cost to Resident / Business Owner:

Low to High (depending on finance program)

Savings to Resident / Business Owner:

Low to High (depending on finance program)

Community Co-Benefits:

Reduced Energy Costs
Improved Air Quality

Potential Funding Sources:

Partnerships with Organizations, Local Banks and County Funds

GOAL 2: INCREASE THE ENERGY PERFORMANCE OF NEW CONSTRUCTION

New buildings offer a significant opportunity to achieve high levels of energy efficiency through advanced materials and design. The County will work with developers and contractors to improve compliance with existing energy and green building standards and promote measures to exceed the energy standards. The County will also review the potential for incentives for buildings that exceed the Title 24 Energy Efficiency Standards.

Strategy 2.1: Improve compliance with Title 24 Green Building and Energy Efficiency Standards.

The 2013 revisions to the Title 24 Green Building (Part 11) and Energy Efficiency Standards (Part 6) help make new construction significantly more energy efficient. The Energy Standards are expected to be 25% more efficient than previous standards for residential construction and 30% more efficient for non-residential construction according to the California Energy Commission.¹⁰ The California Green Building Standards include mandatory as well as voluntary green building measures that also have energy saving benefits. Assisting developers and contractors in understanding the standards will help them achieve higher efficiencies on their projects. The energy reduction potential is based on full compliance with the standards.

The County will provide opportunities for building officials and planning department staff to attend Title 24 energy and green building trainings as well as promote trainings and educational materials to contractors and developers. EnergyCodeACE and PG&E offer free Title 24 Part 6 tools, trainings, and resources to assist the building industry, related stakeholders and the public to comply with the 2013 Building Energy Efficiency Standards.

Annual Energy Reduction Potential:

2,731,525 kWh
101,421 therms
16,473 Gallons Propane

Cost to County:

Low

Cost to Resident / Business Owner:

None

Savings to Resident / Business Owner:

High

Community Co-Benefits:

Reduced Energy Costs
Improved Air Quality

Potential Funding Sources:

Partnerships with Organizations and County Funds

IMPLEMENTATION ACTION		TIME TABLE	RESPONSIBILITY
1	Promote opportunities for County building officials and planning department staff to attend Title 24 trainings.	Short Term (1-2 years)	Building & Planning Department
2	Include links to Title 24 energy and green building trainings and educational resources on the County's website.	Short Term (1-2 years)	Building & Planning Departments
PERFORMANCE INDICATOR		TARGET	
1	Percentage of County staff that attended Title 24 energy and green building trainings.	100% of Building & Planning staff by 2020	
2	Percentage of New Construction complying with Title 24.	100% of New Construction by 2020	

¹⁰ http://www.energy.ca.gov/releases/2012_releases/2012-05-31_energy_commission_approves_more_efficient_buildings_nr.html

Strategy 2.2: Provide incentives for buildings to exceed the current Title 24 Energy Efficiency Standards.

Providing incentives for energy-efficient buildings, such as expedited permit processing, encourages developers to explore incorporating energy-efficient building features into their projects, which can save the property owner money over the life of the building. Reduced permitting times can be an effective incentive because it can translate to significant savings for developers that are paying interest on construction or bridge loans during the permit approval process.

The County will determine the feasibility of providing incentives or awards for buildings that exceed the current Title 24 Energy Efficiency Standards. The County will provide information to contractors and developers on available incentives and education resources related to energy efficiency and green building. The County’s website will include information on available incentives and educational resources.

IMPLEMENTATION ACTION		TIME TABLE	RESPONSIBILITY
1	Determine the feasibility of providing incentives or awards for new buildings that exceed Title 24 energy standards.	Short Term (1-2 years)	Planning & Building Departments
2	If feasible, establish expedited permit processing for projects that exceed Title 24 energy standards by 30%.	Short Term (1-2 years)	Planning & Building Departments
3	Explore incentives that encourage applicants to exceed Title 24 energy standards. Research what other jurisdictions have implemented.	Short Term (1-2 years)	Planning & Building Departments
PERFORMANCE INDICATOR		TARGET	
1	Percentage of new residential housing units exceeding Title 24 energy standards.	15% of buildings exceeding energy standards by 30% by 2020	
2	Percentage of new non-residential buildings exceeding Title 24 energy standards.	15% of buildings exceeding energy standards by 15% by 2020	

Annual Energy Reduction Potential:

304,601 kWh
7,137 therms
4,618 Gallons Propane

Cost to County:

Low

Cost to Resident / Business Owner:

None

Savings to Resident / Business Owner:

High

Community Co-Benefits:

Reduced Energy Costs
Improved Air Quality

Potential Funding Sources:

Partnerships with Organizations and County Funds

Strategy 2.3: Reduce the heat island effect¹¹ and related summer heat gain in residential and non-residential projects.

Trees, shade structures, cool (high albedo / solar reflectance) paving and roofing materials reduce the amount of solar energy absorbed and therefore lower the temperature of rooftops and parking lots. By increasing the use of shading and cool paving and roofing materials it is possible to reduce heat gain in residential buildings and commercial centers. This decrease in ambient air temperatures and reduced heat gain in warm summer months can reduce the amount of energy required for air conditioning.

Requirements could include a) tree standards for new streets and parking lots, and incentives for retro-fitting existing parking lots; b) heat gain mitigation requirements for new parking lots (through the use of shade structures, trees or cool pavement, etc.); c) cool roofing requirements for new construction. Shade structures can also accommodate solar panels thus serving a dual purpose.

The County will develop design guidelines and municipal codes to reduce cooling loads through the use of shade trees, shade structures, cool pavement, and cool roofs in new construction projects.

Annual Energy Reduction Potential:

Supports Strategies 2.1 and 2.2

Cost to County:

Medium

Cost to Resident / Business Owner:

None

Savings to Resident / Business Owner:

Medium

Community Co-Benefits:

Reduced Energy Costs
Improved Air Quality

Potential Funding Sources:

Partnerships with Organizations and County Funds

	IMPLEMENTATION ACTION	TIME TABLE	RESPONSIBILITY
1	Develop parking lot heat-gain mitigation design guidelines.	Near Term (3-5 years)	Planning & Building Departments
2	Require new development projects with parking lots to mitigate heat gain through the use of shade trees, shade structures with or without solar arrays, or cool pavement.	Near Term (3-5 years)	Planning & Building Departments
3	Develop an ordinance requiring street trees in residential projects and include guidance on tree types, planting and maintenance.	Near Term (3-5 years)	Planning & Public Works Departments
4	Promote the installation of solar shade structures by requiring new development projects with more than 80 spaces to obtain and submit a quote for solar shade structures with permit application.	Near Term (3-5 years)	Planning & Building Departments
PERFORMANCE INDICATOR		TARGET	
	N/A		N/A

¹¹ Increase in ambient air temperature due to excess heat created by non-permeable surfaces (such as roofs and pavement) being exposed to high temperatures during hot sunny days.

GOAL 3: INCREASE RENEWABLE ENERGY USE

Building rooftops and parking lots provide excellent opportunities for solar energy generation. In particular, non-residential and municipal facilities tend to have large, flat roofs that are well suited for solar equipment. The County will evaluate the local solar market potential and develop a comprehensive solar program that encourages the development of renewable energy. Local renewable-energy projects benefit the County’s economy by creating jobs and reducing energy costs.

Strategy 3.1: Evaluate the County’s residential, non-residential and municipal solar potential and assess barriers to increased solar energy use.

To facilitate installation of renewable energy systems, the County will evaluate the solar potential within Amador County. The County will also formulate and evaluate strategies needed to expand solar development. The County will review the existing permitting process and identify the current barriers to solar development. A streamlined permitting process using existing best practices will be developed to further promote and expedite the installation of solar systems.

The American Solar Transformation Initiative (ASTI) provides no-cost planning assistance to local governments in California to develop a Solar Roadmap for their communities. The program provides participating local governments with an assessment of local solar market potential, estimated economic and environmental impacts, assessment of current solar processes and customized solar roadmaps to accelerate solar installations.

Annual Energy Reduction Potential:

16,161,873 kWh

Cost to County:

Low to High

Cost to Resident / Business Owner:

None to High
(depending on finance program)

Savings to Resident / Business Owner:

None to High
(depending on finance program)

Community Co-Benefits:

Reduced Energy Costs
Improved Air Quality

Potential Funding Sources:

IMPLEMENTATION ACTION		TIME TABLE	RESPONSIBILITY
1	Evaluate the residential, non-residential and municipal solar potential in the community.	Short Term (1-2 years)	Planning Department
2	Review existing permitting process and identify barriers to solar development.	Short Term (1-2 years)	Planning and Building Departments
3	Develop streamlined permitting process for solar developments.	Short Term (1-2 years)	Planning and Building Departments
PERFORMANCE INDICATOR		TARGET	
1	kWs of solar installed on residential structures.	6,397 kWs by 2020	
2	Number of homes installing solar systems	1,129 Households by 2020	
3	kWs of solar installed on non-residential structures.	3,024 kWs by 2020	
4	Number of non-residential structures installing solar systems	33 Non-Residential Structures by 2020	

American Solar Transformation Initiative and County Funds

Strategy 3.2: Develop a comprehensive renewable energy program that provides outreach, financing, and technical assistance.

Outreach efforts will aim to maximize community participation in renewable energy generation and emphasize energy cost savings. The program will make available information on how home and business owners can incorporate solar hot water heaters and solar photovoltaic systems into their living and working environments. Solar water heating is a proven technology that has a short payback period, providing owners with cost savings and two to three year paybacks, when solely owner-financed.

The County will maintain a page of their website dedicated to renewable energy programs with tools available for making informed decisions on renewable energy, financing options and the permitting process. The American Solar Transformation Initiative provides participating local governments with a jurisdiction-specific public landing page for community education, including tools to evaluate the costs of solar projects and to request and compare quotes from local and regional solar vendors. The County will work with PG&E, community organizations and local banks to expand and promote available financing programs.

IMPLEMENTATION ACTION		TIME TABLE	RESPONSIBILITY
1	Partner with PG&E and community organizations to provide educational materials and tools to help owners make informed decisions about the costs and benefits of renewable energy projects.	Short Term (1-2 years)	Planning & Building Departments
2	Update the County’s website with links and tools to evaluate renewable energy systems and how to request quotes from local and regional solar vendors.	Short Term (1-2 years)	Planning & Building Departments
3	Partner with PG&E, community organizations and local banks to develop and promote available financing options.	Short Term (1-2 years)	Planning & Building Departments
PERFORMANCE INDICATOR		TARGET	
N/A		N/A	

Annual Energy Reduction Potential:

Supports Strategy 3.1

Cost to County:

Low

Cost to Resident / Business Owner:

None

Savings to Resident / Business Owner:

None

Community Co-Benefits:

Reduced Energy Costs
Improved Air Quality

Potential Funding Sources:

American Solar Transformation Initiative and County Funds

Strategy 3.3: Encourage new development projects to meet 70% of their energy needs from renewable resources.

Solar water heating (SWH) and photovoltaic solar systems (PV) are two proven technologies that can be used to replace traditional energy use in the built environment. Commercial-scale SWH systems are designed to provide large quantities of hot water using solar energy. A typical SWH system includes roof or wall-mounted solar collectors that work with a pump, heat exchanger, and storage tanks. SWH systems can dramatically reduce the amount of natural gas or electricity used for heating water, lowering the fossil-fuel energy use associated with water heating.

Solar PV systems have reduced in cost significantly over the last decade and will often have payback periods of 8 to 15 years. Additionally, there are new financing mechanisms such as power purchase agreements, solar leases, and Property Assessed Clean Energy financing, available where property owners can receive the benefits of solar power with little to no upfront costs. The federal renewable energy tax credit provides homeowners with a tax credit for 30% of qualified expenditures. There are incentives for non-residential buildings as well. The incentives are currently set to expire on December 31st 2016.

Providing recognition or awards for projects that will meet 70% of its energy needs from renewable sources will further incentivize this program. Seventy percent was chosen because of its feasibility with new construction.

IMPLEMENTATION ACTION		TIME TABLE	RESPONSIBILITY
1	Determine the feasibility of providing incentives or awards for new buildings that meet 70% of energy needs from renewable sources.	Short Term (1-2 years)	Planning & Building Departments
2	Provide information to contractors and developers on the current incentives for renewable energy developments during plan review.	Short Term (1-2 years)	Planning & Building Departments
PERFORMANCE INDICATOR		TARGET	
1	Percentage of new residential construction that meets 70% of energy needs with renewable energy.	15% of residential new construction by 2020	
2	Percentage of new non-residential construction that meets 70% of energy needs with renewable energy.	15% of non-residential new construction by 2020	

Annual Energy Reduction Potential:

970,894 kWh
 32,633 therms
 10,776 Gallons Propane

Cost to County:

Low

Cost to Resident / Business Owner:

None to High
 (depending on finance program)

Savings to Resident / Business Owner:

None to High
 (depending on finance program)

Community Co-Benefits:

Reduced Energy Costs
 Improved Air Quality

Potential Funding Sources:

Partnerships with Organizations, American Solar Transformation Initiative and County Funds

GOAL 4: INCREASE ENERGY EFFICIENCY IN MUNICIPAL STRUCTURES AND OPERATIONS

Measures undertaken by the County to improve energy efficiency not only reduce energy costs but also set an example for the local community and surrounding areas. The 2005 municipal operations inventory indicated that the County consumed 2,178,006 kWh of electricity and 49,652 therms in municipal buildings spending \$375,587 on energy costs. The three largest consumers were the Detention Building, GSA Office and former Administration Building. However, since 2005 the County has constructed a new energy-efficient Administration Building and relocated the Court House into a newly remodeled, energy-efficient facility. Installing Energy-Star rated equipment, lighting controls, and programmable thermostats can reduce this energy use. Energy use can also be tracked by benchmarking municipal buildings with EPA’s Portfolio Manager.

Strategy 4.1: Improve energy efficiency of existing municipal structures.

In 2010, the County received an Energy Efficiency and Conservation Block Grant to upgrade HVAC units, install programmable thermostats and upgrade indoor lighting. The County will establish a purchasing policy that requires new electrical equipment to be Energy Star rated (or similar energy usage rating). The County will benchmark municipal facilities using the free EPA Energy Star Portfolio Manager software to track energy use and determine the efficiency of existing facilities. The facilities with the greatest energy use or highest energy intensity will be targeted for energy audits and retro-commissioning¹² to optimize energy use and identify energy-efficiency opportunities.

IMPLEMENTATION ACTION		TIME TABLE	RESPONSIBILITY
1	Establish a purchasing requirement that all new electrical equipment be Energy Star rated when available.	Short Term (1-2 years)	GSA’s Office
2	Benchmark municipal facilities using the EPA Energy Star Portfolio Manager.	Short Term (1-2 years)	GSA’s Office
3	Conduct energy audit and retro-commissioning of municipal facilities.	Near Term (3-5 years)	GSA’s Office
PERFORMANCE INDICATOR		TARGET	
1	Purchasing policy in place.	2015	
2	Benchmark municipal facilities.	2015	
3	Audit and retro-commission municipal facilities.	2017	
5	Average percentage of existing buildings energy use reduced.	20% of energy use reduced by 2020	

¹² Retro-commissioning is a systematic process to improve an existing building’s energy performance and occupants comfort through a whole-building systems approach

Annual Energy Reduction Potential:

435,601 kWh
9,930 therms

Cost to County:

Low to High

Cost to Resident / Business Owner:

None

Savings to Resident / Business Owner:

None

Community Co-Benefits:

Reduced Energy Costs
Improved Air Quality

Potential Funding Sources:

Partnerships with Organizations, Energy Service Companies and County Funds

GOAL 5: INCREASE COMMUNITY WATER CONSERVATION AND EFFICIENCY TO REDUCE ASSOCIATED ENERGY USE

The state of California’s official goal is to reduce per capita water use by 20% by 2020. In a typical California home the major indoor water users are toilets (33%), showers (22%), faucets (18%), washing machines (14%), and leaks (12%). Dishwashers rank last – 1%.¹³ Given that indoor water is delivered to a few, readily identifiable appliances, it is easy to target those with the greatest water conservation potential. Since it requires significant energy to source, treat, and deliver water to community members, water conservation measures have the effect of reducing the amount of energy that the County needs to provide water.

Strategy 5.1: Encourage residents and businesses to conserve water used indoors.

The measures below focus on those most readily implementable in light of existing rebate/retrofit programs. Based on the 2013 study referenced in the footnote below, use of more water efficient toilets, showers, faucets, washing machines and leak detection could reduce water usage by 15 gallons per capita per day (GPCD), a 25% reduction from typical daily residential water usage of 62 GPCD.

The County will continue to encourage residents and businesses to voluntarily reduce their water usage. The County will work with PG&E and Amador Water Agency (AWA) to explore the feasibility of implementing new water efficiency programs. Programs could include a toilet swap event, or free low-flow showerhead giveaways.

IMPLEMENTATION ACTION		TIME TABLE	RESPONSIBILITY
1	Work with AWA to expand existing water efficiency programs in Amador County.	Short Term (1-2 years)	GSA’s Office
2	Explore with AWA and PG&E the feasibility of implementing new programs.	Near Term (3-5 years)	GSA’s Office
3	Redesign the water bill format to encourage water conservation in residential and commercial uses.	Near Term (3-5 years)	GSA’s Office
PERFORMANCE INDICATOR		TARGET	
1	Percentage of households and businesses that voluntarily reduce indoor water use by 20% or more.	100% of households by 2020 ¹⁴	

¹³ California Water Plan Update, Chapter 3. Urban Water Use Efficiency. 2013. http://www.water.ca.gov/calendar/materials/vol3_urbanwue_apr_release_16033.pdf

¹⁴ Urban and agricultural water suppliers who do not meet the 20% reduction required by SB X7-7 (enacted in 2009) will not be eligible for state water grants or loans.

Annual Energy Reduction Potential:

24,541 kWh

Cost to County:

Low

Cost to Resident / Business Owner:

Low

Savings to Resident / Business Owner:

Low

Community Co-Benefits:

Reduced Water Use, Reduced Wastewater Costs, Reduced Energy Costs

Potential Funding Sources:

Partnerships with AWA, other Organizations and County Funds

Strategy 5.2: Encourage residents and businesses to conserve water used outdoors.

Significant water savings can be achieved in the outdoor environment through a few readily implementable programs. The County will work with Amador Water Agency (AWA) to evaluate the feasibility of providing Water Wise House calls where a trained water efficiency specialist will, upon request, visit homes, review indoor and outdoor water needs, make water efficiency recommendations and provide water saving devices or if desired, will install certain water saving devices. Additionally, the County will evaluate the feasibility of offering Water-Wise business calls where trained technicians will come to a commercial site, check for leaks, conduct outdoor irrigation check-ups, and provide watering schedules.

The County will work with PG&E and AWA to expand education and incentive programs to encourage residents and businesses to voluntarily reduce their water usage. The County will encourage or require new construction to include California Green Building Code’s (CALGreen) voluntary water-efficiency measures. Expedited permit review for projects meeting the voluntary CALGreen water-efficiency measures will be examined for feasibility. Additionally, the County will install water-efficient landscaping in areas managed by the County to serve as public demonstration areas.

Annual Energy Reduction Potential:

21,654 kWh

Cost to County:

Low to High

Cost to Resident / Business Owner:

Low

Savings to Resident / Business Owner:

Low

Community Co-Benefits:

Reduced Water Use,
Reduced Energy Costs

Potential Funding Sources:

Partnerships with AWA, other Organizations and County Funds

IMPLEMENTATION ACTION		TIME TABLE	RESPONSIBILITY
1	Work with AWA to evaluate the feasibility of offering Water Wise programs and additional water efficiency rebates.	Short Term (1-2 years)	Planning Department GSA’s Office
2	Encourage voluntary compliance with CALGreen water efficiency measures by distributing information detailing the measures to builders, contractors and realtors.	Short Term (1-2 years)	Planning and Building Departments
3	Evaluate the feasibility of offering incentives for or requiring the voluntary water efficiency measures in CALGreen.	Near Term (3-5 years)	Planning & Building Departments
4	Design a demonstration zero-water landscape as a teaching tool for reducing outdoor water use.	Near Term (3-5 years)	Planning & Public Works Departments
PERFORMANCE INDICATOR		TARGET	
1	Percentage of households and businesses that voluntarily reduce outdoor water use by 20% or more.	100% of households by 2020	

CHAPTER 5: IMPLEMENTATION

This chapter provides a roadmap for implementing the EAP. The County of Amador recognizes that a clear and straight-forward implementation program is essential to achieve the goals of the EAP. To successfully implement the EAP, the County, regional organizations, and community members will need to work together and leverage existing and new national and state programs.

Ensuring the strategies translate from policy language into on-the-ground results is critical to the success of the EAP. To facilitate this, each strategy described in Chapter 4 contains a table that identifies the specific actions the County plans to carry out in order to achieve the identified goals. The second section of each table provides performance indicators and targets that enable staff, Council members, and the public to track strategy implementation and evaluate the effectiveness of the EAP.

Evaluating the effectiveness of the EAP requires two key tasks: evaluation of the EAP as a whole and evaluation of the individual strategies. Community-wide emissions inventories provide the best indication of the overall EAP effectiveness, although it will be important to reconcile actual growth in the County versus the growth projected in the forecasts developed for the EAP. Conducting these inventories periodically, instead of annually, will allow direct comparison to the 2005 baseline while lessening the impact on staff resources. It is recommended that inventories are completed at least every 5 years in order to monitor the effect of the EAP and adapt the strategies and actions to reach the identified goals.

While community-wide inventories will provide information about the EAP’s overall effectiveness, it will be important to understand the effectiveness of each strategy in order to prioritize future actions. Evaluating strategy performance will require data on community participation rates and the associated energy savings. With the support of PG&E, the County will coordinate strategy evaluation on the same schedule as the community-wide inventories and summarize progress towards meeting the identified performance targets. For the EAP to remain relevant, the County must be prepared to evaluate and revise the strategies and actions over time. It is likely new information, technology, and programs will emerge; therefore, the County must be ready to take advantage of these opportunities. Additionally, the County will prepare interim progress reports, using a template provided by SBC, on an annual basis to track performance.

IMPLEMENTATION PROGRAM

The Implementation Program identifies specific actions and steps the County can take to achieve the specified 2020 targets. The following matrix prioritizes the actions by year based on staff resources, potential funding availability, and partner organization’s capacity. The matrix serves as a guidepost for staff to initiate actions in order to implement the EAP and track progress.

EAP Implementation Matrix¹⁵

TIME TABLE	IMPLEMENTATION ACTION	SUPPORTS	RESPONSIBILITY	INFORMATION SOURCES
2015	Partner with PG&E and regional organizations to activate existing energy efficiency and water efficiency programs	1.1.1 1.1.2 1.2.1 1.3.1 3.2.1 5.1.1	Planning & Building Departments	Pacific Gas and Electric Company
	Provide information on and opportunities for staff, contractors and developers to attend training on Title 24	2.1.1 2.1.2	Planning & Building Departments	Pacific Gas and Electric Company
	Develop solar roadmap to analyze solar potential, review barriers to solar and streamline permitting	3.1.1 3.1.2 3.1.3	Planning & Building Departments	American Solar Transformation Initiative
	Adopt purchasing guidelines and benchmark municipal facilities	4.1.1 4.1.2	GSA's Office	Pacific Gas and Electric Company
2016	Update the County's website with information and links to energy efficiency programs, case studies, financing programs.	1.1.3 1.2.2 1.2.3 1.3.2	Planning & Building Departments	Pacific Gas and Electric Company
	Determine the feasibility of offering incentives for new construction that completes a green building checklist including: exceed Title 24 energy requirements, meet 70% of energy needs with on-site renewable energy and exceed water efficiency requirements.	2.2.1 2.2.2 2.2.3 3.3.1 5.2.2 5.2.3	Planning & Building Departments	Pacific Gas and Electric Company
	Partner with PG&E, regional organizations and local banks to promote and expand financing options for energy-efficiency, renewable-energy and water-efficiency projects	3.2.2 3.2.3 3.3.2	Planning & Building Departments	Pacific Gas and Electric Company American Solar Transformation Initiative
2017	Develop heat gain mitigation guidelines and ordinances for streets and parking lots.	2.3.1 2.3.2 2.3.3 2.3.4	Planning, Building & Public Works Departments	Pacific Gas and Electric Company
	Conduct energy audits, retro-commissioning on municipal facilities. Implement cost-effective energy efficiency projects	4.1.3	GSA's Office	Pacific Gas and Electric Company
	Work with AWA to redesign the water bills to promote conservation, develop new water-efficiency programs and market programs in Amador County including design of a zero-water demonstration garden	5.1.2 5.1.3 5.2.4	Planning, Building & Public Works Departments GSA's Office	Amador Water Agency

¹⁵ Numbering system (1.1.1) refers to Goal 1, Strategy 1, Action 1, etc.

FUNDING SOURCES AND FINANCING MECHANISMS

This section describes potential funding sources and financing mechanisms that the County can pursue to offset the financial burden of implementing the EAP. Each EAP strategy is accompanied with a simplified analysis of costs and savings, potential funding sources, and partnership opportunities. The spectrum of potential public and private funding sources is ever evolving and will need to be continually evaluated. This section outlines funding options that are currently available (as of December 2014). For additional information on energy efficiency programs and financing programs refer to Appendix D and F, respectively.

- U.S. Department of Energy (DOE)
- California Energy Commission (CEC)
- California Infrastructure and Economic Development Bank (IBANK)
- California Statewide Communities Development Authority (CSCDA)
- Pacific Gas and Electric Company (PG&E)

U.S. Department of Energy

The U.S. DOE provides formula grant funding and technical assistance for state and local governments to manage weatherization and clean energy programs including the Weatherization Assistance Program, State Energy Program, Energy Efficiency and Conservation Block Grant Program, and American Solar Transformation Initiative.

California Energy Commission

The CEC offers low-interest loans to public institutions to finance energy-efficiency and energy generation projects on a first-come, first-serve basis. Interest rates are currently between zero and one percent. The CEC also manages the Energy Partnership Program, which provides no-cost (up to \$20,000) technical assistance to public agencies. Technical assistance includes conducting energy audits, preparing feasibility studies, contractor assistance, and design review consultation among other services. The CEC also funds Energy Upgrade California, which was designed to be Californian's one-stop-shop for home and business improvement projects that lower energy use and conserve water and natural resources. Californians can use the site to plan upgrade projects, locate participating contractors, and find rebates and incentives including up to \$6,500 towards whole house energy upgrades.

California Infrastructure and Economic Development Bank

The IBANK finances public infrastructure and private development that promotes opportunities for local jobs, contributes to a strong economy, and improves the quality of life in California communities. In September 2014, California IBANK launched the Clean Energy Finance Center and the Statewide Energy Efficiency Program to provide low-cost financing to State and local

governments for approved energy efficiency projects. The targets will be clean energy projects such as generation, distribution, transmission and storage; energy conservation measures; environmental mitigation measures; and water treatment and distribution.

California Statewide Communities Development Authority

The CSCDA is a joint powers authority with more than 500 cities, counties, and special districts as Program Participants. CSCDA provides California's local governments with an effective tool for the timely financing of community-based public benefit projects. CSCDA provides program participants with two energy financing programs. The Sustainable Energy Bond Program, which provides access to tax-exempt financing for energy efficiency projects through contracts with Energy Service Companies that contain guaranteed energy savings to cover the full cost of all retrofit work. The CaliforniaFIRST program provides local governments access to a multi-jurisdictional Property Accessed Clean Energy Program that allows property owners to secure upfront financing for energy and water-saving improvements which they repay through a voluntary special assessment on their property tax bill. CSCDA is also in the process of developing OPEN PACE, a full turnkey resource for local governments where qualified program administrators will develop managed contractor networks within the community, provide 100% financing and file repayment obligations through the property tax bills.

Pacific Gas and Electric Company

PG&E provides technical assistance, rebates and incentives, and financing options to promote energy efficiency and renewable energy projects. For Residential customers, PG&E offers income-eligible customers monthly discounts and free energy saving improvements. PG&E also offers appliance rebates and whole-home upgrade incentives. For Non-Residential customers, PG&E offers the Energy Efficiency Financing program, which provides businesses and government agencies access to 0% loans up to \$100,000 for businesses and \$250,000 for government agencies. PG&E also offers incentives and technical assistance to improve the operational performance of facilities' equipment, lighting, and control systems through a Retro-commissioning program. Additionally, PG&E offers design assistance, incentives, and educational resources for new construction that exceeds Title 24 energy efficiency standard through the Savings By Design program.

APPENDIX A: AMADOR COUNTY BASELINE ENERGY USE

The majority of electricity in Amador County is provided by utilities though independent energy service providers also provide a small percentage as direct access electricity. Utility electricity and natural gas consumption data was collected from Pacific Gas and Electric Company (PG&E) for all accounts within the unincorporated portion of Amador County. Direct-access electricity is energy supplied by a competitive energy service provider other than a utility, but uses a utility's transmission lines to distribute the energy. Due to confidentiality laws, PG&E was unable to release direct-access electricity consumption within Amador County. The direct-access electricity consumption for unincorporated Amador County was estimated from county-level, direct-access electricity data provided by the California Energy Commission (CEC). The total direct-access electricity consumption for Amador County was used to determine the ratio of direct-access electricity use to utility-provided electricity use for residential and non-residential energy use in unincorporated Amador County. This ratio was applied to the utility-provided electricity use within unincorporated Amador County to determine an estimate of the direct-access electricity consumed within unincorporated Amador County. Non-utility propane, fuel oil, and wood consumption used for space and water heating was estimated using National Oceanic and Atmospheric Administration reported heating degree days for San Joaquin Drainage in 2005, the number of homes using non-utility fuels for home heating reported by the U.S. Census Bureau 2005-2009 American Community Survey, and U.S. Environmental Protection Agency reported space and water heating factors. For detailed references, refer to the County of Amador 2005 Community-Wide Greenhouse Gas Emissions Inventory.

Table A-1: Amador County 2005 Baseline Residential Energy Use by Energy Source

Energy Source	Value	Units	Data Source
Electricity Consumption - PG&E	101,077,368	kWh	Pacific Gas and Electric
Electricity Consumption - Direct Access	191,278	kWh	California Energy Commission
Total Electricity Consumption	101,268,646	kWh	
Natural Gas Consumption	142,118	Therms	Pacific Gas and Electric
Propane (LPG) Consumption	2,276,554	Gallons	NOAA, U.S. EPA and U.S. Census Bureau

Table A-2: Amador County 2005 Baseline Non-Residential Energy Use by Energy Source

Energy Source	Value	Units	Data Source
Electricity Consumption - PG&E	88,413,868	kWh	Pacific Gas and Electric
Electricity Consumption - Direct Access	18,667,418	kWh	California Energy Commission
Total Electricity Consumption	107,081,286	kWh	
Natural Gas - PG&E	6,488,371	Therms	Pacific Gas and Electric

Amador County Energy Action Plan



Utility electricity consumption data was collected from PG&E for all accounts paid for by the County of Amador.

Table A-3: Amador County 2005 Baseline Municipal Buildings Energy Use by Energy Source

Energy Source	Electricity Use	Units	Natural Gas Use	Units	Data Source
Detention Building	445,120	kWh	16,400	Therms	Pacific Gas and Electric
GSA Office	369,400	kWh	10,396	Therms	Pacific Gas and Electric
Admin Building	334,240	kWh	6,643	Therms	Pacific Gas and Electric
Office Building (1003)	205,299	kWh	4,440	Therms	Pacific Gas and Electric
Superior Courthouse	247,520	kWh	2,084	Therms	Pacific Gas and Electric
DA Office	153,680	kWh	673	Therms	Pacific Gas and Electric
GSA Hangers	148,345	kWh	0	Therms	Pacific Gas and Electric
Jackson Library	107,440	kWh	5,067	Therms	Pacific Gas and Electric
All Other Facilities	166,962	kWh	3,949	Therms	Pacific Gas and Electric
Total Municipal Buildings Electricity Consumption	2,178,006	kWh	49,652	Therms	

APPENDIX B: AMADOR COUNTY BUSINESS AS USUAL ENERGY USE FORECAST

The business as usual (BAU) community-wide energy use was forecasted using the Statewide Energy Efficiency Collaborative Clear Path California forecasting tool. Municipal energy use, because it is included within the non-residential energy use, was not forecasted separately. Residential energy use was forecasted using the actual change in population in unincorporated Amador County from 2005-2013 reported by the California Department of Finance (CA DOF) population estimates and projected population change reported by the Amador County Transportation Commission (ACTC) 2013-2035 UPlan projections developed for the Regional Transportation Plan. Non-residential energy use was forecasted using the projected rate of change of non-residential square footage in Amador County reported by the ACTC 2013-2035 UPlan Projections. Annualized growth rates for Amador County population and square footage were calculated for the Clear Path California time periods required to forecast energy use. Annualized growth rates for each time period were calculated using the standard formula.

$$\text{Annualized Growth Rate} = (X/Y)^{(1/(Z)-1)}$$

Where: X = Forecast End Year Energy Use

Y = Baseline Year Energy Use

Z = Number of Years in the Forecast

Table B-1: BAU Residential Energy Use Forecast by Energy Source

Energy Source	2005 Residential Energy Use	2020 Residential Energy Use	2005-2020 Change in Energy Use
Electricity (kWh)	101,268,646	108,140,147	6,871,501
Natural Gas (Therms)	142,118	151,760	9,642
Propane (Gallons)	2,276,554	2,431,022	154,467

Table B-2: BAU Non-Residential Energy Use Forecast by Energy Source

Energy Source	2005 Non- Residential Energy Use	2020 Non-Residential Energy Use	2005-2020 Change in Energy Use
Electricity (kWh)	107,081,286	123,108,638	16,027,352
Natural Gas (Therms)	6,488,371	7,459,520	971,149

Table B-3: UPlan California BAU Energy Use Forecast Annualized Growth Rates

Energy Use Sector	Growth Indicator	Growth Indicator Source	Annualized Growth Rate (2005-2009)	Annualized Growth Rate (2010-2014)	Annualized Growth Rate (2015-2020)
Residential	Population	CA DOF & ACTC	0.002873	0.000789	0.008407
Non-Residential	Square Footage	ACTC	0.009342	0.009342	0.009342

Table B-4: BAU Residential Energy Use Forecast Growth Indicators and Annualized Growth Rates

Year	Population	Growth Indicator Source
2005	21,488	California Department of Finance
2010	21,816	
2013	21,640	Amador County Transportation Commission UPlan Projections
2025	23,927	
Time Period	Annualized Growth Rate	
2005-2010	0.003034	Amador County Transportation Commission UPlan Projections
2010-2013	-0.002696	Amador County Transportation Commission UPlan Projections
2013-2025	0.008407	Amador County Transportation Commission UPlan Projections

Table B-5: BAU Non-Residential Energy Use Forecast Growth Indicators and Annualized Growth Rates

Year	Square Footage	Growth Indicator Source
2005	2,546,000	Amador County Transportation Commission UPlan Projections
2010	2,667,000	
2013	2,742,000	
2035	3,365,000	
Time Period	Annualized Growth Rate	
2013-2035	0.009342	Amador County Transportation Commission UPlan Projections

APPENDIX C: POTENTIAL ENERGY REDUCTION CALCULATIONS

This appendix shows the calculations for potential energy reductions resulting from implementation of each energy efficiency strategy. For each strategy, each step of the calculation is numbered, calculation inputs are highlighted in yellow and results are highlighted in green. Potential energy savings were not calculated for non-utility fuels other than propane because of their limited use in Amador and the uncertainty surrounding efficiency programs for other non-utility fuels.

Strategy 1.1: Expand outreach and education to increase participation in voluntary home energy-efficiency programs.		
Target: 20% of Existing Households Reduce Energy Use 30% by 2020		
1. Baseline Year	2005	
2. Baseline Annual Residential Energy Use	101,268,646	kWh Electricity
	142,118	Therms Natural Gas
	2,276,554	Gallons Propane
3. Baseline Number of Households	11,293	Housing Units
4. 2020 Target Percent of Household Participating	20%	of existing homes
5. 2020 Target Percent Energy Reduction From Baseline	30%	of electricity use
	30%	of natural gas use
	30%	of propane use
2020 Participating Households = Baseline Households x Percent Participating =	2,259	Housing Units
2020 Electricity Savings = Baseline Energy Use x Percent Participating x Percent Reduction =	6,076,119	kWh / Year
2020 Natural Gas Savings = Baseline Energy Use x Percent Participating x Percent Reduction =	8,527	Therms / Year
2020 Propane Savings = Baseline Energy Use x Percent Participating x Percent Reduction =	136,593	Gallons / Year

Strategy 1.2: Expand outreach and education to increase participation in voluntary non-residential energy-efficiency programs.		
Target: 20% of Existing Businesses Reduce Energy Use by 30% by 2020		
1. Baseline Year	2005	
2. Baseline Annual Non-Residential Energy Use	107,081,286	kWh Electricity
	6,488,371	Therms Natural Gas
3. Baseline Non-Residential Square Footage	2,546	Thousand Sq Ft
4. 2020 Target Percent of Non-Res Participating	20%	participating
5. 2020 Target Percent Energy Reduction From Baseline	30%	of electricity use
	30%	of natural gas use
2020 Participating Business = Non-Res Sq Footage x Percent Participating =	509	Thousand Sq Ft
2020 Electricity Savings = Baseline Energy Use x Percent Participating x Percent Reduction	6,424,877	kWh / Year
2020 Natural Gas Savings = Baseline Energy Use x Percent Participating x Percent Reduction	389,302	Therms / Year

Strategy 2.1: Improve compliance with Title 24 Green Building and Energy Efficiency Standards.		
Target: 100% of New Construction meets Title 24 Green Building and Energy Standards		
1. Baseline Year	2005	
2. Forecast 2014-to-2020 Energy Use Increase (Without Title 24 Compliance)	Residential	
	5,297,733	kWh / Year Electricity
	7,430	Therms / Year Natural Gas
	119,098	Gallons / Year Propane
	Non-Residential	
	6,680,400	kWh / Year Electricity
3. Projected New Housing Construction (UPLAN)	404,780	Therms / Year Natural Gas
	98.55%	Single Family
4. Percent of Residential Energy Use Associated with Space Heating, Cooling, Indoor Lighting and Water Heating (2004 CEC) ¹	1.45%	Multi-Family
	Electricity	Natural Gas
5. 2008 Title 24 Energy Savings Associated with Space Heating, Cooling, Indoor Lighting and Water Heating (2007 CEC) ²	37%	88%
	Electricity	Natural Gas (used for propane)
	Single Family (SF)	22.7%
	Multi-Family (MF)	19.7%
6. Percent of Residential Energy Use Associated with Space Heating, Cooling, Indoor Lighting and Water Heating (2010 CEC) ³	Non-Residential (Non-Res)	4.9%
	Electricity	Natural Gas
7. 2013 Title 24 Energy Savings Associated with Space Heating, Cooling, Indoor Lighting and Water Heating (2013 CEC) ⁴	32%	86%
	Electricity	Natural Gas
	Single Family (SF)	36.4%
	Multi-Family (MF)	23.3%
2020 Energy Savings from 2008 Title 24: Res = Forecast 2014-to-2020 Energy Use x Percent Covered Energy Use x [(Percent SF x 2008 SF Percent Savings) + (Percent MF x 2008 MF Percent Savings)] Non-Res = Forecast 2014-to-2020 Energy Use x 2008 Non-Res Percent Savings	Non-Residential (Non-Res)	22%
	Residential	
	444,106	kWh / Year Electricity
	651	Therms / Year Natural Gas
	10,435	Gallons / Year Propane
	Non-Residential	
2020 Energy Savings from 2013 Title 24: Res = (Forecast 2014-to-2020 Energy Use - 2008 Title 24 Energy Savings) x Percent Covered Energy Use x [(Percent SF x 2013 SF Percent Savings) + (Percent MF x 2013 MF Percent Savings)] Non-Res = (Forecast 2014-to-2020 Energy Use - 2008 Title 24 Energy Savings) x 2013 Non-Res Percent Savings	327,340	kWh / Year Electricity
	38,049	Therms / Year Natural Gas
	Residential	
	562,406	kWh / Year Electricity
	377	Therms / Year Natural Gas
	6,038	Gallons / Year Propane
Non-Residential		
2020 Energy Savings from 2008 and 2013 Title 24 = 2008 Title 24 Energy Savings + 2013 Title 24 Energy Savings =	1,397,673	kWh / Year Electricity
	62,344	Therms / Year Natural Gas
	Residential	
	1,006,512	kWh / Year Electricity
	1,028	Therms / Year Natural Gas
	16,473	Gallons / Year Propane
Non-Residential		
1,725,013	kWh / Year Electricity	
100,394	Therms / Year Natural Gas	

¹ 2004 CEC - [California Statewide Residential Appliance Saturation Study](#)
² 2007 CEC - [Impact Analysis 2008 Update to the California Energy Efficiency Standards](#)
³ 2010 CEC - [2009 California Residential Appliance Saturation Study](#)
⁴ 2013 CEC - [Impact Analysis California's 2013 Building Energy Efficiency Standards](#)

Strategy 2.2: Provide incentives for buildings to exceed the current Title 24 Energy Efficiency Standards.		
Target: 15% of New Construction Reduces Energy Use Beyond Title 24 Requirements (Residential 30% and Non-Residential 15%)		
1. Baseline Year	2005	
2. Forecast 2014-to-2020 Energy Use Increase Without Title 24 Compliance	Residential	
	5,297,733	kWh / Year Electricity
	7,430	Therms / Year Natural Gas
	119,098	Gallons / Year Propane
	Non-Residential	
	6,680,400	kWh / Year Electricity
3. 2020 Energy Savings from 2008 and 2013 Title 24 Compliance (See Strategy 2.1)	Residential	
	1,006,512	kWh / Year Electricity
	1,028	Therms / Year Natural Gas
	16,473	Gallons / Year Propane
	Non-Residential	
	1,725,013	kWh / Year Electricity
4. Forecast 2014-to-2020 Energy Use Increase After Title 24 Compliance	Residential	
	4,291,221	kWh / Year Electricity
	6,402	Therms / Year Natural Gas
	102,625	Gallons / Year Propane
	Non-Residential	
	4,955,387	kWh / Year Electricity
5. 2020 Target Percent Participation	15%	Residential
	15%	Non-Residential
6. 2020 Target Percent Energy Savings	30%	Residential
	15%	Non-Residential
2020 Energy Savings Beyond Title 24 Requirements = Forecast 2014-to-2020 Energy Use Increase After Title 24 Compliance x Percent Participation x Percent Energy Savings =	Residential	
	193,105	kWh / Year Electricity
	288	Therms / Year Natural Gas
	4,618	Gallons / Year Propane
	Non-Residential	
	111,496	kWh / Year Electricity
	6,849	Therms / Year Natural Gas

Strategy 3.1: Evaluate the City’s residential, non-residential and municipal solar potential and assess barriers to increased solar energy use.

Target: 10% of Existing Households and 100 Businesses Install Solar PV by 2020

1. Baseline Year	2005	
2. 2020 Target Potential Installations	11,293	Residential
	Unknown	Non-Residential
3. Number of Existing Installations (2013 PG&E) ¹	289	Residential
	37	Non-Residential
4. Total kW of Existing Installations (2013 PG&E) ¹	1,637	kW Residential
	1,119	kW Non-Residential
5. 2020 Target Percent Participating	10%	Residential
	100	Non-Residential
6. Average Hours of Electricity Production (2014 CSI) ²	4.70	Hours / Day
2020 Number of Participants	1,129	Residential
= Potential Installations x Percent Participating =	100	Non-Residential
2020 kW Solar Installed	6,397	kW Residential
= Potential Installations x Percent Participating x Total Size of Existing Installations / Number of Existing Installations =	3,024	kW Non-Residential
2020 Solar-Produced Electricity	10,973,645	kWh / Year Residential
= kW Installed x Hours per Day Production x 365 Days/Yr =	5,188,228	kWh / Year Non-Res

¹ 2013 PG&E - PG&E Energy Summary for unincorporated Amador County - 2005 to 2013

² 2014 CSI - [California Solar Initiative Incentive Calculator](#)

Strategy 3.3: Encourage new development projects to meet 70% of their energy needs from renewable resources.

Target: 15% of New Developments Meet 70% of Energy Need with Renewable Energy by 2020

1. Baseline Year	2005	
2. Forecast 2014-to-2020 Energy Use Increase After Title 24 Compliance (See Strategy 2.2)	Residential	
	4,291,221	kWh / Year Electricity
	6,402	Therms / Year Natural Gas
	102,625	Gallons / Year Propane
	Non-Residential	
	4,955,387	kWh / Year Electricity
3. Forecast 2014-to-2020 New Construction	304,386	Therms / Year Natural Gas
	328	Households
4. 2020 Target Percent Participating	15%	Residential
	15%	Non-Residential
5. 2020 Target Percent Provided by Renewables	70%	Residential
	70%	Non-Residential
2020 Non-renewable Energy Savings: = Forecast Energy Use Increase After Title 24 Compliance x Percent Participating x Percent Provided by Renewables =	Residential	
	450,578	kWh / Year Electricity
	672	Therms / Year Natural Gas
	10,776	Gallons / Year Propane
	Non-Residential	
	520,316	kWh / Year Electricity
	31,961	Therms / Year Natural Gas

Strategy 4.1: Improve the energy efficiency of existing municipal structures.		
Target: Reduce Energy Use in Municipal Buildings by 20% by 2020		
1. Baseline Year	2005	
2. Baseline Annual Municipal Buildings Energy Use	2,178,006	kWh Electricity
	49,652	Therms Natural Gas
3. 2020 Target Percent Energy Reduction	20%	of electricity use
2020 Electricity Savings = Baseline Energy Use x Percent Reduction =	435,601	kWh / Year
2020 Natural Gas Savings = Baseline Energy Use x Percent Reduction =	9,930	Therms / Year

Strategy 5.1: Encourage residents and businesses to conserve water used indoors.		
Target: 100% of Households and Businesses Reduce Indoor Water Use by 20% by 2020		
1. Baseline Year	2005	
2. Baseline Year Population	9,380	People
3. Amador Water Agency (AWA) 2005 System Average Gallons Per Capita Per Day (GPCD)	185	Gallons / Capita / Day
4. Percent of Urban Water Demand (2013 CA WPU) ¹	31%	Residential Indoor
	45%	Landscape Irrigation
	20%	Non-Residential
5. 2020 Target Percent Reduction in Indoor Water Use	20%	Reduction
6. Energy Use Factor - Tanner Water Treatment Plant (July 2013 - June 2014)	315,015	kWh
	2,545	Acre-Feet
	124	kWh / Acre-Foot
7. Gallons Per Acre-foot Conversion	325,851	Gallons / Acre-foot
2005 Estimated Indoor Water Use = Total GPCD x (Percent Res + Percent Non-Res) =	94	Gallons / Capita / Day
2005 Estimated Annual Indoor Water Use = Indoor GPCD x Baseline Year Population x 365 Days Per Year / Gallons Per Acre-foot Conversion =	991	Acre-Feet / Year
2020 Reduced Indoor Water Use = Annual Indoor Water Use x Percent Reduction =	198	Acre-Feet / Year
2020 Energy Savings from Reduced Indoor Water Use = Reduced Indoor Water Use x Energy Use Factor =	24,541	kWh / Year

¹ 2013 CA WPU - [2013 California Water Plan Update - Chapter 3: Urban Water Use Efficiency](#)

Strategy 5.2: Encourage residents and businesses to conserve water used outdoors.		
Target: 100% of Households and Businesses Reduce Landscape Water Use by 20% by 2020		
1. Baseline Year	2005	
2. Baseline Year Population	9,380	People
3. Amador Water Agency (AWA) 2005 System Average Gallons Per Capita Per Day (GPCD)	185	Gallons / Capita / Day
4. Percent of Urban Water Demand (2013 CA WPU) ¹	31%	Residential Indoor
	45%	Landscape Irrigation
	20%	Non-Residential
5. 2020 Target Percent Reduction in Landscaping Water Use	20%	Reduction
6. Energy Use Factor - Tanner Water Treatment Plant (July 2013 - June 2014)	315,015	kWh
	2,545	Acre-Feet
	124	kWh / Acre-Foot
7. Gallons Per Acre-foot Conversion	325,851	Gallons / Acre-foot
2005 Estimated Outdoor Water Use = Total GPCD x (Percent Landscape Irrigation) =	83	Gallons / Capita / Day
2005 Estimated Annual Outdoor Water Use = Outdoor GPCD x Baseline Year Population x 365 Days Per Year / Gallons Per Acre-foot Conversion =	874.70	Acre-Feet / Year
2020 Reduced Outdoor Water Use = Annual Outdoor Water Use x Percent Reduction =	175	Acre-Feet / Year
2020 Energy Savings from Reduced Outdoor Water Use = Reduced Outdoor Water Use x Energy Use Factor =	21,654	kWh / Year

¹ 2013 CA WPU - [2013 California Water Plan Update - Chapter 3: Urban Water Use Efficiency](#)

APPENDIX D: EXISTING ENERGY EFFICIENCY PROGRAMS, POLICIES AND CODES

EXISTING PROGRAMS/POLICIES/CODES	DESCRIPTION
<i>Existing Programs</i>	
<ul style="list-style-type: none"> PACIFIC GAS & ELECTRIC COMPANY (PG&E) 	PG&E offers incentives, rebates and educational resources to residents, businesses, non-profits and government agencies in Amador County. (http://www.pge.com/)
<ul style="list-style-type: none"> SIERRA BUSINESS COUNCIL (SBC) 	SBC administers the Sierra Nevada Energy Watch program, delivering cost effective energy-efficiency projects and benchmarking services to businesses, non-profits, and government agencies in Amador County. SBC also offers consulting services to governments on energy and climate planning. (http://sierrabusiness.org/)
<ul style="list-style-type: none"> AMADOR TUOLUMNE COMMUNITY ACTION AGENCY (ATCAA) 	Amador Tuolumne Community Action Agency administers the low-income home energy assistance and weatherization assistance programs in Amador County. (http://atcaa.org/)
<ul style="list-style-type: none"> AMADOR WATER AGENCY (AWA) 	AWA offers water conservation and landscaping rebates for irrigation efficiency and energy conservation devices, as well as rebates for high efficiency washing machines and toilets. (http://www.amadorwater.org/)
<ul style="list-style-type: none"> GRID ALTERNATIVES 	GRID Alternatives is a nonprofit organization that brings the benefits of solar technology to communities that would not otherwise have access, providing needed savings for families and preparing workers for jobs in the fast-growing solar industry. (http://www.gridalternatives.org/)
<ul style="list-style-type: none"> TRC ENERGY SERVICES 	TRC Energy Services administers the California Advanced Homes program, which highlights best practices in energy efficiency, green building and sustainability, and offers generous financial incentives to help builders and architects create environmentally friendly, energy-efficient communities for potential home buyers. (http://cahp-pge.com/)
<i>EXISTING POLICIES (October 2014 General Plan)</i>	
GENERAL PLAN HOUSING ELEMENT—ENERGY CONSERVATION (P.H-35)	Local Policies Supporting Energy Reduction- Amador county has proposed goals, policies, and programs to address opportunities for energy conservation that are included in the Draft General Plan Update.
	Encourage reduction in water use, and coordinate use of recycled water to the extent possible.
	Encourage new development to be pedestrian friendly, and located near existing activity centers to limit automobile transportation

EXISTING PROGRAMS/POLICIES/CODES	DESCRIPTION
	energy use. Promote bicycle/NEV routes and pedestrian walkways near communities, activity centers, and adjacent developments.
	Encourage development of alternative energy generation options and support use of renewable and locally available sources of energy where feasible
	Provide incentives (e.g. waived building or planning fees, or expedited processing) for use of energy-efficient features for residential and commercial construction.
	Require new development projects to incorporate building placement and design features to increase energy efficiency in new structures.
	Require that new residences use Energy Star-rated appliances and the most energy-efficient water heaters and air conditioning systems feasible.
	Identify a desired Leadership in Energy and Environmental Design certification level for new commercial, industrial, public and multifamily residential buildings. Promote incentives for compliance with this standard as a way to increase the energy efficiency of new structures. Promote increased energy efficiency and green building practices through the County’s use of these practices.
	Require that new residential building permits for more than 6 market-rate units provide solar power generation and/or solar heating systems for water on 25 percent of units. This may include participation in the California Energy Commission’s New Solar Homes Partnership rebate program.
	Promote parcel-scale energy generation, including addition of solar panels for residential structures and cogeneration for larger commercial or industrial uses
<p>MUNICIPAL CODE <i>(Current as of June 2014)</i></p>	<p>Weatherization (LIHEAP): Program C.h-Encourage low income homeowners or renters to apply for free energy audits and home weatherization through the Amador-Tuolumne Community Action Agency. Provide handouts and/or a web link describing improvements available through ATCAA. Promote weatherization and energy conservation programs through the senior center.</p>
<p>TITLE I. GENERAL PROVISIONS AND EXCEPTIONS</p>	<p>19.48.170 Small wind energy systems. Provide for the installation of small wind energy systems to promote the safe, effective, and efficient use of small wind energy systems to reduce the on-site consumption of utility supplied electricity.</p>

APPENDIX E: PG&E AND OTHER ENERGY EFFICIENCY PROGRAMS

This appendix lists programs and rebates currently offered by PG&E and other organizations, as of the publishing of the EAP. A full description of current incentives programs can be found online.

ENERGY EFFICIENCY PROGRAMS	DESCRIPTION
RESIDENTIAL PROGRAMS	
<ul style="list-style-type: none"> ▪ Home Upgrade 	<p>PG&E’s Home Upgrade program offers rebates of up to \$2,500 to help homeowners focus on their building shell to maintain a warmer or cooler indoor environment while lowering energy bills. Improvements may include attic, wall and floor insulation, duct sealing, furnace and AC replacements, and more.</p>
<ul style="list-style-type: none"> ▪ Advanced Home Upgrade 	<p>PG&E’s Advanced Home Upgrade program offers rebates up to \$6,500 to go beyond building shell upgrades and is typically more complex, involving deep improvements. A Home Upgrade Professional will conduct a comprehensive energy assessment using energy-modeling software to create a customized energy-saving plan for your home.</p>
<ul style="list-style-type: none"> ▪ SmartAC™ 	<p>PG&E’s SmartAC program offers the opportunity to help prevent summer energy supply emergencies from disrupting day to day activities. Upon joining, SmartAC will install their free SmartAC device. Once installed, the customer will receive a SmartAC reward check.</p>
<ul style="list-style-type: none"> ▪ SmartRate™ 	<p>PG&E’s SmartRate program gives a discount at 3¢ per kWh on the customer’s June through September monthly rate, or the equivalent of 23% off Tier 1 usage. In exchange, the customer pays a surcharge of 60¢ per kWh for 2-7PM usage between 9 and 15 PG&E SmartDays™, May through October. With SmartRate automatic bill protection, the first summer is risk free.</p>
<ul style="list-style-type: none"> ▪ Home Appliance Rebate 	<p>PG&E offers residential customers rebates on the purchase of Energy Star® home appliances. Rebates on cooling systems range from \$20-\$425, heating systems from \$100-\$500 and appliances from \$50-\$75.</p>
<ul style="list-style-type: none"> ▪ Solar Water Heating 	<p>PG&E’s Solar Water Heating program provides incentives up to \$2,719 based on the expected performance of the system.</p>
<ul style="list-style-type: none"> ▪ Federal Renewable Energy Tax Credit 	<p>A taxpayer may claim a credit of 30% of qualified expenditures for a renewable energy system that serves a dwelling unit located in the United States that is owned and used as a residence by the taxpayer. Expenditures include labor costs for on-site preparation, assembly or original system installation, and piping or wiring to interconnect a system to the home.</p>
<ul style="list-style-type: none"> ▪ California Advanced Homes 	<p>California Advanced Homes™ Program, administered by PG&E and TRC Energy Services, highlights best practices in energy efficiency, green building and sustainability, and offers generous financial incentives to help builders and architects create environmentally friendly, energy-efficient communities for potential home buyers.</p>

ENERGY EFFICIENCY PROGRAMS	DESCRIPTION
<ul style="list-style-type: none"> ▪ New Solar Homes Partnership (NSHP) 	<p>The NSHP provides financial incentives and other support to home builders, encouraging the construction of new, energy efficient solar homes that save homeowners money on their electric bills and protect the environment.</p>
TARGETED RESIDENTIAL PROGRAMS	
<ul style="list-style-type: none"> ▪ Home Energy Assistance Program (HEAP) 	<p>HEAP provides financial assistance to income-qualified applicants in the form of an annual utility credit for gas, electric, propane or firewood to help with the high costs of heating and/or cooling. HEAP programs in Amador County are administered by ATCAA.</p>
<ul style="list-style-type: none"> ▪ Emergency Crisis Intervention Program (ECIP) 	<p>ECIP provides financial assistance in the event of a crisis, such as a 48-hour shut-off notice. ECIP programs in Amador County are administered by ATCAA</p>
<ul style="list-style-type: none"> ▪ Weatherization Assistance Program (WAP) 	<p>WAP provides free weatherization services and products to improve a home’s energy efficiency and reduce overall utility costs, including attic insulation, weather stripping, caulking, minor home repairs and related conservation measures. WAP programs in Amador County are administered by ATCAA</p>
<ul style="list-style-type: none"> ▪ Relief for Energy Assistance through Community Help (REACH) 	<p>REACH provides grants for projects that reduce energy vulnerability such as PG&E’s one-time emergency financial assistance.</p>
<ul style="list-style-type: none"> ▪ California Alternate Rates for Energy (CARE) 	<p>Qualified low-income customers that are enrolled in the CARE program receive a 30-35 percent discount on their electric and natural gas bills. CARE is administered by PG&E.</p>
<ul style="list-style-type: none"> ▪ Family Electric Rate Assistance (FERA) 	<p>The FERA program provides a monthly discount on electric bills for income-qualified households of three or more persons. FERA is administered by PG&E.</p>
<ul style="list-style-type: none"> ▪ Energy Savings Assistance Program 	<p>The Energy Savings Assistance Program provides income-qualified customers with energy-saving improvements at no charge. The program is administered by PG&E.</p>
<ul style="list-style-type: none"> ▪ Medical Baseline Allowance 	<p>Residential customers with a qualified physician certified medical condition can receive additional quantities of energy at the lowest (baseline) price. The program is administered by PG&E.</p>
<ul style="list-style-type: none"> ▪ Multi-Family 	<p>PG&E’s Multi-Family Program is for property owners and managers of existing residential dwellings or mobile home parks with five or more units. The program encourages owners to install qualifying energy-efficient products in individual tenant units and common areas of residential apartments, mobile home parks and condominium complexes. A full list of available rebates and incentives is available online.</p>
<ul style="list-style-type: none"> ▪ Single Family Affordable Solar Housing (SASH) 	<p>The California Solar Initiative SASH program provides qualifying low-income homeowners up-front rebates to defray the costs of installing a solar electric system. Depending on the income level, homeowners may be eligible for an entirely free system, or a highly subsidized one. The SASH program is administered by GRID Alternatives.</p>

ENERGY EFFICIENCY PROGRAMS	DESCRIPTION
NON-RESIDENTIAL PROGRAMS	
<ul style="list-style-type: none"> ▪ Sierra Nevada Energy Watch Program (SNEW) 	<p>SNEW, administered by Sierra Business Council, delivers cost effective-energy efficiency projects to businesses, non-profits, and governments in the Sierra Nevada region including Amador County.</p>
<ul style="list-style-type: none"> ▪ PG&E Rebates and Incentives 	<p>PG&E offers non-residential customers rebates and incentives for power management software, occupancy sensors on lights, steam traps, HVAC motors and pumps, electric water heaters, process cooling, data center airflow management, boiler economizers, refrigeration, boiler heat recovery, refrigeration control, VSD pumps, boilers and fans. A full list of current rebates can be found using the PG&E money back tool. (www.pge.com/businessrebates)</p>
<ul style="list-style-type: none"> ▪ HVAC Quality Maintenance Program 	<p>PG&E’s Commercial HVAC Quality Maintenance Program offers generous incentives for enrolling in a three-year air conditioning quality maintenance service agreement and installing optional unit retrofits. The business owner will lower their operating, repair and replacement costs; optimize unit performance and efficiency; improve the indoor air quality and thermal comfort for employees and customers; help prevent HVAC unit failures that can threaten business operations; and reduce their carbon footprint.</p>
<ul style="list-style-type: none"> ▪ Lighting Rebates 	<p>PG&E offers rebates for high-efficient replacement lights as well as rebates to help cover the costs of qualifying fixtures and retrofit kits.</p>
<ul style="list-style-type: none"> ▪ Federal Business Investment Tax Credit 	<p>A taxpayer may claim an investment tax credit of 30% of qualified expenditures for solar, fuel cells, small wind systems or 10% of qualified expenditures for geothermal, microturbines and combined heat and power systems (CHP), aka co-generation systems. Expenditures include labor costs for on-site preparation, assembly or original system installation, and for piping or wiring to interconnect a system.</p>
<ul style="list-style-type: none"> ▪ Savings By Design (SBD) 	<p>SBD is a statewide program offered by PG&E to encourage high-performance new building design and construction for commercial buildings. The program offers building owners and their design teams a wide range of services, such as design assistance, design team incentives, owner incentives, and educational resources.</p>
<ul style="list-style-type: none"> ▪ Retrocommissioning (RCx) Program 	<p>Retrocommissioning (RCx) is a systematic process for identifying less-than-optimal performance in your facility’s equipment, lighting and control systems and making the necessary adjustments. While retrofitting involves replacing outdated equipment, RCx focuses on improving the efficiency of what’s already in place. PG&E’s RCx Program provides incentives and connects businesses with experts to make sure their facilities — and the equipment and systems within them — are running in peak condition for optimal energy savings. RCx projects can improve a facility’s work environment and extend the service life of equipment.</p>

APPENDIX F: ENERGY EFFICIENCY FINANCING PROGRAMS

This appendix lists available financing programs for specific sectors (community-wide, residential, non-residential, municipal).

FUNDING SOURCE	DESCRIPTION
COMMUNITY-WIDE	
<ul style="list-style-type: none"> ▪ PACE (PROPERTY ASSESSED CLEAN ENERGY) 	<p>PACE is a means of financing energy efficiency upgrades or renewable energy fixtures on existing structures. In areas under PACE legislation, municipal governments offer a specific bond to investors and then loan the money to consumers and businesses looking to fund a retrofit. Loans are typically paid out over an assigned term of 15-20 years via an annual assessment on the property tax bill. It can also be used to finance leases and power-purchasing agreements (PPA's) for solar power or other renewable energy providers. http://energycenter.org/policy/property-assessed-clean-energy-pace</p>
<ul style="list-style-type: none"> ▪ Solar Power Purchase Agreement (PPA) 	<p>A solar power purchase agreement (PPA) is a financial agreement where a developer arranges for the design, permitting, financing and installation of a solar energy system on a customer's property at little to no cost. The developer sells energy to the host customer at a fixed rate that is typically lower than the local utility's retail rate. The lower price offsets the purchase of grid electricity while the developer receives the income from these sales of electricity as well as any tax credits and other incentives generated from the system.</p>
RESIDENTIAL	
<ul style="list-style-type: none"> ▪ Energy Star Energy Efficiency Mortgages 	<p>An Energy Efficient Mortgage (EEM) is a mortgage that credits a home's energy efficiency in the mortgage itself. EEMs give borrowers the opportunity to finance cost-effective, energy-saving measures as part of a single mortgage and stretch debt-to-income qualifying ratios on loans thereby allowing borrowers to qualify for a larger loan amount and a better, more energy-efficient home. https://www.energystar.gov/index.cfm?c=mortgages.energy_efficient_mortgages</p>
<ul style="list-style-type: none"> ▪ CHF Residential Energy Retrofit Program 	<p>Through the California Home Finance Authority (CHF) Residential Energy Retrofit Program, eligible homeowners can finance energy efficiency and renewable energy measures, up to \$50,000, with a 6.5% fixed interest rate 15-year loan. http://www.chfloan.org/programs/energy/overview.shtml</p>
NON-RESIDENTIAL	
<ul style="list-style-type: none"> ▪ PG&E Energy Efficiency Financing 	<p>PG&E offers 0% interest loans of up to \$100,000. Loans can be used to replace old and inefficient equipment with no up-front out-of-pocket investment. The program allows 5 years for repayment; however, the energy savings continue to accrue after the loan is paid off. http://www.pge.com/en/mybusiness/save/rebates/onbill/index.page</p>
<ul style="list-style-type: none"> ▪ Energy Savings Agreement 	<p>An Energy Savings Agreement involves a financing contract with a private energy services company that packages energy efficiency as a service paid through the energy savings. It allows for 100% financing and is off balance sheet.</p>
<ul style="list-style-type: none"> ▪ SAFE-BIDCO 	<p>SAFE-BIDCO offers small businesses, qualifying landlords, and non-profit organizations loans up to \$450,000 for a maximum of 15 years to complete energy</p>

FUNDING SOURCE	DESCRIPTION
	efficiency and renewable energy projects. The loan can cover energy studies, design and consultant fees, materials and equipment costs and loan fees. http://www.safe-bidco.com/loan-programs/energy-efficiency-loans/
MUNICIPAL	
<ul style="list-style-type: none"> ▪ CEC Energy Efficiency Financing 	The California Energy Commission (CEC) offers school districts, charter schools, county offices of education, state special schools, community college districts 0% loans for energy efficiency and energy generation projects. CEC offers cities, counties, special districts, public colleges, universities and public care institutions/hospitals 1% loans for energy efficiency and energy generation projects. http://www.energy.ca.gov/efficiency/financing/
<ul style="list-style-type: none"> ▪ PG&E Energy Efficiency Financing 	PG&E offers 0% interest loans of up to \$250,000. Loans can be used to replace old and inefficient equipment with no up-front out-of-pocket investment. The program allows 10 years for repayment; however, the energy savings continue to accrue after the loan is paid off. http://www.pge.com/en/mybusiness/save/rebates/onbill/index.page
<ul style="list-style-type: none"> ▪ Energy Savings Agreement 	An Energy Savings Agreement involves a financing contract with a private energy services company that packages energy efficiency as a service that is paid through the energy savings. It allows for 100% financing and is off balance sheet.
<ul style="list-style-type: none"> ▪ CSCDA Sustainable Energy Bond Program 	California Statewide Communities Development Authority (CSCDA) and the Foundation for Renewable Energy and Environment are teaming together to provide public agencies and nonprofit organizations throughout California with access to tax exempt financing for critical sustainable energy investments. Under the Sustainable Energy Bond Program, participating entities and organizations will contract with an Energy Service Company (ESCO) to complete energy and water conservation measures. Improvements could include street lighting, building lighting, pumps, HVAC, system controls, boilers, chillers, ducting, windows, partial roofing, toilets and others. The program participants will receive substantial utility cost savings, including a contractual guarantee sufficient to cover the full cost of all retrofit work. All projects are financed through tax exempt bonds. http://www.cacommunities.org/energy-finance-programs/
<ul style="list-style-type: none"> ▪ IBank Clean Energy Finance Center 	The California Infrastructure and Economic Development Bank (IBank) Clean Energy Finance Center (CEFC) encourages concerted public and private investments and utilizes IBank's access to capital markets for selected clean energy and energy efficiency projects. The IBank CEFC will help to drive energy related projects for State and local governments. http://ibank.ca.gov/clean_energy.htm

APPENDIX G: PUBLIC OUTREACH

Throughout development of the Energy Action Plan (EAP), public outreach was a key part of the process. To this effort, two publicly noticed study sessions were hosted and an online survey was released to collect public input on the EAP and the identified Goals, Strategies and Actions. In addition there were _____ public hearings before the Board of Supervisors prior to _____ of the EAP. A variety of methods were used to ‘spread the word’ about the study sessions and survey including newsprint articles, radio announcements, multiple email blasts to local contacts, postings on the City’s County’s website, and invitations to elected officials, the Chamber of Commerce, and other local organizations and businesses. The three communities of Jackson, Plymouth, and Amador County (JPAC) decided to host joint study sessions. A summary of the public input is described below.

Joint Study Session 1: August 19, 2014

The first joint study session summarized work performed by Sierra Business Council (SBC) for Jackson, Plymouth, and Amador County in 2010 – 2014. For each community, the work included an inventory of energy used community-wide and by municipal operations for base year 2005, and a forecast of future usage to Year 2020. A series of charts and graphic displays were provided as well as handout materials summarizing the work done to date.

While turnout was low a number of excellent comments were made that helped inform the next phase of the process – development of the goals, strategies, and actions. A summary of the key comments is provided below.

Comments from Joint Study Session 1: August 19, 2014

Topic	Comment
<i>General</i>	Do a per capita comparison between the JPAC communities
	Were LS-1 costs included for Jackson?
	Why are lighting costs for Plymouth more than Jackson?
<i>Actions</i>	Focus on existing development; not a lot of new development anticipated
	Promote energy monitoring systems – they are very effective
	Should show energy usage on E-Bills
	Increase awareness of new technologies
	Find ways or develop programs to reduce upfront costs for energy efficiency installs; this is a barrier particularly for fixed-income residents
	Find ways/programs to finance individual renewable energy projects (homes/small business); financing is largest barrier to increasing this type of energy efficiency program
	Look at code updates to make solar permitting easier
	Find funding to incentivize code updates
	Make realtors aware of the 203K Program
	Utilize community events (fairs, farmer’s markets) to spread word about energy efficiency programs
	Get the word out to people about new PGE buy/back policy

Joint Study Session 2: November 12, 2014

The purpose of the second joint study session was to review and receive input on the draft goals, strategies, and actions for the EAP. As discussed, the goals provide the overall framework for the EAP while the strategies and actions provide specific steps and metrics to measure progress toward accomplishing the goals.

Despite a low turnout it was a very productive discussion. The main ‘takeaways’ are enumerated below.

Comments from Joint Study Session 2: November 12, 2014

Topic	Comment
Goal 2 Strategies	<ul style="list-style-type: none"> - Need to have good cost savings/payback examples - Reach out to contractor’s clients and encourage them to ask for above Title 24 energy requirements - Include a link in appendices to PGE’s class/training schedule - Could attach something to the building or development permit application informing applicants of Title 24 energy requirements, energy efficiency programs, etc. - Outreach to local BIA chapter, HOAs and other community groups
Outreach	<ul style="list-style-type: none"> - Work with staff on contacting local individuals/organizations with large email/contact lists to help ‘spread the word’ on the EAP - Education is one of the more effective outreach methods with locals - Need to get information on energy efficiency out to community before building plans are finalized - Potential for creating community champions for energy efficiency/sustainability; possible leads in local restaurant/SNEW customers - Local example: one business owner changed out all light fixtures on his lot with LED’s, saving \$3000/year
Barriers	<ul style="list-style-type: none"> - How permits are processed for Title 24 varies between jurisdictions, but in some can pay a fee to get “expedited process.” However, expedited permitting in Jackson, Plymouth and Amador County is not feasible. - Water conservation problematic in cities with aging infrastructure – which most cities have! Requires tremendous capital outlay to correct

Online Survey

In an effort to expand outreach to local residents and businesses, Sierra Business Council developed an on-line survey to garner input on the proposed goals, strategies, and actions. A series of questions about each strategy topic were asked and respondents were provided multiple choices for an answer plus an opportunity to provide additional written comments. A summary of the survey responses follows; the full survey is available at the City’s/County’s Planning Department.

**Online Survey Summary for Jackson, Plymouth and Amador County
Activated October 24th, 2014; Closed December 15th, 2014**

<p>Respondent Profile:</p> <ul style="list-style-type: none"> ▪ 37 total responses ▪ 76% from unincorporated area ▪ 78% were 55 or older 	
<p>Survey Questions</p>	<p>Responses</p>
<p>Promote energy efficiency; are proposed strategies effective</p>	<p>94% yes 85% yes</p>
<p>Promote water conservation</p>	<p>96% yes</p>
<p>Offer incentives for renewable energy projects</p>	<p>82% yes</p>
<p>Offer incentives for projects exceeding Title 24 energy requirements</p>	<p>79% yes</p>
<p>Offer incentives for projects exceeding Title 24 water efficiency requirements</p>	<p>79% yes</p>
<p>Prioritize municipal energy efficiency and renewable energy projects</p>	<p>88% yes City should prioritize. Focus should be:</p> <ul style="list-style-type: none"> ▪ Small scale roof top solar ▪ Greywater usage ▪ LED lighting
<p>Obtaining information to make a decision about an energy efficiency project in home/business</p>	<p>Top two ways:</p> <ul style="list-style-type: none"> ▪ Contractor quotes ▪ Average costs <p>(note: for water efficiency, two top ways were case studies and average costs)</p>
<p>Accessing information about energy efficiency programs, rebates, etc.</p>	<p>Top three sources:</p> <ul style="list-style-type: none"> ▪ Seminars/Workshops ▪ Mailers ▪ Website <p>(note: for water efficiency, info at city offices was in top 3)</p>
<p>Additional Comments (partial list)</p>	<ul style="list-style-type: none"> ▪ Pursue: Solar, energy saving appliances (assistance), grants for storm windows, home evaluations, gas subsidies, workshops, assistance for elderly, solar federal and state grants ▪ Give residents information on window, door, and attic weather treatments to help keep heat in, or out, from those ▪ Seek positive reinforcements like block-grants; fees, fines and punitive taxes, not so much. ▪ Educating the public is vital ▪ Should not mandate any more programs that cost; let existing mandated programs ‘catch up with the budget.’ Let the free market prevail. ▪ Local government must be the leaders and role models