

ORDINANCE NO. ____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PALM SPRINGS MUNICIPAL CODE TITLE 11 GOVERNING PEACE, MORALS, AND SAFETY ADDING CHAPTER 11.75 RELATING TO USE OF GAS AND ELECTRIC LEAF BLOWERS

City Attorney's Summary

This Ordinance adds Chapter 11.75 of the Palm Springs Municipal Code and establishes a program for limiting the use of gas leaf blowers in areas designated as dwellings.

The Council of the City of Palm Springs ordains:

SECTION 1. Chapter 11.75 of the Palm Springs Municipal Code to read:

**CHAPTER 11.75 SECTION 11.75.010
USE OF ELECTRONIC LEAF BLOWERS IN DWELLINGS**

- 11.75.010 Findings and Purpose**
- 11.75.020 Definitions**
- 11.75.030 Public Nuisance**
- 11.75.040 Modification, Suspension and/or Revocation of Validly Issued Permit and/or License**
- 11.75.050 Additional Penalties**

11.75.010 Findings and Purpose

A. The City Council of the City of Palm Springs finds and determines that the City is committed to protecting the public health, safety, welfare, and environment, and that in order to meet these goals, it is necessary the City promote the public purposes served by this Chapter and adopt the following regulations pursuant to these findings.

B. The City finds that electric leaf blower ordinances have been proven to reduce the amount of noise, pollution and energy used to maintain outdoor residential dwelling areas and has been proven to increase site and worker safety and to be cost effective.

C. The City finds that, except in unusual circumstances, it is feasible and reasonable for parties who perform landscaping duties to utilize electric leaf blowers rather than traditional gas powered devices.

D. No person shall operate any gasoline motorized leaf blower within the City of Palm Springs in areas designated as dwellings. It shall be unlawful for any person including City employees to operate any gasoline powered blowers including leaf blowers , such as commonly used by gardeners and other persons for cleaning lawns, yards, driveways, sidewalks, gutters, and other property is prohibited at any time within the city limits in areas designated as dwellings.

E. The City of Palm Springs recognizes that noise is a nuisance for residents and city visitors and others doing business in the city. The noise, as well as, particulate matter produced by leaf blowers is a threat to public health which threatens the wellbeing of workers, residents and visitors in Palm Springs.

Penalties and Enforcement:

A. Any person violating this Section shall be guilty of an infraction, which shall be punishable by a fine no less than fifty dollars and not exceeding two hundred fifty dollars, or a misdemeanor, which shall be punishable by a fine not exceeding two hundred and fifty dollars per violation.

B. Notification of infraction shall be by residential compliant and notification.

C. Enforcement shall be _____.

11.75.020 Definitions

A. "Applicant" means any individual, firm, limited liability company, association, partnership, political subdivision, government agency, municipality, industry, public or

private corporation, or any other entity whatsoever who applies to the City for the applicable permits to undertake project within the City.

B. “Compliance Official” means the City Manager or his/her designee, including an agent acting on behalf of the City, assigned to evaluate, and determine compliance or non-compliance with this Chapter.

I. “Exempt” means projects described by the criteria outlined in Section 11.75 that are exempt from the requirements of this Chapter.

11.75.030 Public Nuisance

A violation of this chapter by any person responsible for committing, causing or maintaining such violation, shall constitute a public nuisance which shall be subject to the provisions of Chapter 1.01.170 of the Municipal Code, including but not limited to the imposition of any and all administrative fines and the provisions of any other applicable regulatory codes, statutes and ordinances heretofore or hereinafter enacted by the city, the state or any other legal entity or agency having jurisdiction.

11.75.040 Modification, Suspension and/or Revocation of Vaidly Issued Permit and/or License

A violation of this chapter by the holder of any city permit and/or city license validly pursuant to this or any other chapter shall constitute grounds for modification, suspension and/or revocation of said permit and/or license.

11.75.050 Additional Penalties

A. Nothing in this chapter shall preclude the City from pursuing the remedies provided elsewhere in the Municipal Code, including but not limited to, as applicable, denial or revocation of certificates of occupancy, issuance of a stop work orders, and injunctive relief.

B. In addition to the above, failure to correct any condition indicated in a notice of violation will permit the City to initiate one or more of the following actions where appropriate:

1. Stop Work Order under the provisions of Section 11.75.030 herein;
2. refusal to issue future permits until applicant has adequately demonstrated compliance with the notice of violation; and
3. immediate stop to the processing of all pending development, building, grading, or demolition permits until applicant has adequately demonstrated compliance with the notice of violation.

DRAFT

SECTION 2. This ordinance shall become effective on the thirty-first day following passage.

ADOPTED THIS _____ DAY OF _____, 2016.

ROBERT MOON, MAYOR

ATTEST:

JAMES THOMPSON, CITY CLERK

CERTIFICATION

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss.
CITY OF PALM SPRINGS)

I, JAMES THOMPSON, City Clerk of the City of Palm Springs, California, do hereby certify that Ordinance No. _____ is a full, true, and correct copy, and was introduced at a regular meeting of the Palm Springs City Council on _____, 2016, and adopted at a regular meeting of the City Council held on _____, 2016 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

James Thompson, City Clerk
City of Palm Springs, California



Leaf Blower Proposed Ordinance - Frequently Asked Questions

In 2013 The City of Palm Springs is investigating the feasibility of implementing an ordinance which would ban the use of Gas Powered Leaf Blowers within the City of Palm Springs.

This document is intended to address some of the common questions related to the use of Leaf Blowers. The following are some frequently asked questions the leaf blower ordinance discussion continues.

Today's discussion is aimed at expanding the discussion to include both residents and businesses to ensure that we have given consideration to their concerns and obtained their input.

This document is not intended to represent the final ordinance guidelines, but rather to provide a framework for the ordinance development.

BACKGROUND

Q. Why should the Council adopt an Ordinance at this time?

*A. In recent years many cities have experienced a large increase in the use of leaf blowers by professional lawn maintenance businesses and others, not only to blow leaves, but also to clean dust, pollen, and debris from many surfaces. About 3 million leaf blowers are now sold every year in the United States. Leaf blowers have well known adverse effects, and the public perception of the leaf blower problem has led to efforts implement restrictions, or even a ban, on these devices. **Moreover, advances in leaf blower technology and in federal EPA pollution standards have made available leaf blowers that are much quieter and much less polluting than older models, more specifically electric leaf blowers.***

Q. Why should we limit the emissions of leaf blowers?

*A. Urban air pollution is a significant health hazard, with many studies showing that it causes increased rates of respiratory and heart disease. The pollutants emitted by leaf blowers, most of which use two-stroke engines, include particulate matter, carbon monoxide, and a number of hydrocarbons, including benzene, which is carcinogenic, and 1, 3-butadiene, acetaldehyde, and formaldehyde, which are probable carcinogens. **Gas-powered leaf blowers are much more polluting than cars; a leaf blower produces in one hour as much particulate matter as a 1999- or 2000-model car driven for 49 hours at 30 miles per hour (1470 miles), as much carbon monoxide as that car driven for 26 hours (780 miles), and as much hydrocarbons as that car driven for 510 hours (15,300 miles).***

Moreover, unlike cars, another major source of urban air pollution, leaf blowers are used for extended periods in particular locations that are in close proximity to residences, on both the property on which they are being used and neighboring properties. Residents who are in yards or walking on sidewalks are exposed to harmful fumes.

Ordinance Impact

Q. Why implement an ordinance which bans the use of gas powered leaf blowers?

A. Electric leaf blowers have grown in use. While they do not produce the hydrocarbon emissions noted above, electric leaf blowers produce noise and dust problems similar to those of gas-powered machines. However, new models of leaf

blowers are much quieter. The use of Electric Leaf Blowers may represent a first step in reducing both noise pollution and harmful emissions.

Q. Who should provide and monitor enforcement?

A. The Police Department appears to be one of the critical agencies that can provide organized enforcement. Other agencies within the city could serve as Code Enforcement Officers who could take on some responsibility for code enforcement, with the police as a backup. If a Code Enforcement officer is available, he or she would make the visit to the site of the alleged offense. If no Code Enforcement officer is available because they are all out on calls, or if it is after hours or on the weekend, those making complaints would be directed to call the police

Q. Why specify a minimum fine and an accelerated fine structure?

A. Lawn maintenance businesses may be more highly motivated to comply if the penalties for offenses were clear and if those penalties increased markedly for repeat offenses. A minimum of TBD for the first offense, TBD for the second offense, and TBD for the third offense. In addition, violators would lose their licenses to operate in the City of Palm Springs after a third offense.

Q. What else can be done to ensure compliance?

A. The City of Palm Springs Permits Department and the Licensing Division can serve to notify and educate businesses and residences regarding the ordinance and compliance. These offices could also to maintain records of violations that would lead to a loss of license. When issuing license, the Departments/Divisions could provide landscapers with a summary of the leaf blower regulations written in plain English and Spanish.

Q. What exactly is proposed to be banned?

A. Gas-powered leaf blowers may not be used in any residential zones by anyone including residents and businesses.

Q. How is "residential area" defined?

A. Residential zones are determined and defined in the Palm Springs Municipal Code.

Q. What kind of leaf blowers may be used and when?

A. Electric Leaf Blowers only. Specification of model _____.

- Residential zones
- *Electric leaf blowers (no internal combustion engines) may be used only during the following hours:*
Monday – Friday 9 am – 5 pm
Saturday 10 am – 4 pm
Sundays and Holidays not allowed (see * below for list of holidays)*
- Non – residential zones
- *Electric blowers may be used only during the following hours:*
Monday – Friday 8 am – 6 pm
Saturday 10 am – 4 pm
*Sundays and Holidays not allowed**

*"Holiday" means and includes New Year's Day (January 1), Martin Luther King Day (the third Monday in January), Washington's Birthday (the third Monday in February), Memorial Day (the last Monday in May), Independence Day (July 4), Labor Day (the first Monday in September), Columbus Day (the second Monday in October), Veteran's Day (November 11), Thanksgiving Day (the fourth Thursday in November), and Christmas Day (December 25).

Q. What about City maintenance of parks?

A. City staff will be using only electric powered leaf blowers (selected newer models). However, whenever feasible city staff attempt to use rakes/brooms.

Q. When did the ban become effective?

A. A date has not been set. We anticipate implementing the ordinance in 2013 after considerable business and residential feedback and input is obtained.

Q. How will the leaf blower ban be enforced?

A. Citizens who believe they have observed a violation will be asked to contact (City of Palm Springs Police Department /City Department Enforcement Officer. (TBD) Citizens will be required to identify themselves, provide contact information, and answer a few questions about their observations. Anonymous complaints will not be investigated.

Q. Besides their name and contact information, what other specific information does someone making a complaint need to provide?

A. Persons calling or reporting online should provide the location of the violation including the exact address whenever possible, as well as any vehicle license plate number or name of the gardening company on the truck (when applicable). All of this information will be very important if a citation is required.

Q. How do I report a violation of the ban?

A. The best first step to take is to speak to the gardener or to the homeowner to see if they are aware of the ban. Reports of violations may be made by calling Code Enforcement

Q. Where can I find the entire noise ordinance?

A. The entire approved ordinance will be made available at the City of Palm Springs Sustainability Website. [YourSustainable City.com](http://YourSustainableCity.com)

Q. Will there be any exemptions given to residents/homeowners?

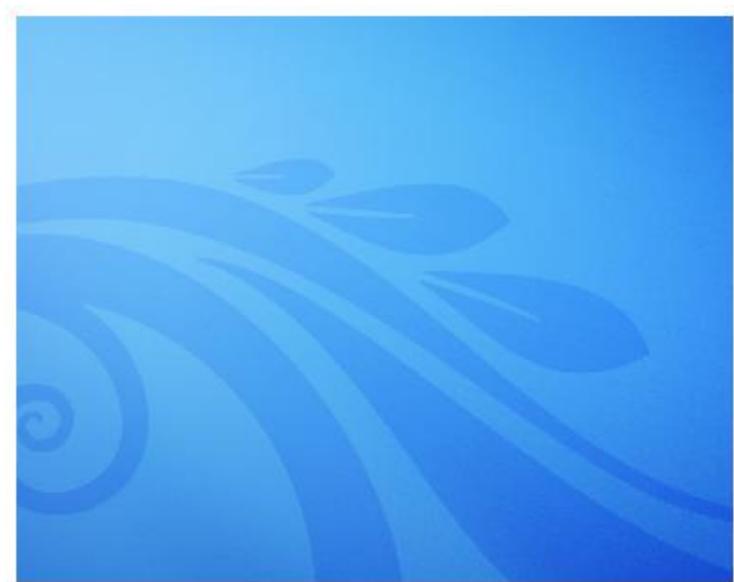
A. No, all residents are also prohibited from using gas-powered leaf blowers.

Q. Will gardeners and other businesses need to be certified to use electric blowers?

A. No, however businesses will receive notification of the ordinance through the City of Palm Spring Permit Department.

Q. If the violator is not the resident (i.e., the gardener), who receive the citation, the violator or the resident?

A. If the violator is the resident/ homeowner they will receive the citation, but if the violator is the gardener then they will also receive the citation.



Study Session

**City of Palms Springs
Sustainability Commission**



Proposed Leaf Blower Ordinance Strategy for City of Palm Springs



Leafblower Strategy



Improving the quality of life in our Sustainable City



Objectives



- ❑ Evaluate and review the impact of current leaf blower utilization in the City of Palm Springs.
- ❑ Review the impact of a Leaf blower Ordinance would have on residents and contractors
- ❑ Identify “Leafblower Alternatives” for residents and contractors and how such alternatives could be supported by the Sustainability Commission.
- ❑ Based on citizen input develop a user friendly Leaf Blower Strategy to mitigate the impact for all parties as the city transitions to an alternative
- ❑ Recommend strategy to the Palm Springs City Council. Such a strategy may include an Ordinance banning the use of leaf blowers within the city limits.

Background

- ❑ Leaf blowers have become a noise nuisance and a health hazard in the community. Leaf blowers in most instances are not being operated according to the manufacturers' own warning and requirements. For example, according to Echo's Power Blowers everyone within fifty feet should be wearing hearing, eye and breathing protective gear.
- ❑ Leaf blowers typically operate above 90 decibels. OSHA requires protective gear for decibels generated above 85 decibels given that at this level could result in hearing loss, and consequently many workers are at risk and employers are out of compliance. However, studies show that noise even above 65 decibels interfere with our ability to effectively hear.
- ❑ Leaf blowers blow dirt, dust, and other particulate matter in the air, thereby reducing the air quality and aggravating persons with allergies and asthmatic conditions, (most noticeably with elderly persons, children and comprised defense systems) and depositing such debris on other public and private properties. Need for Leaf blower alternative.

Background (continued)

- ❑ **Leaf blowers which are typically two-stroke combustion engines emit particulate matter. Leaf blower motors are inordinately large emitters of CO, Nox, Hydrocarbons and particulate matter (Source: California Air Resources Board). According to the California Lung Association causes as much smog as 17 gasoline cars.**
- ❑ **Street dust includes lead, organic, carbon, and elemental carbon, cadmium, nickel and mercury. The Leaf blower creates 2.6 pounds of particulate matter of dust emissions per hour of use and the leaf blower is responsible for two percent of the particulate matter.**

What's wrong with leaf blowers



- **They pollute the air** - A single gas-powered leaf blower can emit as much pollution in a year as 80 cars.
- **They're noisy** - A normal decibel level, considered acceptable in residential areas, is about 55 to 60 decibels (60dB). Every increase in decibels means noise that is 10 times louder. Leaf blowers usually generate about 70-75 dB.
- **They worsen allergies and asthma and irritate the lungs** - Because they operate at such high velocities, leaf blowers stir up the mold, allergens, and dust particles that otherwise have been tamped down with rain and decomposition.
- **They waste gas** – Rakes and push brooms offer a petroleum-free alternative; electric leaf blowers offer intermediate alternative

Pollutants Emitted



- Produce as much **Particulate Matter** as a 1999-2000 model car driven for 49 hours at 30 miles per hour (1,470 miles)
- Produce as much **Carbon Monoxide** as a drive driven for 26 hours (780 miles)
- Produce **Hydrocarbons** as a car driven for 510 hours (15,300 miles)

Source: California Air Resources Board, "A Report to the California Legislature on the Potential Health and Environmental Impacts of Leaf Blowers,"

Other City Actions

Current Leaf Blower Bans – Laguna Beach

- Garden/debris blowers prohibited.

The use of electrical or gasoline powered **blowers, such as commonly used by gardeners and other persons for cleaning lawns, yards, driveways, gutters, and other property is prohibited at any time within the city limits.** (Ord. 1259 § 1, 1993: Ord. 535 § 1 (part), 1964).



Current Leaf Blower Bans – Berkeley

- 14. Notwithstanding Subsection B.11 of this section, it shall be **unlawful for any person, including any City employee, to operate any portable machine powered with a gasoline engine used to blow leaves, dirt, and other debris off sidewalks, driveways, lawns or other surfaces within the City limits**



Leaf Blower Use: Other Cities

- ❑ **Indian Wells (1990):** “Leaf blowers shall be prohibited in all zones within the City except: (i) individual property occupants may operate a single **electrically powered** leaf blower with use confined to his/her property; (ii) golf course operators may operate gasoline powered leaf blowers during the month of September 15th through December 1st of each year.
- ❑ **Hermosa Beach:** It is unlawful to use within the city limits or cause to be used **electrical or gasoline** powered backpack/leaf blower. Such as commonly used by gardeners, landscapers and other persons
- ❑ **Beverly Hills (1976):** It shall be unlawful for any person within the City to use or operate any portable machine powered with a **gasoline engine** used to blow leaves, dirt, and other debris off sidewalks, driveways, lawns, and other surfaces.



Other Cities (cont'd)

- West Hollywood (1986): The purpose of this Ordinance is to prohibit the use and operation of **gasoline blowers** in the City of West Hollywood. These devices, used to blow leaves, dirt and debris, create an excessive and unusual amount of noise, often operating at up to ninety decibels. The sustained operation of leaf blowers at this decibel level is literally deafening to persons who reside and work within earshot of many gardeners not only causes disturbance of those in the vicinity of users of leaf blowers but has the potential to cause hear damage. In additional, leaf blower tends to blow dirt, dust and other particulate matter in the air, thereby reducing the air quality in West Hollywood, aggravating persons with allergies and asthmatic conditions and depositing such debris on other public and private property. There are many alternate methods of methods disposing of leaves available to gardeners and property owners, including electrical blowers, rakes, brooms, vacuums and water. The use of gasoline powered blowers is hereby declared to constitute a public nuisance by virtue of the detrimental effect such blowers have on the community and residents of West Hollywood.



Proposed Strategy and Impact

Study Impact, Outreach Education, Implementation Challenges



What are the Alternatives ?



- Rakes
- Brooms
- Outdoor Vacuum
- Electric powered leafblowers

Strategy: Leaf blower Alternatives and Impact

- ❑ Educate residents and contractors (and their workers) regarding the hazards and impact of leafblower utilization
 - a. Impact on environment
 - b. Impact on Leaf blower workers and compliance with OSHA requirements
 - c. Impact on health and well being of the workers, residents and surrounding community
 - d. Possibly create a “buy-back” or a “discount coupon” program to offer residents and others encouraging the trade in gasoline leaf blowers for a commercial grade push brooms and dust pans and electric powered leafblowers.

Leaf Blower Ban in California Cities

Summary of California Cities that have Leafblower Ban Ordinances

Ban Provisions	Ban on all Leaf blowers (Gas & Electric)	Ban on Gas- Powered Leaf blowers	Ban during Time Restrictions
Percentage	11%	47%	40%

Source: 2011 Consumer Report; Based on 55 California cities

Leaf blowers have an impact on Greenhouse Gas Emissions; currently contribute to emissions (statewide) in the following ways:

Hydrocarbons (reactive): 4.2 tons per day

Carbon Monoxide (CO): 9.8 tons per day

Fine Particulate Matter: 0.02 tons per day

(Source: California Environmental Protection Agency/Air Resources Board)

Key Elements of Leafblower Ordinance

1. Propose ban on all gasoline powered leafblowers within the city limits of Palm Springs; encourage the conversion to electric powered leafblowers
2. The Office of Sustainability and the Sustainability Commission would be responsible for education and increasing public awareness and educational outreach campaign of residents and businesses
1. Investigate the feasibility of proposing and implementing a buy-back and/or discount coupon program to facilitate use of alternative method of debris clean up supported by the Sustainability Commission funds.
2. Enforcement of the ordinance through infraction citation and subsequent fines for ordinance violations. Fines could vary from \$25 to \$250 per infraction.
3. Develop a phase-in “roll-out” ban approach during a one year period. Phase 1 could restrict use of leaf blowers during specified hours of the day; Phase 2 to restrict specified days of the week and final Phase 3 complete ban.
4. Proposed of implementation date: To Be Determined

Proposed Strategy

- Palm Springs: *It shall be unlawful for any person within the City of Palm Springs to use or operate any portable machine powered by gasoline used to blow leaves (Leafblowers), dirt, and other debris off sidewalks, driveways, lawns, landscape areas or other surface.* The purpose of this Ordinance is to prohibit the use and operation of gasoline and powered leafblowers in the City of Palm Springs. These devices, used to blow leaves, dirt and debris, create an excessive and unusual amount of noise, often operating at up to ninety decibels. The sustained operation of leafblowers at this decibel level is literally deafening to persons who reside and work within close proximity of many gardeners not only causes disturbance of those in the vicinity of users, but has the potential to cause hear damage. In addition, leafblower tends to blow dirt, dust and other particulate matter in the air, thereby reducing the air quality in Palm Springs, aggravating persons with allergies and asthmatic conditions and depositing such debris on other public and private property. There are many alternate methods of methods disposing of leaves available to gardeners and property owners, including rakes, brooms, vacuums and water. The use of gasoline powered leafblowers is hereby declared to constitute a public nuisance by virtue of the detrimental effect such blowers have on the community and residents of Palm Springs.

Next Steps

- ❑ **Based on feedback from leaf blower study session we have developed a sample ordinance which safeguards the health and wellbeing of all citizens in the City of Palm Springs.**
- ❑ **Determine if additional study sessions and information is necessary in order to proceed with the ordinance.**
- ❑ **Consider and confirm impact on City, including residents, businesses and workers; conduct impact study if needed**
- ❑ **Be aware of potential impact and ramifications to City of Palm Springs**
- ❑ **Dedicate time and resources to community outreach education,**
- ❑ **Propose city ordinance and key elements and recommendations to the City Council; determine/confirm timeline**
- ❑ **Develop implementation roll-out plan including educational outreach components and phase in approach**

Leaf Blower Proposed Ordinance

Frequently Asked Questions

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Q. Why should we limit the emissions of leaf blowers?

*A. Urban air pollution is a significant health hazard, with many studies showing that it causes increased rates of respiratory and heart disease.ⁱ The pollutants emitted by leaf blowers, most of which use two-stroke engines, include particulate matter, carbon monoxide, and a number of hydrocarbons, including benzene, which is carcinogenic, and 1, 3-butadiene, acetaldehyde, and formaldehyde, which are probable carcinogens.ⁱⁱ **Gas-powered leaf blowers are much more polluting than cars; a leaf blower produces in one hour as much particulate matter as a 1999- or 2000-model car driven for 49 hours at 30 miles per hour (1470 miles), as much carbon monoxide as that car driven for 26 hours (780 miles), and as much hydrocarbons as that car driven for 510 hours (15,300 miles).ⁱⁱⁱ***

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Q. Why specify a minimum fine and an accelerated fine structure?

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A. Residential zones are determined and defined in the Palm Springs Municipal Code.

Q. What kind of leaf blowers may be used and when?

A. Electric Leaf Blowers only. Specification of model_____.

- *Residential zones*
- *Electric leaf blowers (no internal combustion engines) may be used only during the following hours:
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Saturday 10 am – 4 pm
Sundays and Holidays not allowed* (see * below for list of holidays)*
- *Non – residential zones*
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Citizens will be required to identify themselves, provide contact information, and answer a few questions about their observations. Anonymous complaints will not be investigated.

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Q. How do I report a violation of the ban?

A. The best first step to take is to speak to the gardener or to the homeowner to see if they are aware of the ban. Reports of violations may be made by calling the Police Department ???

Q. Where can I find the entire noise ordinance?

A. The entire approved ordinance will be made available online by visiting the City of Palm Springs Sustainability Website. [WWW.YourSustainable City.com](http://WWW.YourSustainableCity.com)

Q. Will there be any exemptions given to residents/homeowners?

A. No, all residents are also prohibited from using gas-powered leaf blowers.

Q. Will gardeners and other businesses need to be certified to use electric blowers?

A. No, however businesses will receive notification of the ordinance through the City of Palm Spring Permit Department.

Q. If the violator is not the resident (i.e., the gardener), who receive the citation, the violator or the resident?

A. If the violator is the resident/ homeowner they will receive the citation, but if the violator is the gardener then they will also receive the citation.

Backyard Composting Bin Rebate

The City of Palm Springs' Office of Sustainability has established a rebate program for residents to encourage the use of backyard composting bins. A rebate of \$40.00 will be paid to Palm Springs residents who purchase a qualified composting bin for their personal use from a local retailer. To apply for a rebate, complete the application form on the reverse side and follow the accompanying terms and conditions.



COMPOSTING BASICS

There are four basic ingredients are required for composting: GREENS, BROWNS, WATER, & AIR. Mixing the proper amounts of these ingredients together will provide the composting organisms (see Compost Criteria) with enough nitrogen, carbon, moisture and oxygen to break down the materials efficiently.

GREENS + BROWNS + WATER + AIR

GREENS are fresh organic materials that serve as sources of nitrogen. Greens are the primary energy source of the active microorganisms, and are useful as a supplementary source of moisture in the pile.

BROWNS are dried or dead organic materials that serve as sources of carbon. Browns are useful for retaining moisture, creating small air pockets, and supporting a more diverse community of decomposers in the pile.

WATER helps ensure efficient processing of organics. Ideally, the pile is kept as moist as a wrung out sponge. Too little moisture will inhibit decomposition, but too much water can produce smelly, anaerobic conditions.

AIR is essential for a sweet, earthy-smelling compost pile. Turning your compost pile regularly will help to inhibit the growth of odor-causing anaerobic bacteria, and will result in faster decomposition.

WHAT GOES IN THE COMPOST PILE?

50% GREENS
Fresh yard trimmings, fresh grass clippings, fresh or mellow fruit and vegetable scraps, coffee grounds, tea leaves, breads, certain types of manure*

50% BROWNS
Woody materials, dead or dried yard debris, chopped branches and twigs, bark, straw, sawdust, coffee filters, tea bags, shredded paper and paper products

COMPOST CRITTERS
A handful of compost contains more decomposer organisms than there are people on the planet. These amazing little creatures are responsible for making the whole composting process happen.

MICROORGANISMS (like bacteria and fungi) do the majority of decomposition work. Although too small to see, they are on everything you throw into the compost pile.

MACROORGANISMS (like insects, worms, and grubs) are large enough to see. They usually enter the compost pile from the surrounding landscape in the later stages of decomposition.

WHAT STAYS OUT OF THE COMPOST PILE?

Meat, fish, poultry & bones	Charcoal or firelog ashes	Dog, cat & human feces	Oils, grease & lard	Fresh weeds with mature seeds (unless baking a hot compost pile)
Eggs & dairy products	Treated wood products	Glossy/coated paper	Inorganic materials	

*For more information on composting with manure, visit sustainablecity.org/city

Please include a photo of the compost bin in place in your back yard. Also, include a copy of the paid receipt for the bin and proof of payment. Thank you!



You can email your application to:
Michele.Mician@PalmSpringsCA.gov or
Daniel.DeGarmo@PalmSpringsCA.gov



City of Palm Springs
 Backyard Composting Bin Rebate

3200 East Tahquitz Canyon Way
 Palm Springs CA 92262



Backyard Composting Bin Rebate Application



City of Palm Springs,
 Office of Sustainability
 3200 E Tahquitz Canyon Way
 Palm Springs CA 92262

Phone: 760-323-8214
 760-323-8248



Email: Michele.Mician@PalmSpringsCA.gov
Daniel.DeGarmo@PalmSpringsCA.gov

www.healthyplanetthehealthykids.com

Backyard Composting Bin Rebate



Composting is just Nature's way of recycling. By definition, composting is the controlled decomposition of organic material such as leaves, twigs, grass clippings, and vegetable food waste. Compost is the valuable soil product that results from proper composting. Composting helps to keep the high volume of organic material out of our landfills and turns that material into a useful product. With organics making up a significant part of California's municipal waste, onsite composting reduces the cost of hauling garbage and operating landfills. Compost is great for gardens and landscaping, and you can save money by buying less soil conditioner, mulch, and fertilizer. Anyone with a little extra room in a garden, a little extra time, and a good source of compostable materials can produce good, high quality compost in as little as 6 weeks. When you compost, you return the earth's nutrients back to the soil, where your plants absorb them and grow healthy and strong. Healthy plants are far more resistant to diseases and pests. Instead of throwing away your organic waste, compost them!



Get your \$40.00 Rebate!

Terms and Conditions:



1. Applicant must be a resident of the City of Palm Springs (verified by utility bill).
2. Compost bin purchased must be at least a cost of \$100.00 or more, including start up kit.
3. Copy of Paid receipt must be submitted in order to be considered for the \$40.00 rebate.
4. Eligible receipts must be dated between July 1, 2016 and June 30, 2017 inclusive.
5. Funding is limited and rebates are available on a first-come, first-served basis.
6. The applicant must agree to this full list of terms and conditions. Examples of backyard composting can be viewed at the following websites: <http://www.rcwaste.org/opencms/recycling/composting.html> and/or <http://www.calrecycle.ca.gov/Organics/> and/or <http://dpw.lacounty.gov/epd/sq/bc.cfm> . If you do not have internet access, publications will be made available to you.
7. The applicant must complete this application form and mail/email/bring it to the City of Palm Springs at the address above, along with the relevant receipts from purchases and photographs of composting bin in place in back yard.
8. Only one (1) rebate per household.
9. Homemade composting bins do not qualify.
10. Rebate checks will be issued and mailed to the name and address listed on the application.



Backyard Composting Bin Rebate



APPLICATION (PLEASE PRINT)	
First	
Last:	
Address: # and Street	
Palm Springs CA	Zip
Phone:	
Email:	
Manufacturer/Model of Composting Bin:	
Cost of Composting Bin: \$	
Please attach copy of receipt and proof of payment	
I certify that I have read, understand and agree to abide by the terms and conditions of this rebate and that the information on this rebate form and on the attached supporting documents is accurate and complete.	
Signature: _____	
Date: _____	
Mail or drop off application to: City of Palm Springs Office of Sustainability Backyard Composting Bin Rebate 3200 E. Tahquitz Canyon Way Palm Springs, CA 92262	



City of Palm Springs

Backyard Composting Bin Rebate



The City of Palm Springs' Office of Sustainability has established a rebate program for residents to encourage the use of backyard composting bins. A rebate of \$40.00 will be paid to Palm Springs residents who purchase a qualified composting bin for their personal use from a local retailer. To apply for a rebate, complete the application form on the next page and follow the accompanying terms and conditions.

Composting is just Nature's way of recycling. By definition, composting is the controlled decomposition of organic material such as leaves, twigs, grass clippings, and vegetable food waste. Compost is the valuable soil product that results from proper composting. Composting helps to keep the high volume of organic material out of our landfills and turns that material into a useful product. With organics making up a significant part of California's municipal waste, onsite composting reduces the cost of hauling garbage and operating landfills. Compost is great for gardens and landscaping, and you can save money by buying less soil conditioner, mulch, and fertilizer. Anyone with a little extra room in a garden, a little extra time, and a good source of compostable materials can produce good, high quality compost in as little as 6 weeks. When you compost, you return the earth's nutrients back to the soil, where your plants absorb them and grow healthy and strong. Healthy plants are far more resistant to diseases and pests. Instead of throwing away your organic waste, compost them!



COMPOSTING BASICS

There are four basic ingredients required for composting: GREENS, BROWNS, WATER, & AIR. Mixing the proper amounts of these ingredients together will provide the composting organisms (see Compost Critters) with enough nitrogen, carbon, moisture and oxygen to break down the materials efficiently.

GREENS + BROWNS + WATER + AIR

GREENS are fresh organic materials that serve as sources of nitrogen. Greens are the primary energy source of the active microorganisms, and are useful as a supplementary source of moisture in the pile.

BROWNS are dried or dead organic materials that serve as sources of carbon. Browns are useful for retaining moisture, creating small air pockets, and supporting a more diverse community of decomposers in the pile.

WATER helps ensure efficient processing of organics. Ideally, the pile is kept as moist as a wrung out sponge. Too little moisture will inhibit decomposition, but too much water can produce smelly, anaerobic conditions.

AIR is essential for a sweet, earthy-smelling compost pile. Turning your compost pile regularly will help to inhibit the growth of odor-causing anaerobic bacteria, and will result in faster decomposition.

WHAT GOES IN THE COMPOST PILE?

50% GREENS

Fresh yard trimmings, fresh grass clippings, fresh or moldy fruit and vegetable scraps, coffee grinds, tea leaves, breads, certain types of manure*



50% BROWNS

Woody materials, dead or dried yard debris, chopped branches and twigs, bark, straw, sawdust, coffee filters, tea bags, shredded paper and paper products

COMPOST CRITTERS

A handful of compost contains more decomposer organisms than there are people on the planet. These amazing little creatures are responsible for making the whole composting process happen.

MICROORGANISMS (like bacteria and fungi) do the majority of decomposition work. Although too small to see, they are on everything you throw into the compost pile.

MACROORGANISMS (like insects, worms, and grubs) are large enough to see. They usually enter the compost pile from the surrounding landscape in the later stages of decomposition.



*For more information on composting with manure, visit solanacenter.org/ciy

WHAT STAYS OUT OF THE COMPOST PILE?

Meat, fish, poultry & bones
Eggs & dairy products

Charcoal or firelog ashes
Treated wood products

Dog, cat & human feces
Glossy/coated paper

Oils, grease & lard
Inorganic materials

Fresh weeds with mature seeds (unless building a hot compost pile)

Backyard Composting Bin Rebate



APPLICATION (PLEASE PRINT)



Your Name:

Address (# and Street):

Palm Springs CA

Zip:

Phone:

Email:

Manufacturer/Model of Composting Bin:

Cost of Composting Bin: \$

Please attach copy of receipt and proof of payment

I certify that I have read, understand and agree to abide by the terms and conditions of this rebate and that the information on this rebate form and on the attached supporting documents is accurate and complete.

Signature: _____ Date: _____



www.healthypalmshealthy.com

Mail or drop off completed Application to:
City of Palm Springs
Office of Sustainability
3200 E. Tahquitz Canyon Way
Palm Springs, CA 92262

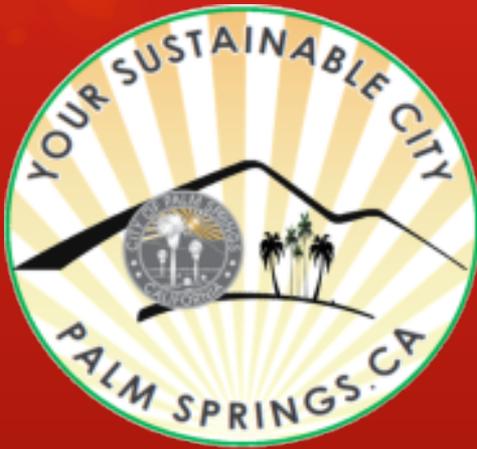
Or by Email: michele.mician@palmspringsca.gov
daniel.degarmo@palmspringsca.gov



Terms and Conditions:

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2. Compost bin purchased must be at least a cost of \$100.00 or more, including start up kit.
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6. The applicant must agree to this full list of terms and conditions. Examples of backyard composting can be viewed at the following websites: <http://www.rcwaste.org/opencms/recycling/composting.html> and/or <http://www.calrecycle.ca.gov/Organics/> and/or <http://dpw.lacounty.gov/epd/sg/bc.cfm> . If you do not have internet access, publications will be made available to you.
7. The applicant must complete this application form and mail/email/bring it to the City of Palm Springs at the address above, along with the relevant receipts from purchases and photographs of composting bin in place in back yard.
8. Only one (1) rebate per household.
9. Homemade composting bins do not qualify.
10. Rebate checks will be issued and mailed to the name and address listed on the application.





Backyard Composting

Is a Rebate in Palm Springs Supported?

Why Compost at Home?

- **Composting** is just Nature's way of recycling. By definition, composting is the controlled decomposition of organic material such as leaves, twigs, grass clippings, and vegetable food waste. Compost is the valuable soil product that results from proper composting. Composting helps to keep the high volume of organic material out of our landfills and turns that material into a useful product.



Why Compost at Home?

- With organics making up a significant part of California's municipal waste, onsite composting reduces the cost of hauling garbage and operating landfills. Compost is great for gardens and landscaping, and you can save money by buying less soil conditioner, mulch, and fertilizer.



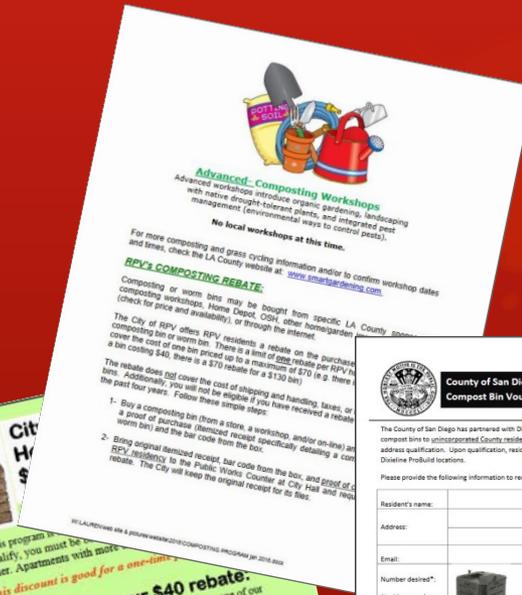
Why Compost at Home?

- Anyone with a little extra room in a garden, a little extra time, and a good source of compostable materials can produce good, high quality compost in as little as 6 weeks. When you compost, you return the earth's nutrients back to the soil, where your plants absorb them and grow healthy and strong. Healthy plants are far more resistant to diseases and pests. Instead of throwing away your organic waste, compost them!



Is Backyard Composting Supported?

- Several Cities and Counties have offered rebates for compost bins.



Advanced Composting Workshops
Advanced workshops introduce organic gardening, landscaping with native drought tolerant plants, and integrated pest management (environmental ways to control pests).
No local workshops at this time.

For more composting and grass cycling information and/or to confirm workshop dates and times, check the LA County website at: www.smartgardening.com

RPV's COMPOSTING REBATE:
Composting or worm bins may be bought from specific LA County sponsored composting workshops, Home Depot, OSH, other home-garden centers (check for price and availability), or through the internet.

The City of RPV offers RPV residents a rebate on the purchase of a composting bin or worm bin. There is a limit of one rebate per RPV household. A bin costing \$40, there is a \$70 rebate for a \$130 bin.

The rebate does not cover the cost of shipping and handling, taxes, or a proof of purchase (Remove receipt specifically detailing a compost bin) and the bar code from the bin, and proof of a RPV residency. The City will keep the original receipt for its files.

- Buy a composting bin (from a store, a workshop and/or in-line) or a proof of purchase (Remove receipt specifically detailing a compost bin) and the bar code from the bin, and proof of a RPV residency. Follow these simple steps:
- Bring original removed receipt, bar code from the bin, and proof of a RPV residency to the Public Works Counter at City Hall and request a rebate. The City will keep the original receipt for its files.



Compost Bin & Vermicompost Bin Rebate
To qualify, you must be a Santa Cruz Municipal Utility Act customer. Apartments with meters are not eligible.

This discount is good for a one-time purchase.

How to receive your \$40 rebate:
✓ Purchase a City-approved compost bin, or worm bin at one of our participating retailers in Santa Cruz. **The Garden Company and San Lorenzo Garden Center.**
Or order online from: www.compostmania.com/santacruz
✓ Fill out this form completely - do not leave any blanks!
✓ Send this form and your proof of purchase (receipt) to:
**City of Santa Cruz Public Works
Home Composting \$40 Rebate Program
809 Center Street, Room 101
Santa Cruz, CA 95060**
✓ Please allow 5-6 weeks for your rebate check to arrive.

Name: _____
Address: _____
Phone #: _____
Santa Cruz Municipal Utility Act #: _____
Item purchased: _____
Where purchased: _____

Questions? call 426-5593



City of Santa Cruz
How to receive your \$40 rebate.

✓ Purchase a City-approved compost bin, or worm bin at one of our participating retailers in Santa Cruz. **The Garden Company and San Lorenzo Garden Center.**
Or order online from: www.compostmania.com/santacruz
✓ Fill out this form completely - do not leave any blanks!
✓ Send this form and your proof of purchase (receipt) to:
**City of Santa Cruz Public Works
Home Composting \$40 Rebate Program
809 Center Street, Room 101
Santa Cruz, CA 95060**
✓ Please allow 5-6 weeks for your rebate check to arrive.

Name: _____
Address: _____
Phone #: _____
Santa Cruz Municipal Utility Act #: _____
Item purchased: _____
Where purchased: _____

Questions? call 426-5593

Composting is nature's way of recycling... with a little help from you!



County of San Diego
Compost Bin Voucher Application

The County of San Diego has partnered with Duxinone Probiol in Rancho San Diego and Escondido to provide low-cost compost bins to unincorporated County residents. Please submit this application according to the instructions below for address qualification. Upon qualification, residents will receive their compost bin voucher to redeem at the two Duxinone Probiol locations.

Please provide the following information to receive your voucher:

Resident's name: _____
Address: _____
City: _____
State: _____
Zip: _____
Email: _____

Number desired*

	Classic Bin	Worm Bin
	\$47.99+tax (after rebate)	\$59.99+tax (after rebate)

*Resident can choose up to two bins (either one of each, or two of one kind)

STEP 1: SUBMIT APPLICATION
EMAIL TO: Stephanie.Ewart@sdcounty.ca.gov
OR
PRINT AND MAIL TO:
Stephanie Ewart - SDPW
5510 Overland Avenue, Suite 210
San Diego, CA 92123
MS-0350

STEP 2: RECEIVE VOUCHER FROM COUNTY STAFF
County staff will process application, ensure residency and send out the voucher.
Note: Email applications are able to be processed more quickly.
Voucher applied at point of sale.

STEP 3: TAKE DISCOUNT VOUCHER TO DUXINONE FOR COMPOST BIN.
Duxinone - Rancho San Diego
3607 Avenida Blvd.
La Mesa, CA 92041
Duxinone - Escondido
562 North Tulip Street
Escondido, CA 92025
Vouchers redeemable only at these two stores.

Compost bins must be purchased from a Duxinone Probiol location in Rancho San Diego or Escondido. At the point of sale, the person listed on the voucher will be required to show proof of residency in the form of a current utility bill and/or picture ID. Vouchers are available to unincorporated County of San Diego residents only. Vouchers may not be transferred, resold and have no cash value. The County of San Diego reserves the right to make changes to the Compost Bin Voucher Program as it deems necessary.

Visit us at <http://www.sdcounty.ca.gov/san/recycling/composting.html> for composting information.

For free composting workshops for unincorporated residents: <http://www.spcnrcenter.org/>



Is Backyard Composting Supported?

○ Even in Australia!



**Home Composting Rebate – Application Form**
Knox City Council is encouraging its residents to recycle food waste by providing a rebate of up to \$40 for the purchase of eligible items for home composting. A list of eligible items is available on the Council website.

To apply for a rebate, complete this form and forward it **with required documents** to:

- **Mail:** Knox City Council, 511 Burwood Highway, Wantirna South, VIC 3152
- **Email:** knoxcc@knox.vic.gov.au
- **In person:** Deliver to Knox City Council Civic Centre, 511 Burwood Hwy, Wantirna South.

CONDITIONS

- This rebate is only available to residents of Knox City Council. Proof of purchase (receipt detailing item purchased. EFTPOS receipts are not acceptable) and proof of residence (eg. driver's licence, utilities bill, or photocopy if mailed) is required.
- One rebate is available per household for eligible products purchased in the last 12 months. Rebates will be paid by cheque, made out and sent to the applicant.
- The rebate will total \$40 for purchases of eligible items of \$40 or over. The rebate cannot exceed the purchase price. Purchases under \$40 will be eligible for a rebate of the purchase price.
- A limited number of rebates are available and rebates will not be available once the budget allocation is exhausted.
- The rebate is not available for materials to build a DIY composting system.
- Recipients may receive further information by email or post on relevant programs. If you do not wish to receive this information, please tick this box

Applicant Details

Full Name: _____
Residential Address: _____
Postal Address (if different to above): _____
Phone Number: _____ Mobile: _____
Email: _____

Required Items – Please tick to indicate that these items are attached to your application

Proof of purchase for your compost bin (or other eligible item – copy of receipt)
 Proof of residence (eg. copy of electricity or gas bill, rates notice)
 Completed Home Composting Evaluation Survey

Declaration
I certify that the information provided in this application is true and correct:

Signature: _____ Date: _____

PRIVACY STATEMENT - The personal information requested is being collected by Council for provision of composting rebates and education, and will be used solely by Council for that primary purpose or directly related purposes. The applicant understands that the personal information provided is for the above purpose and that he or she may apply to Council for access to and/or amendment of the information. Requests for access and/or correction should be made to Council's Privacy Officer.



Is Backyard Composting Supported?

purchase price of any **new** RPV household. Rebates are \$40 for a \$100 purchase, there is a \$40 rebate for

How to receive your \$40 rebate:
 ✓ Purchase a City-approved compost bin, or worm bin at one of our

- Most Cities and Counties are offering a \$40.00 to \$100.00 Rebate on Compost Bins. Bins are either purchased through a vendor who has agreed to work with the City or through local retailers and the resident submits a paid receipt to the City for the Rebate. The purchase price must be for more than the rebate and local residency is a requirement.

CUT HERE - Follow this line to use as a file for Your Records

Rebate Rules

- Original receipt (be sure receipt clearly indicates purchase) and completed Rebate Form must be postmarked by December 31, 2012. The City of Chicago reserves the right to deny rebate forms with unclear receipts.
- Rebate checks may take up to 3 months to process.
- Rebate amount: 50% off original purchase price, up to \$50 rebate, per household, per year.
- If you have any questions on the rebate process, please call 312.743.9283 or email rainbarrel@cityofchicago.org.
- Maximum rebates: Rain Barrels \$40, Compost Bins \$50, Native Plants \$40, Trees \$100.

To receive your rebate, please complete the top of this form and submit it along with the original receipt by December 31, 2012, to:

Chicago Sustainable Backyards Program
 Chicago Department of Transportation
 30 N. LaSalle, 11th Floor
 Chicago, IL 60602

CHOOSE YOUR WAY TO SAVE: Select a plan below

	<input type="checkbox"/> Go Local Plan \$75 coupon before purchase	<input type="checkbox"/> Go Anywhere Plan \$75 rebate after purchase
Step 1	Submit a rebate application.	Purchase a home composting system from any retailer.
Step 2	Receive a \$75 coupon for a home composting system by mail. *	Submit a rebate application with copies of your receipt.
Step 3	Purchase a home composting system at any local participating retailer and redeem your coupon.	Receive a \$75 rebate check from the City of Austin.

*Please allow a minimum of 2 weeks for processing. *Please allow a minimum of 8 weeks for processing.

Rebate Details & Eligibility

- Rebate is for residents within city limits that purchase a backyard compost bin and/or a vermicompost bin between **July 1, 2015 and June 30, 2017**.
- Applications must be received within 90 days of purchase. All rebates are funded first-come, first-serve. Fund availability is not guaranteed. **Bins must be installed before rebate will be given.**
- Backyard compost bin rebate is for purchase price or \$100, whichever is less. Vermicompost bin rebate is for purchase price or \$100, whichever is less.
- Limit one rebate per bin type.** Rebate will not be approved for requests of two of the same types of bins.
- Applicant agrees to use the bin(s) to help reduce food waste and eliminate green waste in the streets.
- Bins are subject to random inspection by City of Woodland.
- Applicant allows City of Woodland to reference this project and use photographs in outreach materials.



Is Backyard Composting Supported?

- Riverside County Department of Water Resources is offering Backyard Composting Workshops throughout the county. The next one in our area is on September 10, 2016 in Desert Hot Springs.



Riverside County Department of Waste Resources Backyard Composting Workshop Desert Hot Springs



Plan to attend a free "How - To" workshop on Backyard Composting. Learn how to make something beneficial for your garden from things you are already throwing away!

Hosted By: Mission Springs Water District
MSWD Office

Location: 66547 Second Street

Time: 10:00 A.M.

When: Saturday, September 10, 2016



Geobin Compost Bins Available for Purchase

- \$12 each
- Available for purchase after the workshop. Compost bins are also available at the RCDWR Administration Office, Monday through Thursday, 8:00 a.m. to 5:00 p.m.
- Accepted forms of payment: Cash (no bill larger than \$20), Checks, and Visa or MasterCard debit/credit cards (75¢ processing fee applies).
- Bins available for purchase by Riverside County residents only.
- Limit of up to three compost bins per household.
- Subject to availability.

Plans for building a compost bin can be found at the following web site:

<http://www.rcwaste.org/opencms/recycling/composting.html#how>

To purchase compost or mulch in bulk, or to recycle green or woody waste, visit:

<http://www.rcwaste.org/opencms/recycling/composting.html#bulk>

If you require reasonable accommodation, please call our main office at least one week before the event.



Riverside County Department of Waste Resources
14310 Frederick Street, Moreno Valley, CA 92553
951-486-3200 or 800-366-SAVE
www.rcwaste.org

This document available in alternative formats upon request
Printed on 30% Post-Consumer Recycle Content Paper
DM #182183-v1

Is Backyard Composting Supported?

- CalRecycle has information and guidelines on Backyard Composting on their website also:
<http://www.calrecycle.ca.gov/Organics/#>

The screenshot displays the CalRecycle website's 'Organic Materials Management' page. The browser address bar shows 'www.calrecycle.ca.gov/Organics/'. The page features the CalRecycle logo and navigation tabs for Home, Consumers, State & Local Government, Business & Industry, and About Us. A search bar is located in the top right corner.

Key Topics

- Climate Change
- Compost and Mulch
- Food Scraps

Regulatory Coordination

- Air Emissions
- Water Quality

Related Topics

- Construction and Demolition Debris Recycling
- Green Building
- Plastics

Organic Materials Management

An important part of the California Department of Resources Recycling and Recovery's mission is to increase the diversion of organic materials away from landfills and toward the production of value-added products such as compost, fertilizers, and biofuels.

Organic waste accounts for more than a third of the material in California's waste stream. Greenhouse gas emissions caused by the decomposition of organic material in landfills contribute to global climate change. Reducing the amount of organic material sent to landfills is part of the [AB 32 \(California Global Warming Solutions Act of 2006\) Scoping Plan](#), is fundamental to ARB's [Short Lived Climate Pollutant](#) strategy, and is one of California's strategies for reaching the statewide [75 percent recycling goal](#). Collecting and processing organic materials, particularly food, is also the focus of [AB 1826](#), which mandates such efforts beginning April 1, 2016.

To stay informed on the latest information on organics issues, sign up for email updates by [joining a CalRecycle listserv](#), such as "Organics Materials Management," "Conversion Technologies," or "Climate Change."

Information About...

Compost and Mulch	Food	Landscaping	Technologies	Pests / Threats
<ul style="list-style-type: none">→ Using Compost and Mulch→ Home Composting→ Regulations→ Compost Use in Agriculture→ Find a Composter Near You			<ul style="list-style-type: none">→ Biosolids→ Compost and Mulch→ Compost and Mulch Producers→ Compostable Materials Management for Operators	<ul style="list-style-type: none">→ Worms

Program News and Activities

- Rethink Food Waste Through Economics and Data
- Maine Congresswoman Pingree Introduces Food Recovery Legislation
- Department of Water Resources Turf Replacement and High Efficiency Toilet Rebate

Additional Resources

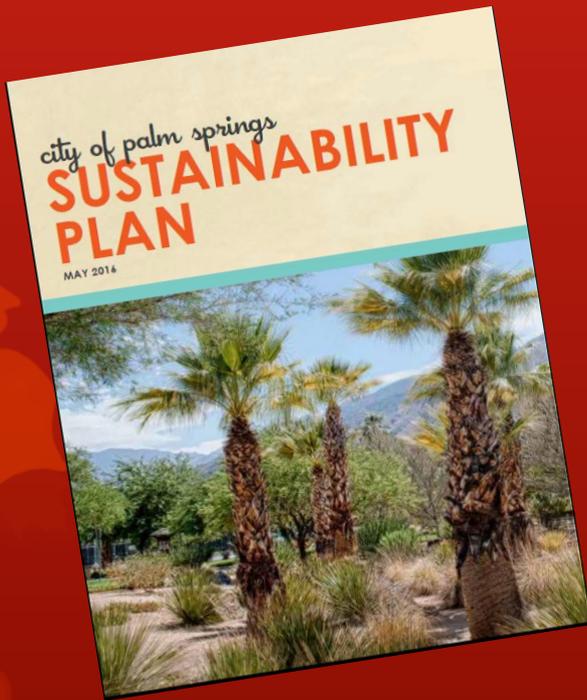
- Compostable Materials Management
- Economic Incentives
- Enforcement
- Facility Information Toolbox (FacIT)
- Local Government Central
- Permit Toolbox
- Regulations
- Your County's Contacts

Other Links

- Program Contacts
- Classroom Education
- Events
- Organics Publications and Videos
- Organics Toolbox
- Glossary
- Resources
- Site Index



Is Backyard Composting Supported?



- **Yes, there is information supporting Backyard Composting. A program in Palm Springs will be a stepping stone towards the Sustainability Master Plan goals for 2020.**



City of Palm Springs Answer:

- A proposed Backyard Composting Bin Rebate for Residents of the City of Palm Springs:



City of Palm Springs Backyard Composting Bin Rebate



The City of Palm Springs' Office of Sustainability has established a rebate program for residents to encourage the use of backyard composting bins. A rebate of \$40.00 will be paid to Palm Springs residents who purchase a qualified composting bin for their personal use from a local retailer. To apply for a rebate, complete the application form on the next page and follow the accompanying terms and conditions.

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COMPOSTING BASICS

There are four basic ingredients required for composting: GREENS, BROWNS, WATER & AIR. Mixing the proper amounts of these ingredients together will provide the composting organisms (see Compost Cretters) with enough nitrogen, carbon, moisture and oxygen to break down the materials efficiently.

GREENS +

GREENS are fresh organic materials that serve as sources of nitrogen. Greens are the primary energy source of the active microorganisms and are useful as a supplementary source of moisture in the pile.

WHAT GOES IN THE COMPOST PILE?

50% GREENS
Fresh yard trimmings, fresh grass clippings, fresh or mildly moldy fruit and vegetable scraps, coffee grounds, tea leaves, breads, certain types of meats*

BROWNS +

BROWNS are dried or dead organic materials that serve as sources of carbon. Browns are useful for retaining moisture, creating small air pockets, and supporting a more diverse community of decomposers in the pile.

WHAT GOES IN THE COMPOST PILE?

50% BROWNS
Widely materials, dead or dried yard debris, cleaned branches and twigs, bark, straw, wood chips, coffee filters, tea bags, shredded paper and paper products

WATER +

WATER helps ensure efficient processing of organics. Ideally, the pile is kept as moist as a wrung out sponge. Too little moisture will inhibit decomposition, but too much water can produce smelly, anaerobic conditions.

COMPOST CRETTERS
A handful of compost contains more decomposer organisms than there are people on the planet. These amazing little critters are responsible for making the whole composting process happen.

MICROORGANISMS (like bacteria and fungi) do the majority of decomposition work. Although too small to see, they are on everything and thrive in the compost pile.

MACROORGANISMS (like insects, worms, and grubs) are large enough to see. They usually enter the compost pile from the surrounding landscape in the later stages of decomposition.

AIR +

AIR is essential for a sweet, earthy-smelling compost pile. Turning your compost pile regularly will help to inhibit the growth of odor-causing anaerobic bacteria, and will result in faster decomposition.

WHAT STAYS OUT OF THE COMPOST PILE?

Meat, fish, poultry & bones
Eggs & dairy products
Chemical or flaking adhesives
Treated wood products
Dog, cat & human feces
Glossy/coated paper
Oils, grease & fat
Toxic materials
Fresh weeds with mature seeds
(even looking a lot comest ones)

*For more information on composting with meats, visit edemissions.org/hp/

Backyard Composting Bin Rebate






APPLICATION (PLEASE PRINT)



Your Name:	
Address (# and Street):	Palm Springs CA Zip:
Phone:	
Email:	
Manufacturer/Model of Composting Bin:	
Cost of Composting Bin: \$	
Please attach copy of receipt and proof of payment	
I certify that I have read, understand and agree to abide by the terms and conditions of this rebate and that the information on this rebate form and on the attached supporting documents is accurate and complete.	
Signature: _____	Date: _____
<p>Mail or drop off completed Application to:</p> <p>City of Palm Springs Office of Sustainability 3200 E. Tahquitz Canyon Way Palm Springs, CA 92262</p> <p>Or by Email: michele.mician@palm Springsca.gov daniel.degarro@palm Springsca.gov</p> 	

Terms and Conditions:

- Applicant must be a resident of the City of Palm Springs (verified by utility bill).
- Compost bin purchased must be at least a cost of \$100.00 or more, including start up kit.
- Copy of Paid receipt must be submitted in order to be considered for the \$40.00 rebate.
- Eligible receipts must be dated between July 1, 2016 and June 30, 2017 inclusive.
- Funding is limited and rebates are available on a first-come, first-served basis.
- The applicant must agree to this full list of terms and conditions. Examples of backyard composting can be viewed at the following websites: <http://www.rcwaste.org/gencms/recycling/composting.html> and/or <http://www.calrecycle.ca.gov/Organics/> and/or <http://dpsw.lacounty.gov/epd/sg/bc.cfm>. If you do not have internet access, publications will be made available to you.
- The applicant must complete this application form and mail/emailing it to the City of Palm Springs at the address above, along with the relevant receipts from purchases and photographs of composting bin in place in back yard.
- Only one (1) rebate per household.
- Homemade composting bins do not qualify.
- Rebate checks will be issued and mailed to the name and address listed on the application.






Six Sustainability Goals and Policy Recommendations to Present Before the City Council of the City of Palm Springs for Adoption 2016-2020

i. Multi Family Recycling -

in progress with goal for end of 2016

ii. Product Stewardship -

First for meds in Early 2017 and more products to 2020 adoption

iii. Pesticide Policy -

2017 adoption

iv. No Idling Policy -

2018 for City fleet and extend to commercial through 2020 by sector

v. Tree Protection Ordinance -

2017 City facilities replacement/removal policy. All trees 2019

vi. Mandatory Green Building Practices –

2016-17 adoption



SUBCOMMITTEE REPORT

PRESENTED FOR COMMISSION MEETING DATE: 09/13/16	SUBMITTED BY: David Freedman
SUBCOMMITTEE NAME: Green Building / Solar (with Planning Commission liaison)	SUBMITTED DATE: 09/06/16
SUBCOMMITTEE MEETING DATES: 07/28/16 and 08/29/16	NEXT SUBCOMMITTEE MEETING DATE: 09/15/16

Subcommittee Meeting Goals:

Discuss costs and incentives for mandatory solar program for new construction and major renovations.

Summary:

Subcommittee members discussed costs and incentives for a mandatory solar program for new construction and major renovations applicable to residential buildings, as a follow-up to the discussion on this topic at the June 23, 2016, joint study session of the City Council and the Sustainability Commission. A more detailed report is attached.

Recommendation/Request

ACTION ITEMS REQUEST TO COMMISSION	Consider recommended solar ordinance once presented and discussed.
ACTION ITEMS REQUEST TO OFFICE OF SUSTAINABILITY	Arrange meetings with the relevant City staff; schedule study session with stakeholders, Planning Commission and City Council Sustainability Subcommittee (Mayor Moon, Councilmember Kors).
POTENTIAL FISCAL IMPACT/REQUEST IF ANY:	None determinable at this time.

Sustainability Commission Green Building / Solar Subcommittee Report On Costs and Available Incentives for a Palm Springs Solar Mandate

I. Introduction

The Sustainability Commission Green Building / Solar Subcommittee, together with Planning Commission liaison Lisa Middleton, met on July 28 and August 29, 2016, to follow up on the discussion of a possible solar mandate for Palm Springs at the June 23, 2016, joint study session of the City Council and the Sustainability Commission. In response to comments from members of City Council on availability of incentives and ensuring the affordability of housing, Subcommittee members have gathered information on costs and available incentives for a Palm Springs solar photovoltaic (PV) mandate, applicable to new construction and retrofits for single-family homes.

II. New residential construction

A. Cost analysis

1. Upfront costs

a. Construction costs

Based on a 2,000 square foot house using 15,000 kWh of power per year – the typical range is from 10,000 - 20,000 kWh per year for a 2,000 square foot energy-efficient home – the proposed mandatory solar installation is 2 watts per square foot – $2 \times 2000 = 4,000 = 4 \text{ kW}$ system. This system would produce 6,000 kilowatt hours (kWh) annually.

Based on a survey of local solar installers, the system cost concurrent with new construction on a single home would be \$15,000 (\$3.75 / watt) to the developer. See Attachment 1, page 2, for details. The developer could then add its customary 15% overhead, which would give a cost to the customer of \$17,250 and a profit to the developer of \$2,250.

The system cost concurrent with new construction on 10 or more homes would be \$12,000 to the developer. With the developer's 15% overhead, the cost to the customer would be \$13,800. See Attachment 1, page 1, for details. The developer would have a profit of \$18,000 per every 10 homes.

Under Section 2.23 of the 2016 Residential Alternative Calculation Method Reference Manual for the 2016 Building Energy Efficiency Standards that go into effect on January 1, 2017, installing a solar PV system will provide a developer of new construction with a compliance credit dependent on the climate zone and dwelling unit size. Palm Springs is in climate zone 15 out of 16, resulting in the next-to-highest level of credit.

The credit may be used to trade off any efficiency measure. In particular, the new energy efficiency standards will require more insulation on attics and roofs and an advance wall system. According to the California Building Industry Association, avoiding these new requirements by installing a solar PV system would result in hard cost savings (labor and materials) to the developer of approximately \$3,000, assuming a house of 2,400 square feet and a solar PV system of at least 2.75 kilowatts. Additional soft costs of redesigning models to comply with the wall standards in effect when the developer submits the permit application may also be avoidable, resulting in further savings to the developer.

b. Mortgage costs

In the period from August 1, 2015, to August 22, 2016, based on the data from the Multiple Listing Service (MLS) , 50 new homes were sold in Palm Springs, including four in the Escena neighborhood with solar panels installed. The average size of the homes was 2,051 square feet, the average sales price of the homes was \$ 641,873, and the median sales price was \$638,523. The lowest price of all of the homes sold (in the Mountain Gate neighborhood) was \$460,000. All other sales were for amounts greater than \$500,000. See Attachment 2 for details.

Based on ads published in the September 4, 2016, issue of The Desert Sun, prices for new homes currently on sale in Palm Springs range from the low \$500,000s (the Vallera development in the Baristo neighborhood) to the high \$1,400,000s (the SKYE development in the Historic Tennis Club neighborhood). See Attachment 3 for details. Houses in the new Tuscany Heights development in the Little Tuscany neighborhood, where prices are from the low \$1 millions, include 5.03 kW solar panels.

We have calculated mortgage costs based on a base purchase price of \$500,000 and an additional cost to the homeowner of \$13,800 (assuming a project of 10 houses or more). We have used a pro forma 30-year fixed mortgage rate of 4%. The additional monthly cost of the solar installation is \$46 (including the federal tax credit discussed below, but not including the possible deductibility of the mortgage interest). See Attachment 1, page 1, for details.

Based on a discussion with a mortgage broker in Palm Springs, the mortgage industry does not include utility bill payments of any kind in calculating a buyer's monthly debt and ability to repay a mortgage, so the increased mortgage payment resulting from the higher purchase price is not offset by lower electricity bills in calculating home purchase capacity.

2. Cost recovery

a. Electricity savings

As noted above, a 4 kW system will produce 6,000 kWh per year. This would offset approximately \$1,375 of annual electrical cost (\$115 / month) at the current Southern California Edison (SCE) tier 2 price of \$0.229 per kWh. Assuming a 6% annual growth in electricity rates, which is consistent with past increases, the offset would be approximately \$1,925 of annual electrical cost (\$163 / month) in year 5 and \$2,625 of annual electrical cost (\$218 / month) in year 10. After deducting the \$46 / month additional mortgage cost noted above, the monthly cost savings would be \$69 in year 1, \$117 in year 5 and \$172 in year 10. See Attachment 1, page 3, for details.

b. Federal tax credit

Legislation extending the Solar Investment Tax Credit (ITC) was signed into law on December 18, 2015. The bill extends the 30% Solar Investment Tax Credits for both residential and commercial projects through the end of 2019, and then drops the credit to 26% in 2020, and 22% in 2021 before dropping permanently to 10% for commercial projects and 0% for residential projects. In addition, the bill included language allowing owners

who commence construction on their projects before the end of 2021 to claim the larger credit once their project is placed in service, as long as that project is placed in service before the end of 2023.

c. Resale recapture

Solar PV installations on some US homes still receive no value during an appraisal because comparable home sales are lacking. The Winter 2016 issue of The Appraisal Journal published an analysis of solar home paired sales across six state, including the San Diego Metro Area. This first-of-its-kind study uses appraisal methods to evaluate sale price premiums for owned PV systems on single-unit detached houses across six states that were also evaluated in a large statistical study. The results provide strong, appraisal-based evidence of PV premiums in all the states studied, and the results support use of cost- and income-based PV premium estimates when paired sales analysis is impossible. This study includes sales mostly occurring between 2011 and 2013.

All paired sales in the San Diego metro area show a price premium for homes with PV systems. The average premium is \$17,127, which is 3.37% of the sale price or \$4.31 per watt (W) of the installed PV system. The per-watt premium is considerably lower than the average gross cost estimate of \$5.96/W but similar to the average net cost (\$4.00/W) and average income (\$3.67/W) estimates. In other words, the homeowner recovered the upfront net cost of the solar installation entirely upon resale and indeed even made a small profit on it.

Based on informal survey by an appraiser in Palm Springs, the extent of Coachella Valley solar PV system installations is too limited and the manner in which they are described in Valley MLS too varied to provide any reliable basis for statistical analysis to indicate if they are a value factor. See Attachment 4 for details.

On July 19, 2016, the White House announced the Administration's Clean Energy Savings for All Americans Initiative. Through this Initiative, the Administration will work to ensure that every household has options to choose to go solar and put in place additional measures to promote energy efficiency. Among these measures, the Department of Energy (DOE) has made in a critical partnership with industry, including a formal partnership with the Appraisal Foundation to develop guidance on valuation of energy efficiency in residential and commercial buildings that was launched in 2011. DOE is also partnering with the Appraisal Institute to integrate energy efficiency into appraisals and real estate transactions and deliver education and training to appraisers through the Better Buildings Home Energy Information Accelerator, where they have enlisted the support of the Real Estate Standards Organization, the Council of MLS, Homes.com, and National Association of Realtors. As a result, there may be more data on the appraisal value of solar PV systems in the future.

B. Incentive programs

1. Market rate housing

In addition to the federal tax credit mentioned above, the California New Solar Homes Partnership (NSHP) provides financial incentives and other support for installing eligible solar energy systems on newly constructed residential buildings

that receive electricity from investor-owned utilities, including Southern California Edison (SCE), which serves Palm Springs. The primary goal of the NSHP is to help create a self-sustaining market for energy efficient, new solar homes. Additional goals include home builders incorporating high levels of energy efficiency with high performing solar systems as standard features, and home buyers demanding energy efficient, solar homes. The NSHP encourages new home builders to install solar energy systems prior to it becoming mandatory in 2020 for all new residential construction under the zero net energy (ZNE) goals of the California Energy Commission (CEC) and the California Public Utilities Commission (CPUC).

The CEC implements the NSHP in coordination with the CPUC as part of the overall California Solar Initiative (CSI). As of August 4, 2016, NSHP had \$41 million in available funding. On June 9, 2016, the CEC authorized additional funding of \$111.78 million (of which \$45.95 million is for the SCE service area) to provide for continuing financial incentives for homeowners, builders, and developers to install solar energy systems on new, energy efficient residential dwellings under provisions of the NSHP Program.

The NSHP program provides two incentive structures: one for conventional or market-rate housing, affordable housing common area projects, and affordable housing residential projects with systems owned by non-tax-exempt entities; and another for affordable housing residential projects with systems owned by tax-exempt entities. For market-rate housing, affordable housing common area projects, and affordable housing residential projects with systems owned by non-tax-exempt entities, the incentive rate for the project is determined by the energy efficiency level that the newly constructed residential building(s) meets.

To be eligible for NSHP incentives, a solar PV system must be installed in conjunction with the construction of a new residential building that is permanently fixed to its foundation. The Alta Verde development and several other new home developments in Palm Springs have already benefitted from NSHP incentives.

The NSHP Guidebook describes the requirements to receive incentives for constructing energy-efficient solar homes under the NSHP. Solar energy systems that service the following newly constructed residential buildings where the entire building meets the energy efficiency requirements described in the Guidebook qualify for NSHP incentives:

- Single-family homes
- Duplexes
- Triplexes
- Condominiums
- Multifamily buildings (including market-rate and affordable housing projects)
- Mixed-use buildings
- Common areas in single- and multifamily developments that are shown to be for the primary benefit of the residential occupants

To be eligible for NSHP incentives, a solar energy system must be installed in conjunction with the construction of a new residential building that is permanently fixed to its foundation. The Alta Verde development in the Andreas Hills neighborhood and several other new home developments in Palm Springs have already benefitted from NSHP incentives.

The incentive levels are based on energy efficiency requirements:

- Code-Compliant: The building complies with the 2013 Building Energy Efficiency Standards.
- Tier I: Residential buildings that exceed the Building Energy Efficiency Standards in effect on the date the building permit is applied for by at least 15%.
- Tier II: Residential buildings that exceed the Building Energy Efficiency Standards in effect on the date the building permit is applied for by at least 30%.

The current incentive levels are as follows:

- \$1.50/watt for affordable housing residential units with tax-exempt system owners meeting Code-Compliant energy efficiency requirements,
- \$1.85/watt for affordable housing residential units with tax-exempt system owners meeting Tier I or Tier II energy efficiency requirements,
- \$0.50/watt for market-rate housing projects, affordable housing common areas, or affordable housing projects with a non-tax-exempt system owner meeting Code-Compliant energy efficiency requirements,
- \$0.75/watt for market-rate housing projects, affordable housing common areas, or affordable housing projects with non-tax-exempt system owners meeting Tier I energy efficiency requirements, or
- \$1.25/watt for market-rate housing projects, affordable housing common areas, or affordable housing projects with non-tax-exempt system owners meeting Tier II energy efficiency requirements.

Based on the 4 kW system we have used in our calculations, the developer could receive a rebate of up to \$2,000 (\$0.50/watt) at the current levels.

On July 8, 2016, the CEC staff held a workshop to re-assess program incentive levels in light of the 2016 Building Energy Efficiency Standards that go into effect on January 1, 2017, and consider other possible changes to the NSHP. The CEC expects to issue a draft of the new version of the Guidebook by mid-October, conduct another workshop and then adopt it at its November or December 2016 business meeting; however, this timeframe is subject to change. The Green Building / Solar Subcommittee will monitor developments on the NSHP.

2. Affordable housing

As noted above, the NSHP includes a structure for affordable housing residential projects. The NSHP offers a higher incentive to affordable housing residential projects with systems owned by tax-exempt entities because the affordable housing industry often faces more difficulties in the financing and incorporation of solar energy systems in its developments than do conventional housing developments. To be eligible for the NSHP rebates, the housing authority must submit a regulatory agreement with the property owner, which must provide for income-restricted occupancy of at least 20% of units for at least 10 years. The CEC is currently working to simplify participation requirements for affordable housing projects. This will be discussed in the next Guidebook revision.

The Coachella Valley Housing Coalition (CVHC) is among the affordable housing providers that are committed to install solar PV systems. The CVHC's policy is to install these systems in all of its projects in the SCE service area, particularly in cases where the projects result in a utility allowance where a certain percentage (e.g., 50%) of the energy savings go back to the resident. CVHC is currently having high-level, preliminary discussions with the City of Palm Springs on building new affordable housing units on City-owned properties. Should those discussions

progress to a more concrete level, CVHC will seek to install solar PV systems on these properties and will pursue NSHP and all other available incentives to reduce the costs to it and the residents.

III. Retrofits

A. Cost analysis

1. Upfront costs

a. Construction costs

As noted above, based on a survey of local solar installers, the system cost for a retrofit adding a 4 kW system to a single home would be \$15,000 (\$3.75 / watt). See Attachment 1, page 2, for details.

The Building Department issued 381 permits for single family additions / remodels in fiscal year 2015-16. The majority of these permits were for kitchen and bath remodels, with a permit value typically around \$ 25,000.

b. PACE costs

For market-rate residential housing retrofits, in addition to the federal tax credit and avoided costs of electricity mentioned above, homeowners are eligible to apply for property-assessed clean energy (PACE) loans to finance the cost of a solar installation. PACE financing is also available for energy efficiency and water conservation projects (such as desert landscaping and artificial turf), and the projects can be grouped together. An assessment is placed on the property and repaid through property tax bills. If the property is sold, including through foreclosure, the remaining PACE assessment may stay with the more energy efficient property and the next owner becomes responsible for the remaining PACE assessment, if this is accepted by the next owner and the bank providing the purchase mortgage.

Currently, three PACE programs are offered in Palm Springs: Ygrene, HERO and, most recently, CaliforniaFirst. The minimum amount that can be financed is \$5,000. The maximum financing amount is 15% of the property value, with a limit under certain of the programs of \$200,000. Homeowners can obtain up to a 30-year payback term under one of the programs and are eligible to deduct the interest portion of the PACE payments from their taxes, if they itemize their deductions. The interest rates are fixed and increase as the length of the loan increases. Based on the interest rates provided in mid-August by the three authorized PACE providers, the rates range from approximately 6.5% for a five-year loan to 8.5% for a 30 year-loan. One of the PACE providers also provides financing under the Mello-Roos Act, where both interest and principal of the PACE loan may be tax deductible, as determined by the homeowner's tax accountant. The PACE providers also charge upfront closing costs of 3% to 6% of the loan value, plus fixed costs of approximately \$1,000, which are included in the financed amount.

2. Cost recovery

a. Electricity savings

As noted above for new home construction, a 4 KW system would offset approximately \$1,375 of annual electrical cost (\$115 / month) in year 1, \$1,925 of annual electrical cost (\$163 / month) in year 5 and \$2,625 of annual electrical cost (\$218 / month) in year 10. Assuming the federal tax credit discussed below (but not including any deductibility of all or a portion of the loan), a 20-year loan from PACE or other funding sources at 8% would cost \$88 / month (funding from other sources may be available at lower rates). The monthly cost savings would be \$27 in year 1, \$75 in year 5 and \$130 in year 10. See Attachment 1, page 3, for details.

b. Federal tax credit

As noted above, federal tax credits have recently been extended through 2021. The credits are also available for new solar PV installations on existing houses.

c. Resale recapture

As noted above, a recent appraisal study of homes in the San Diego area confirmed recapture of the cost of installing a solar PV system upon resale.

In addition, as part of the Administration's Clean Energy Savings for All Americans Initiative announced in July, the US Department of Housing and Urban Development (HUD) and the Department of Veterans Affairs (VA) released new guidance to unlock residential PACE financing by outlining how properties with PACE assessments can be purchased and refinanced with Federal Housing Administration (FHA) mortgage insurance and by welcoming the use of PACE financing for Veterans Affairs (VA)-insured mortgages. The key requirements outlined in FHA's guidance are: the PACE assessment does not take first lien position ahead of the mortgage and the assessment transfers from one property owner to the next, including through a foreclosure sale. The guidance also requires that where energy and other PACE-allowed improvements have been made to the property through a PACE program, and the PACE obligation will remain outstanding, the appraiser must analyze and report the impact on the value of the property, whether positive or negative, of the PACE - related improvements and any additional obligation (i.e., the PACE special assessment).

B. Incentive programs

1. Market rate housing

As part of the City's continued effort to promote energy efficiency and encourage residents to protect the environment, the Office of Sustainability plans to offer a rebate program for property owners who participate in the CVAG Green for Life Green Building Program. The installation of solar PV system is among the projects that may qualify for an incentive if it generates at least 20 points under the CVAG program. The size of the incentive depends on the number of points under the CVAG program and can include an energy audit rebate up to \$200, a building

permit rebate up to \$500, and a home improvement or hardware store gift card up to \$500.

The incentive program will continue until rebate funds are no longer available. Customers are required to submit a completed rebate application during the timeframe of the campaign to be eligible for the rebate from the City. Once the applications are reviewed and approved, approximately 8-10 weeks, the customer will receive the rebate from the City. The Sustainability fund includes \$25,000 in fiscal year 2016-17 for this program.

2. Affordable housing

As part of CSI, the CEC has solar energy incentive programs for both single-family and multifamily affordable housing, under the Single-Family Affordable Solar Housing (SASH) and Multifamily Affordable Solar Housing (MASH) programs. These programs have current sunset dates of December 31, 2021. GRID Alternatives is the program manager for the SASH program.

CVHC has used MASH to help finance a solar PV system for the common areas of the Coyote Run affordable housing project in Palm Springs. CVHC has also used SASH for homes in Desert Hot Springs. CVHC will continue to seek available funds under MASH and SASH for its projects.

The SASH program has a budget of \$54 million, of which \$21 million in incentives is for the SCE service area. It provides a rebate of \$3 / watt-AC. As this rebate does not cover the full cost of installing the solar equipment, GRID Alternatives looks to other sources of funding, such as under the California cap and trade program, to cover the gap of approximately \$2,000 - \$ 6,000 per house.

To be eligible for SASH, the household annual income must not exceed 80% of area median income, currently \$53,600 for a family of four in Riverside County. The home must also meet PUC 2852 definition of affordable housing. There are a number of ways to meet this requirement, including 1) having an existing deed restriction on the property to ensure that it can only be resold to a purchaser meeting this income requirement, and 2) being located in a HUD defined Qualified Census Tract (QCT).

GRID Alternatives looks to equip houses with solar panels to cover 50% - 75% of the energy needs based on historical usage. It has done approximately 120 solar retrofits in Desert Hot Springs, 95 in Cathedral City, 95 in Palm Desert, and 3 in Palm Springs. GRID Alternatives has also done about a dozen projects in the Imperial Irrigation District (IID) service area and is looking to continue that work in light of IID's new net billing tariff, which will reduce the cost savings to approximately 30% - 60%.

In addition to providing low-income homeowners with reduced electricity bills, GRID Alternatives benefits the communities it serves by leveraging local green-job training and workforce development programs to assist with installing the solar systems. GRID Alternatives also does educational programs to assist low income families in identifying energy efficiency measures they can take and incentives to cover some of those costs. GRID Alternatives is available to come to Palm Springs to present its programs to the Sustainability Commission and do a community workshop, if there would be interest.

IV. Conclusion

As noted above, there is a large number of federal, state and city incentive programs to reduce the upfront costs of installing a solar PV system on residential housing and recover those costs via tax credits, lower electricity bills and an increased home resale price. As shown in the calculations in Attachment 1, a solar mandate will be cost effective, which is a requirement for a local jurisdiction to adopt an energy efficiency standard stricter than the statewide standards that go into effect on January 1, 2017.

As noted above, solar PV system installation is expected to be mandatory for all new residential construction by 2020 under the ZNE goals. The incentives encourage developers not to wait for ZNE but rather act as market leaders. Adopting a solar mandate in Palm Springs would also benefit its residents with lower bills and higher home resale values and advance the City's GHG reduction goals set out in its newly adopted Sustainability Plan. The solar industry responds quickly to regulatory and market changes, and the Green Building / Solar Subcommittee will recommend updates to any adopted mandate in light of evolving circumstances and industry best practices.

Attachments:

Attachment 1: Solar Cost Calculations

Attachment 2: New Single Family Homes Sold in Palm Springs in Past 12 Months

Attachment 3: New Single Family Home Developments for Sale in Palm Springs

Attachment 4: Value Factor of Solar PV Systems in Coachella Valley Appraisal Practice

Attachment 1

Solar Cost Calculations

Solar impact on Mortgage

4 kW Solar Install Retrofit

4 kW Solar Install New Construction

System Cost	\$15,000	\$12,000 (\$10,000 with NSHP Rebate)*
GC 15% mark up	\$0.00	\$1,800
Total	\$15,000	\$13,800
<u>Minus 30% FTC</u>	<u>(\$4,500)</u>	<u>(\$4,140)</u>
Net Cost to Home Owner	\$10,500	\$9,660

Monthly cost if added to mortgage (30 years @ 4%)

N/A

\$46.00 per month

Monthly cost with traditional solar financing (20 years @ 8%)

\$88.00 per month

N/A

Monthly cost of \$500,000 mortgage (30 years @ 4%)

\$2,387.00

Monthly cost of \$509,660 mortgage and solar

\$2,433.00

* Developer may be eligible for further rebates of up to \$0.50 per watt (\$2,000.00 for 4kW) Depending on NSHP available funds



Ratings & reviews ★ ★ ★ ★ ★ (26) ★ ★ ★ ★ ★ (5) ★ ★ ★ ★ ★ (2) ★ ★ ★ ★ ★ (10) ★ ★ ★ ★ ★ (18) ★ ★ ★ ★ ★ (1)

EQUIPMENT

Panel manufacturer	LG ✓	Hanwha Q Cells ✓	Suniva, Inc. ✓	Trina Solar Energy... ✓	Trina Solar Energy... ✓	Hyundai ✓
Panel rating	★ ★ ★ ★ ★ P	★ ★ ★ ★ ★ S				

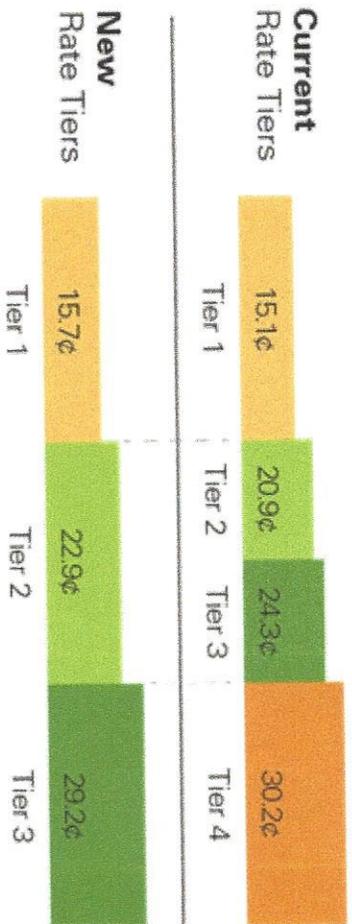
FINANCING OPTION

<input type="radio"/> View	Cash Purchase	Cash Purchase	Cash Purchase	Cash Purchase	Cash Purchase	Cash Purchase
<input checked="" type="radio"/> →	Purchase with Loan	LOAN	LOAN	LOAN	LOAN	LOAN

SOLAR COSTS & BENEFITS

Net system price	\$32,032	\$26,056	\$29,488	\$30,422	\$35,845	\$34,206
Price per Watt (\$/W)	\$3.25	\$3.20	\$2.95	\$2.99	\$3.79	\$3.34
Down payment						
Monthly payment year 1	\$309	\$225	\$300	\$141	\$305	\$359

First year, first month electricity cost calculated by EnergySage...



Retrofit Install

New Construction

Net Monthly Financed Cost

SCE cost offset	\$115.00	\$115.00
Monthly solar cost	(\$88.00)	(\$46.00)
Year 1 monthly savings	\$27.00	\$69.00
Year 5 monthly savings	\$75.00	\$117.00
Year 10 monthly savings (assuming a 6% annual utility increase)	\$130.00	\$172.00

* Monthly solar cost based on 8% fixed interest rate for retrofit install and 4% for new construction

* SCE cost offset based on 6,000 kWh of annual production @ Tier 2 price of \$0.229

* $6000 \times 0.229 = \$1,374$ annual savings. $\$1,374 / 12 = \114.50 Monthly savings

Attachment 2

New Single Family Homes Sold in Palm Springs in Past 12 Months

CMA Report

Status: Sold **Sold Date:** 08/01/2015 to **Areas:** (331) Palm Springs North End -- (332) Palm Springs Central -- (334) Palm Springs South
End Year Built: 2014 to

Residential Single Family - Sold

Listing#	Address	Bd	Br	Sq Ft	Lot Sz	Year	Date	\$/Sf	DOM	Orig Price	List Price	Sale Price	Sp%Lp
15-932373PS	444 LIMESTONE FLATS	3	3	2,185	3,400	2015	01/28/16	242.71	95	500,990	500,990	530,314	105.85
15-932455PS	448 LIMESTONE FLATS	3	3	2,185	3,400	2015	02/16/16	246.90	62	500,990	500,990	539,468	107.68
15-932489PS	464 LIMESTONE FLATS	3	3	2,185	3,400	2015	12/29/15	235.33	88	500,990	500,990	514,195	102.64
15-932509PS	468 LIMESTONE FLATS	3	3	2,185	3,400	2015	01/28/16	232.05	111	505,990	505,990	507,040	100.21
16-979219PS	4280 REX CT	3	3	2,060	5,663	2015	08/05/16	252.43	142	579,990	524,990	520,000	99.05
SW15073298M R	4270 Rex CT	3	3	1,972	5,250	2015	10/15/15	289.05	145	580,615	599,990	570,000	95.00
14-814851PS	4131 Amber LN	2	2	1,984	5,663	2015	02/24/16	357.98	200	589,995	599,995	710,223	118.37
16-105330PS	4260 Palladio ST	2	3	1,972	6,171	2015	05/20/16	301.72	20	624,990	624,990	595,000	95.20
15-926049PS	4209 Indigo ST	2	3	1,975	5,227	2015	06/30/16	307.41	288	605,995	625,995	607,136	96.99
14-814763PS	4219 Indigo ST	2	3	1,964	5,227	2015	07/22/16	327.14	476	655,995	639,995	642,495	100.39
16-122274PS	4201 Odeon CT	3	4	2,318	9,583	2016	06/24/16	291.48	0	671,990	671,990	675,647	100.54
15-922045PS	4229 Indigo ST	3	3	2,105	5,663	2015	08/24/15	314.73	5	699,995	699,995	662,500	94.64
16-105290PS	699 EQUINOX WAY	3	3	2,537	7,413	2015	04/25/16	288.53	3	739,700	739,700	732,000	98.96
16-103398PS	624 Bliss WAY	3	3	2,649	6,825	2016	05/02/16	304.91	8	769,700	769,700	807,703	104.94
15-966459PS	680 EQUINOX WAY	3	3	2,552	6,970	2015	03/18/16	305.64	49	824,500	824,500	780,000	94.60
15-895543PS	4188 Indigo ST	2	3	2,561	6,534	2015	09/10/15	345.33	90	829,995	829,995	884,397	106.55
16-110294PS	1132 Vista Sol	3	3	1,907	7,553	2016	05/01/16	241.22	29	459,990	459,990	460,000	100.00
216008688DA	2101 W Acacia Road	3	3	2,189	10,454	2016	06/10/16	237.51	92	569,000	519,900	519,900	100.00
MC14211726M R	430 W Santa Catalina RD	4	4	2,438	11,514	2015	03/09/16	237.90	468	679,900	599,897	580,000	96.68
IV16018331MR	2010 N Sunrise WAY	3	3	2,250	12,197	2016	06/17/16	266.67	88	648,000	618,000	600,000	97.09
16-979269PS	2614 ISABELLA WAY	3	3	2,436	10,454	2015	04/22/16	253.28	35	619,990	619,990	616,990	99.52
SW14240038M R	2798 Isabella WAY	3	3	2,485	12,993	2014	08/24/15	255.93	201	683,990	635,990	635,990	100.00
SW15097614M R	2506 Isabella WAY	3	3	2,485	11,758	2014	08/12/15	257.54	41	639,990	639,990	639,990	100.00
OC15229136M R	1702 Sienna CT	3	3	2,485	12,678	2015	12/28/15	253.92	19	642,990	642,990	631,000	98.14
16-979285PS	1574 AVA CT	3	3	2,485	10,454	2015	03/31/16	255.53	19	675,000	649,990	635,000	97.69
15-937921PS	2461 N Junipero	3	2	2,142	12,500	2015	01/07/16	310.46	81	698,900	675,000	665,000	98.52
15-945003	2895 E VENETIA RD	3	3	2,268	8,712	2015	01/21/16	283.29	118	880,000	680,000	642,500	94.49
16-125000PS	1660 SAVVY CT	3	3	2,500	10,454	2015	06/30/16	264.00	30	689,000	689,000	660,000	95.79
15-939169PS	2740 N Farrell	4	4	2,400	15,212	2015	11/17/15	312.50	23	749,900	749,900	750,000	100.01
16-983719PS	344 Goleta WAY	2	3	1,530	2,970	2016	04/22/16	377.31	0	549,000	549,000	577,287	105.15
16-983125PS	350 Goleta WAY	2	3	1,772	2,961	2016	02/26/16	345.27	0	579,000	579,000	611,811	105.67
16-983709PS	328 Goleta WAY	2	3	1,530	2,988	2016	04/19/16	378.90	0	579,000	579,000	579,710	100.12
16-983119PS	316 Goleta WAY	2	3	1,772	3,303	2016	02/26/16	346.22	0	589,000	589,000	613,500	104.16
14-817223PS	773 E Twin Palms DR	3	2	1,793	5,115	2015	09/18/15	357.30	239	599,000	599,000	640,635	106.95
14-817339PS	779 E Twin Palms DR	3	2	1,793	5,115	2015	09/17/15	347.22	234	599,000	599,000	622,574	103.94
15-818107PS	791 E Twin palms DR	3	2	1,793	5,115	2015	10/15/15	338.49	16	599,000	599,000	606,917	101.32
15-818115PS	785 E Twin palms DR	3	2	1,793	5,115	2015	09/25/15	358.44	228	599,000	599,000	642,675	107.29
15-965253PS	797 E Twin Palms DR	3	2	1,793	5,115	2015	07/11/16	347.80	420	599,000	599,900	623,613	103.95
15-826673PS	761 E Twin Palms DR	3	2	1,793	5,015	2015	03/23/16	355.30	321	614,000	614,000	637,055	103.75
15-877233PS	767 E Twin Palms DR	3	2	1,793	5,115	2015	03/25/16	369.83	245	614,000	614,000	663,100	108.00
15-877053PS	749 E Twin Palms DR	3	2	1,793	5,115	2015	05/24/16	365.95	359	609,000	622,575	656,155	105.39
14-817077PS	799 E Twin Palms	3	2	1,793	8,250	2015	10/09/15	361.84	1	639,000	639,000	648,776	101.53
16-981159PS	305 Goleta	2	3	1,530	3,054	2016	06/13/16	405.23	117	649,000	649,000	620,000	95.53
15-949759PS	317 Goleta	2	3	1,772	3,150	2015	05/05/16	382.98	116	659,000	659,000	678,635	102.98
16-981593PS	329 Goleta WAY	2	3	1,772	3,843	2016	02/14/16	405.19	1	669,000	669,000	717,994	107.32
16-972093	769 S CALIFORNIA AVE	3	3	1,644	5,663	2015	03/21/16	410.58	68	679,000	679,000	675,000	99.41
16-983725PS	1129 Iris LN	2	3	1,530	4,332	2016	04/05/16	474.03	0	689,000	689,000	725,273	105.26
16-983695PS	1135 Iris LN	2	3	1,772	4,185	2016	05/06/16	411.67	0	699,000	699,000	729,475	104.36
16-981117PS	1000 Surrey	2	3	1,772	3,253	2015	03/23/16	378.10	0	710,000	710,000	670,000	94.37
216019490DA	1510 E Sunny Dunes Road	4	4	2,159	10,019	2014	08/10/16	388.61	26	839,000	839,000	839,000	100.00
Listing Count 50				Avg 2,051				319.59	108	643,581	634,318	641,873	101.32
				High 884,397				Low 460,000					Median 638,523

Summary (Residential Single Family)

Property Type Count: 50

Avg SF: 2,051

Avg LP/SF \$: 315.19

Avg DOM: 108

Avg Orig Price \$: 643,581

Avg Price \$: 634,318

Avg Sale Price \$: 641,873

Avg SP/SF \$: 319.59

Broker/Agent does not guarantee the accuracy of the square footage, lot size or other information concerning the conditions or features of the property provided by the seller or obtained from Public Records or other sources. Buyer is advised to independently verify the accuracy of all information through personal inspection and with appropriate professionals. MLSPLUS™ Copyright © 2016 by TheMLS™. Information deemed reliable but not guaranteed. Presented by: Jim & Tammy Franklin CaBRE#

Attachment 3

New Single Family Home Developments for Sale in Palm Springs

Attachment 4

Value Factor of Solar PV Systems in Coachella Valley Appraisal Practice

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5 September 2016

David Freedman
Email: dfreedman2@dc.rr.com

Regarding: The value factor of solar electric systems in one-unit residential appraisal practice in the Coachella Valley.

Thank you for your inquiry. In addition to my own professional practice I am the facilitator of an informal association of real estate appraisers in the Coachella Valley. In response to your inquiry, I took opportunity to broadcast an e-mail to my professional colleagues asking about their experience in identifying market value for installed solar electric systems on one-unit residential properties. In sum, the responses were that solar electric systems are not uniformly a significant value factor in one-unit residential appraisal practice for the following reasons:

- The extent of Coachella Valley solar electric system installations is too limited and the manner in which they are described in Valley MLS (Realtors Multiple Listing Service) systems too varied to provide any reliable basis for statistical analysis to indicate if they are a value factor.
- Leased systems are not a positive value factor and may be a negative factor in marketability.
- Data for the capacity, quality, and age of individual installations is often unavailable.
- Market knowledge, and hence perception, of the actual benefit, system cost versus electricity usage savings, is often uncertain.
- Though affixed to the property, sellers and buyers may view an owned system as personal property that is not necessarily conveyed in a sale and may be removed.

In my own practice, a solar electric system may be a value factor in a specific appraisal assignment based on the available market data for the subject type property in its location as of the date of the appraisal based on inquiry responses of the respective listing and selling agents of comparable sales and listings with stated solar electric system installations.

It is important to be aware that value factors in real estate appraisal are identified both by cost and by market perception; often, the two do not correspond.

Michael Howard

Leaf Blower Ad Hoc Sub-Committee

Meeting Date: July 27, 2016

(Joint meeting of Wellness and Education/Outreach Sub-Committees)

Members present: Joe Jackson, Chair; Commissioners Jennifer Futterman and Roy Clark

Purpose: Review history of Commission work with the leaf blower issue, identify next steps for this review of the issue, and determine time-line and responsibilities of staff/members.

Schedule

August- Sub-committee research

September- Sub-committee interviews and report to Commission

October- Study Session (date TBD- a Spanish translator would be required)

November- report to Commission with possible resolution proposed

December- possible vote by Commission for recommendation to City Council

Problems/Concerns with Blowers (all affect residents and tourists alike)

Noise

Blowing particulates

Emissions/smog

(Roy will verify some of the mechanical specifications of electrical and gas-powered blowers)

Constituencies to Engage (if Dan could begin to create a mailing list of the groups listed for the proposed Study Session in October; also, some persons will be interviewed by the sub-committee individually)

HOA Officers (Vic Gainer, convenor?)

Property Manager Association

Landscaping Companies

City Facilities Manager (Stacy Schafer)

Parks and Recreation

PS Neighborhoods (ONePS)

Individual Homeowners

Environmental Groups

Pulmonary and Auditory Physicians

Business Owners (Hotels, parking lot management, businesses with property to maintain)

CVAG Environmental Sub-committee—Geoff Kors will contact

South Coast AQMD (re leaf blower exchange)- Michele

Desert Healthcare District- Joe

Health Assessment Resource Center (HARC)- Joe

Possible Incremental Approaches (also see Staff Report of (6-23-16, pg. 2)

Restrict hours of use or days of use or both

Restrict only in residential areas, exempting City, HOA's, and Businesses- per Newport Beach)

Restrict only at City Facilities (first step, as a leadership example)

Ban gas powered blowers only

Ban gas and electric blowers except for property owning residents who can operate a single electric blower on his/her own property (per Indian Wells, the only Valley city to have restrictions)

Alternative Solutions

(Do we adjust expectations, or seek the same desired outcome in landscape maintenance without use of the blowers?)

Rakes and brooms

Outdoor vacuum (electric only)

Electric leaf blowers

Economic Impact

The service industry has concerns that banning blowers will lead to increased costs and lower profits.

"Buy-back" plan?

Enforcement of a Ban

Likely would be complaint driven only. Police and code enforcement have insufficient staff to be proactive in this area.)



City of Palm Springs

Palm Springs Public Library

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August 19, 2016

Joe Jackson, Chair
Sustainability Commission
City Hall
Palm Springs, CA 92262

Dear Mr. Jackson,

On behalf of the Palm Springs Public Library, I thank you very much for the Commission's generous donation of the funds to purchase seven bicycles, helmets and locks in support of the Library's 2016 READ FOR THE WIN Summer Reading Program. This year's theme correlated with this year's Summer Olympics and we had 662 children, teens and adults register and participate in the overall program. We presented 42 events during the eight weeks and had 2,406 youth, teens and adults attend these programs.

We were fortunate to have the Palm Springs Sustainability Commission sponsor the purchase of seven bicycles to giveaway in addition to our grand prizes sponsored by the Friends of the Palm Springs Library and of course our weekly prize bags with contents provided by businesses and organizations within our community. Without your support the Palm Springs Public Library would not be able to offer all that we do!

Our mission is to engage and connect with the youth and families of our community. Through summer reading we strive to prevent summer learning loss and to emphasize the importance of reading in the home.

Your generous donation is greatly appreciated and this contribution helped us make our Summer Reading Program a great success! We look forward to your continued support.

With gratitude,

Jeannie Kays
Director of Library Services
Palm Springs Public Library