

C/CAG

CITY/COUNTY ASSOCIATION OF GOVERNMENTS OF SAN MATEO COUNTY

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Millbrae • Pacifica • Portola Valley • Redwood City • San Bruno • San Carlos • San Mateo • San Mateo County • South San Francisco • Woodside*

Agenda

Resource Management and Climate Protection Committee (RMCP)

Date: Wednesday, February 19, 2014

Time: 2:00 to 4:00 p.m.

Location: 155 Bovet Rd. - Ground Floor Conference Room
San Mateo, CA

1. Introductions
2. Public Comment
3. Approval of Minutes from November 20, 2013
(Susan Wright) Action
4. Presentation on California Public Utility Commission Strategic Plan for Residential Zero Net Energy in 2020.
(Kim Springer, Cathy Fogel) Information, Discussion
5. Presentation on Regional and Local Sea Level Rise Challenges in San Mateo County.
(Dave Pine, Michael Barber) Information, Discussion
6. Presentation on AB 327 (Perea) Net Energy Metering Legislation
(Kim Springer, TBA) Information, Discussion
7. Update on the San Mateo County Energy Watch program.
(Susan Wright) Information, Direction
8. Committee Member Updates
9. Next Regular Meeting Date: March 19, 2014

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RESOURCE MANAGEMENT AND CLIMATE PROTECTION TASK FORCE
Minutes from the 11-20-13 Meeting

In attendance:

Michael Barber, Supervisor Pine's office
Beth Bhatnager, Sustainable San Mateo County
Adrienne Carr, BAWSCA
Pedro Gonzalez, South San Francisco City Council*
Deborah Gordon, Committee Chair, Woodside Town Council*
Pradeep Gupta, South San Francisco City Council
Debbie Kranefuss, Ecology Action
Erica Kudyba, Climate Corps Bay Area fellow for San Mateo County Energy Watch
Maryann Moise Derwin, Committee Vice Chair, Portola Valley Town Council*
Barbara Pierce, Redwood City Council*
Nicole Sandkulla, BAWSCA
Kim Springer, County of San Mateo RecycleWorks (staff)
Susan Wright, County of San Mateo RecycleWorks (staff)

Not in attendance:

Bob Cormia, Foothill De Anza Community College
Sapna Dixit, PG&E
Jorge Jaramillo, San Mateo County Hispanic Chamber of Commerce
Kathy Lavezzo, PG&E
Dave Pine, San Mateo County Board of Supervisors
Eric Sevim, A+ Japanese Auto Repair
Lauren Swezey, Facebook
Sandy Wong, C/CAG
*=Voting member

1) Introductions

Attendees introduced themselves and their organizations.

2) Public Comment

There was no public comment.

3) Approval of Minutes

The minutes from the September 18, 2013 meeting were approved.

4) Presentation on Automated Auditing of Single-Family Residential Energy Use (Steve Schmidt, Home Energy Analytics)

Steve Schmidt's presentation showed how PG&E's smart meter data can be analyzed online to indicate areas where residents can save energy (building envelope/HVAC, plug load, or behavior).

PUBLIC NOTICING: All notices of C/CAG Board and Committee meetings are posted at:
San Mateo County Transit District Office, 1250 San Carlos Ave., San Carlos, CA.

The service is currently being used in Mountain View and Alameda County. The cost per home has come down significantly. San Mateo County could offer this service to all residents for \$50,000 for two years.

Steve has done a study to inventory actual usage of some homes against the software's results to confirm that the program is accurate. Data collected from the program so far shows no correlation between the age and size of a home and its energy usage. The service could be used to give a rating to homes. Reports can leave out behavior – this could be used for sharing with potential buyers.

5) Update on Large Residential Resource Conservation Collaborative (LR2C2) and Presentation on Low-Cost Measures to Reduce Electricity Usage in Single-Family Homes (Susan Wright, Chris Hunt/PowerDown)

Susan Wright talked about the work the LR2C2 collaborative (city staff from Atherton, Hillsborough, Menlo Park, Portola Valley, and Woodside) has done to reduce energy use in large home. The group is planning for a meeting of real estate professionals to get their input on how to increase the demand for energy efficient homes. The August webinar (“Secrets to Controlling Energy Use in Larger Homes”) and September full-day class (“Auditing Electricity Use in Larger Homes”) taught by Chris Hunt were successful.

Chris Hunt gave a presentation about the work his company (PowerDown) does to reduce electricity use in homes. Solutions are cost effective because they identify scheduling changes and other low-cost fixes. Chris's work involves going to the home and getting data from the electrical panels. He teaches classes (like the ones he did for us) and is looking in to training others to do the same work.

Following both presentations, the Committee discussed possible next steps for getting the HEA service for San Mateo County. Kim Springer will talk with Sandy Wong about the opportunity. The service would increase the efficiency of the Energy Upgrade program.

Research done at EPRI is working on the behavior aspects of energy efficiency. They're looking at cost vs. benefit. Other factors are: community leaders set the trend. We need to tap the momentum of those who are technology oriented and like to try new things.

SMC Energy Watch is interested in leveraging community-based social marketing strategies. The program may host “Lunch & Learn” sessions to share information from the Behavior, Energy, and Climate Conference.

6) Presentation and Update on the San Mateo County Energy Watch program (Susan Wright)

Susan Wright gave an update about progress providing cities with Comprehensive Energy Recommendations. This “whole building, whole portfolio” approach is successful.

Susan explained the collaboration of SMC Energy Watch with the San Mateo County Office of Education to help school districts with energy reduction projects using Prop 39 funds.

7) Committee Member Updates

Michael Barber announced that Supervisor Pine is hosting a rising sea level conference at College of San Mateo on December 9. For more information, go to:

www.sanmateosealeverise.wordpress.com.

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Beth Bhatnagar announced the call for nominations for Sustainable San Mateo County's Sustainability Awards. The event will be on April 3 at College of San Mateo.

8) Next Regular Meeting Date – February 19 @ 2pm at BAWSCA, 155 Bovet Road, Suite 650, San Mateo (December and January meetings were canceled)

Attachments:

None.

PUBLIC NOTICING: All notices of C/CAG Board and Committee meetings are posted at: San Mateo County Transit District Office, 1250 San Carlos Ave., San Carlos, CA.

C/CAG AGENDA REPORT

Date: February 19, 2014
To: Resource Management and Climate Protection Committee
From: Kim Springer
Subject: Presentation on California Public Utility Commission Strategic Plan for Residential Zero Net Energy in 2020
(For further information contact Kim Springer at 650-599-1412)

RECOMMENDATION

Receive a presentation on California Public Utility Commission (CPUC) strategic plan for residential zero net energy in 2020.

FISCAL IMPACT

\$50,000 annually for staffing of the RMCP Committee.

SOURCE OF FUNDS

Staffing of the RMCP Committee is contracted to the County of San Mateo, Department of Public Works and comes from Congestion Relief funds.

BACKGROUND/DISCUSSION

The CPUC published the California Long Term Energy Efficiency Strategic Plan (CEESP) in 2008 and updated that document in 2011. The CEESP outline goals and strategies for key market sectors, including: commercial, residential, industrial, agricultural. It also has goals and strategies for technologies that cross these market sectors, such as codes and standards, HVAC and research and technology.

The CEESP focuses on approaches to reducing barriers to adoption of energy efficiency measures, to the point where publically funded intervention is no longer required. To that end, the plan includes four specific programmatic goals, which are known as the Big Bold Energy Efficiency Strategies. The first of these four goals is the attainment of zero net energy new residential construction by 2020.

The CPUC recognizes that the attainment of all goals can only be accomplished by a common statewide vision for all utility and non-utility stakeholders

The lead on the development of the new residential Zero Net Energy Action Plan 2014-2020 at the CPUC is Senior Analyst, Cathy Fogel, who will be remotely making a presentation on the draft plan. The link to the draft plan is provided below as an attachment to this staff report.

ATTACHMENT

Draft – Residential Zero Net Energy Strategic Plan: [Link to Draft ZNE Plan 2014](#)

C/CAG AGENDA REPORT

Date: February 19, 2014
To: Resource Management and Climate Protection Committee
From: Kim Springer
Subject: Presentation on Regional and Local Sea Level Rise Challenges in San Mateo County
(For further information contact Kim Springer at 650-599-1412)

RECOMMENDATION

Receive a presentation on regional and local sea level rise (SLR) challenges in San Mateo County.

FISCAL IMPACT

\$50,000 annually for staffing of the RMCP Committee.

SOURCE OF FUNDS

Staffing of the RMCP Committee is contracted to the County of San Mateo, Department of Public Works and comes from Congestion Relief funds.

BACKGROUND/DISCUSSION

Of all the counties in the State of California, San Mateo County has the distinction of being among the most vulnerable (if not the most vulnerable) counties in terms of both affected population and replacement value of assets at risk.

As a commissioner on SF Bay Conservation and Development Commission, board member of San Francisco Bay Joint Powers Authority, and board member representing the west Bay on the San Francisco Bay Restoration Authority, Dave Pine is well-positioned to support the county as we develop approaches to solving SLR challenges.

Dave Pine will provide a presentation on SLR with both a regional and local perspective.

ATTACHMENT

None

C/CAG AGENDA REPORT

Date: February 19, 2014
To: Resource Management and Climate Protection Committee
From: Kim Springer
Subject: Presentation on AB 327 (Perea) Net Energy Metering Legislation
(For further information contact Kim Springer at 650-599-1412)

RECOMMENDATION

Receive a presentation on AB 327 (Perea) net energy metering legislation.

FISCAL IMPACT

\$50,000 annually for staffing of the RMCP Committee.

SOURCE OF FUNDS

Staffing of the RMCP Committee is contracted to the County of San Mateo, Department of Public Works and comes from Congestion Relief funds.

BACKGROUND/DISCUSSION

Net energy metering (NEM) is a service to electricity customers, under which excess electric energy generated on-site and delivered to distribution lines can be used to offset electric energy use by the customer. Development of regulations governing compensation to parties to NEM usually includes attributes such as:

- period of time energy use and generation are balanced (typically over a one-year period)
- cost of utility connection and distribution equipment
- type of customer and size of generation facility
- participating energy providers
- type of renewable generation included in the programs
- others

The RMCP Committee has been following NEM developments for several years, though not to the original legislation in the State of California, which was enacted in 1996. Since that time several key pieces of legislation affecting NEM have been chaptered. The history has been summarized at the following link: [California Net Energy Metering History](#)

In October 2013, Governor Jerry Brown signed AB 327 a law, which affects utilities with more than 100,000 utility customers and provides for the following:

- requires utilities to offer NEM until they reach a specified limit of end date
- gives utilities and the CPUC much greater flexibility in rate structure design
- provides for low income customers get a more consistent and higher minimum discount.
- prohibits time-of-use pricing from becoming “default” or “opt-out” for customers until 2018.

- clarifies that the Renewable Portfolio Standard is a floor, not a ceiling, and allows the PUC to set a higher minimum percentage.

Either RMCP staff or a representative from State Assemblymember Henry T. Perea's office will give an overview of AB 327. The CPUS is charged with working out the details of the legislation, so it is too early to tell *exactly* what AB 327 will mean to utility customers.

ATTACHMENT

Link to Final AB 327: [AB 327 October 7, 2013](#)

C/CAG AGENDA REPORT

Date: February 19, 2014
To: Resource Management and Climate Protection Committee
From: Kim Springer, Susan Wright, County Staff to C/CAG
Subject: Update on the San Mateo County Energy Watch program
(For further information contact Kim Springer at 650-599-1412 or Susan Wright at 650-599-1403.)

RECOMMENDATION

Receive an informational update on San Mateo County Energy Watch Program and give direction.

FISCAL IMPACT

\$840,000 over the 2013-2014 current (two-year) program cycle.

SOURCE OF FUNDS

Most all SMCEW program staff costs and expenses are paid for by funding under the C/CAG – PG&E Local Government Partnership (LGP) agreement. Additional matching funds, specifically for transportation-related Climate Action Planning efforts, come from Congestion Relief Funds.

BACKGROUND/DISCUSSION

San Mateo County Energy Watch is a local government partnership between C/CAG and Pacific Gas and Electric Company (PG&E). This program is managed and staffed by RecycleWorks, a program of the County of San Mateo. Other program partners include Ecology Action for “turnkey” lighting and refrigeration projects, and El Concilio of San Mateo County for installation of energy and comfort improvements for moderate-income residential customers. The two-year program cycle is running from January 1, 2013 through December 31, 2014.

Prop 39 Guidance for Public Schools

SMC Energy Watch has been collaborating closely with the San Mateo County Office of Education to provide guidance and information to public school districts to implement energy saving projects using Prop 39 funds. The team has been meeting individually with school districts to devise their specific strategy for accessing no-cost programs and resources.

The attached document “School Assistance Background Information” was developed to explain the collaboration and process to school boards, and gives a good overview of the current effort.

Real Estate Advisory Meeting

On February 3, SMC Energy Watch hosted a lunch meeting for a small group of realtors to get their input on how to drive demand for energy efficient homes. The group was not in support of tying any action to the time of sale, but was in support of increasing education. Realtors indicated their interested in getting local, data-driven content about energy efficiency they could distribute to their clients.

Lisa Schmidt from Home Energy Analytics gave a brief presentation about how HEA uses PG&E Smart Meter data to analyze opportunities for energy savings. Realtors were very interested in the possibilities of having this service available for residents in San Mateo County.

The first page of the Real Estate Advisory Group Outreach document (attached) shows the invitation to the meeting. The following pages are a summary of next steps that was sent to attendees after the meeting. SMC Energy Watch would like to get the RMCP Committee's ideas for next steps in engaging the real estate community, as well as contractors and architects, in collaborating to save energy.

Community Outreach Campaigns

At the December meeting of the RICAPS (Regionally Integrated Climate Action Planning Suite) multi-city working group, Town of Colma gave a presentation about their recent outreach event for auto dealerships. The Town identified this business type as one with great opportunity to save energy on electricity bills because of the lighting load. This has a significant impact on the Town's greenhouse gas reduction efforts. The Town hosted a breakfast meeting for auto dealers to let them know about PG&E's RightLights lighting retrofitting program and how it can save the businesses money on utility bills. The mayor and another council member expressed their support for energy efficiency efforts at the event.

Staff from other cities were impressed with how successful the event was, and are interested in collaborating with each other and SMC Energy Watch on similar outreach events targeting specific commercial sectors. The attached document, "San Mateo County Energy Watch – 2014 Campaign Planning" shows PG&E's recommendations for sectors to target and a list of best practices for community outreach campaigns.

Staff would appreciate feedback from the RMCP Committee on how to approach elected officials to ask for help to drive demand for energy efficiency services during countywide outreach campaigns.

ATTACHMENTS

1. School Assistance Background Information
2. Real Estate Advisory Group Outreach
3. San Mateo County Energy Watch - 2014 Campaign Planning



Energy Saving Assistance for School Districts from San Mateo County Office of Education and San Mateo County Energy Watch

San Mateo County Office of Education (SMCOE) and San Mateo County Energy Watch are partnering to assist public K-12 schools in San Mateo County to reduce energy costs. Our goal is to help school districts navigate the road to energy efficiency as quickly and cost effectively as possible, taking advantage of all available resources, funding streams, and incentives. In particular, SMCOE and SMC Energy Watch are assisting school districts in navigating the process of preparing expenditure plans to access Prop 39 funds from the California Energy Commission (CEC), and implementing the eventual energy-saving projects that are identified.

What is San Mateo County Energy Watch?

San Mateo County Energy Watch is a Local Government Partnership (LGP) between the City/County Association of Governments of San Mateo County (C/CAG) and Pacific Gas and Electric Company (PG&E). The goal of the SMC Energy Watch program is to reduce energy and water use in San Mateo County by helping schools, local governments, nonprofits, businesses, farms, and lower income residents implement energy and water efficiency projects.

SMC Energy Watch is funded by California utility customers and administered by PG&E under the auspices of the California Public Utilities Commission (CPUC). C/CAG contracts with the County of San Mateo RecycleWorks (the Waste Management and Environmental Services section of the County's Public Works Department) to staff the SMC Energy Watch program. SMC Energy Watch partners with other nonprofit agencies such as Ecology Action, Strategic Energy Innovations, and El Concilio of San Mateo County to provide energy reduction services.

Strategies for reducing energy costs

The value of energy efficiency as an investment

Energy efficiency projects are more than just capital projects; they pay for themselves through ongoing energy savings. In many cases, energy efficiency projects yield a better return on investment than other investments a school district may have. Consequently, districts are encouraged to implement as many energy-saving projects as they can, as quickly as possible. The savings can be redirected to mission-driven activities.

In addition, because lighting retrofits improve the learning environment and heating and cooling (referred to as HVAC) improvements improve indoor air quality, they increase average daily

attendance (ADA), which brings more funding to the district. Annual Prop 39 allocations are based on ADA.

Benchmarking energy performance

Benchmarking is the process of evaluating the relative energy use of facilities. Using benchmarking data, school districts can compare the energy use per square foot for each school. This enables them to identify and prioritize opportunities to save energy. (See information about SMC Energy Watch’s benchmarking project below.) This data provides a first look; to get a complete picture of energy-saving opportunities, energy audits and/or surveys are needed.

Energy auditing

Energy audits evaluate the energy use of buildings to identify opportunities for improving efficiency and reducing costs. Energy auditors gather a broad range of historical and real-time data to determine potential savings measures. The level of audit detail is determined by evaluating current performance, considering the district objectives and funding. The audit report will include a list of recommended measures along with calculations of the estimated annual energy savings, utility bill savings, cost of the project, available incentives, and cost to the customer.

Cost-effective prioritization

Recommendations from the audit will be evaluated and prioritized based on measures established by the district such as return on investment, available funding, and green house gas reduction. A common rule of thumb is “reduce before you produce.” That’s because energy efficiency projects tend to be much less expensive than renewable generation projects. The standard “loading order” is to implement energy efficiency projects (lighting, HVAC, behavioral change) before installing solar systems.

Behavior modification

Schools can save estimated 10 to 20% in energy use through behavior change programs. Districts can blend two approaches: top down (changing district policy) and bottom up (setting up green teams and incorporating resource conservation in curriculum). Research shows that when districts share monetary savings with schools, the schools stay engaged, and save more energy.

Efficient operation of facilities

Training and certifying building operators is one of the most cost-effective strategies for reducing school energy use and costs. (SMC Energy Watch provides training and education; see below for information about Builder Operator Certification training.)

Funding options

Proposition 39

Prop 39 is a five-year program administered by the California Energy Commission (CEC). School districts are assigned a specific allocation each year, based on ADA and the amount of funds collected through Prop 39. Districts can look up their expected annual allocation at this website: <http://www.cde.ca.gov/fg/fo/r14/documents/prop3913ent.xls>

Planning Funds – Districts were given two opportunities to apply to receive a percentage of the first year of their Prop 39 allocation to help them develop their Expenditure Plans. Planning Funds can be used to pay for audits, an Energy Manager, energy-related training, and other Prop 39 assistance. Any funds not needed for planning can be used to implement projects.

Expenditure Plan – In order to receive Prop 39 allocations districts need to submit a plan detailing how they plan to use the funds. The Plan must incorporate data from benchmarking and energy audits/surveys. Projects must be approved by the CEC in order for districts to get reimbursed for energy saving projects. A template and instructions for submitting Expenditure Plans is now available on the CEC's website.

<http://www.energy.ca.gov/efficiency/proposition39/index.html>

Prop 39 Allocations — SMC Energy Watch recently learned that funds available for distribution under Prop 39 may be lower than previously projected. The Governor's Office and legislative staff are currently working out the final budget.

More general information about Prop 39 can be found in the Program Implementation Guidelines: <http://www.energy.ca.gov/2013publications/CEC-400-2013-010/CEC-400-2013-0010-CMF/pdf>

Other funding options

Districts are encouraged to consider additional funding mechanisms beyond Prop 39 to fund energy-saving projects. Districts can pay off other loans using Prop 39 funds from years 2 through 5 of the program, as long as projects are approved through the Expenditure Plan process. Districts may want to consult with a financial expert to explore energy funding alternatives. Laura Franke of Public Financial Management gave a presentation about the impact of using bonds, PPAs, and other funding mechanisms at the Prop 39 workshop on October 10 (see below). The session was recorded and will be available on the SMC Energy Watch website shortly.

SMC Energy Watch can assist districts in applying for the following first-come, first-served loans:

0% financing (on-bill) from PG&E – Districts can borrow up to \$1 million for energy efficiency projects. The simple pay-back period must be 10 years or less. Projects must qualify for incentives from PG&E.

0% loan from the CEC – Districts can borrow up to \$3 million for energy-saving projects, including renewables. The simple pay-back period must be 13 years or less. The application needs to include calculations of the anticipated energy savings.

School assistance milestones to date

Benchmarked the energy performance of all 174 public K-12 schools in San Mateo County.

In collaboration with SMCOE and PG&E, SMC Energy Watch performed a countywide benchmarking analysis using [Portfolio Manager](#), a national online database hosted by the U.S. Environmental Protection Agency. This energy usage data is a required part of Prop 39 Expenditure Plans because it is a critical evaluation tool.

SMC Energy Watch set-up accounts and entered the required data in to Portfolio Manager for each school. School districts can use Portfolio Manager to compare the annual Energy Use Intensity (energy use per square foot) of each school, as well as look at the 12-month moving average to identify priorities and opportunities for energy savings.

SMC Energy Watch will provide each district with log-in information for their Portfolio Manager and will teach staff how to use it at a special training in March.

Hosted a Prop 39 Funding Workshop on October 10, 2013 at the San Mateo County Office of Education.

At this half-day session, superintendents, chief business officers, and facilities directors from 20 out of the 23 school districts in San Mateo County learned about the process of making school facilities more energy efficient and how to access Prop 39 funding for energy efficiency projects.

The agenda included a presentation from the CEC about the Prop 39 process, a presentation of the findings from the energy benchmarking project, a panel discussion of energy auditors, a presentation about financing options beyond Prop 39, and case studies from school district facilities directors. Information included the importance of following the most cost effective “loading order” – implementing energy efficiency projects before sizing solar systems. During the workshop, attendees filled in a survey indicating areas where they need more information and/or assistance.

Holding individual meetings with school districts regarding their Prop 39 strategy.

Following the October workshop, SMC Energy Watch (Susan Wright and other team members) and John Waite from SMCOE began meeting with districts to discuss the overall process and strategy for accessing funding for energy-saving projects. Topics included:

Evaluating schools with energy saving opportunities. The group discussed benchmarking data for each of the district’s schools as well as past and planned modernization projects.

Sources of no-cost audits.

Bright Schools technical assistance grants from the CEC. The CEC will award districts up to \$20,000 in energy audits to be performed by kW Engineering. SMC Energy Watch is helping school districts apply for Bright Schools. The grants are first-come, first-served.

SMC Energy Watch lighting and refrigeration audits and turn-key installation program. Through the program, districts receive more lucrative rebates than available through PG&E’s core rebate program. Districts are encouraged to get projects installed before July 1, 2014 when Title 24 building code standards increase and rebate levels drop. This program is managed by Ecology Action.

Water-saving opportunities. SMC Energy Watch is now benchmarking water use as well as arranging for audits of school interiors, landscaping, and sports fields. Water-saving projects can be paid for out of Prop 39 funds. Districts need to sign a consent form to enable SMC Energy Watch to acquire billing information from each school’s water provider. Districts also need to provide the last 12 months of water bills so SMC Energy Watch can compare them with the water provider’s records.

Builder Operator Certification (BOC) training. SMC Energy Watch has brought this nationally recognized training to San Mateo County. It includes eight full-day sessions from January through August. A variety of building management technologies will be covered, but the emphasis in BOC training is to recognize practical, no-cost/low-cost solutions -- working with existing building systems -- to improve energy performance. The subsidized cost of \$600 can be paid for using Prop 39 funds. This session sold out, so SMC Energy Watch is working on offering a second section. Districts should forward the names of staff interested in taking the training to Susan Wright (see contact information below).

Solar master plans. Kyoto USA, a nonprofit organization, has developed a “solar sampler” for individual districts to estimate the potential solar cost, capacity, and financial return of a solar system. Kyoto can help districts develop detailed project plans when they are ready to install solar.

PG&E rate review. Districts are encouraged to meet with their PG&E representative (Tom Lewis or Napallo Gomez-Somer) to evaluate whether or not different rate plans would be beneficial.

IT rebates. PG&E has incentives for projects such as power management, data center air flow, and desktop virtualization. Districts are encouraged to contact SMC Energy Watch in advance of purchasing any new IT equipment to maximize their possible incentive.

Energy Management Systems (EMS). SMCOE is coordinating with a company called I’m in Control to pilot their EMS software service. The software wirelessly controls both lighting and HVAC using intelligent control algorithms. The product is priced to pay for itself within one to two years of use. Districts that don’t currently have a building automation system or EMS may be interested in participating in a pilot with I’m in Control. Contact John Waite for more information.

Access to Energy Manager - Energize Schools program

SMC Energy Watch and SMCOE will continue to stay engaged with school districts as they move through the Prop 39 process and implement projects. For more customized assistance with each step of the auditing and implementation process, SMCOE suggests that school districts consider contracting with a nonprofit program called Energize Schools (www.energizeschools.org). Energize Schools will assign an Energy Manager to each district to act as the point of contact for the district’s Prop 39 or general energy needs.

Staffing. Energize Schools is a collaborative of mission-driven nonprofits including Ecology Action (planning and implementation of energy projects) and Strategic Energy Innovations (conservation and education, including updating district policy, integrating energy and water conservation into curriculum, setting up green teams, etc.). SMC Energy Watch has existing partnerships with each of these organizations, enabling the organizations to work together seamlessly on Prop 39 projects.

Services. Assistance with audits, facilities upgrades, behavioral change, and ongoing energy management. Services can be comprehensive or “a la carte.” Districts pay only for services needed versus a fixed annual fee for a shared energy manager. Energize Schools will coordinate the audits provided by multiple organizations (Bright Schools/kW

Engineering, SMC Energy Watch/Ecology Action, Energize Schools/Ecology Action, and PG&E's Advanced Retrocommissioning and Tune-Up Program/Enovity).

Funding for contracting. Districts pay Energize Schools directly; services can be reimbursed by Prop 39 funds.

Next steps. Scheduling of initial “scoping” meeting will be handled by SMC Energy Watch.

NOTE: Districts are free to work with any service provider of their choosing to fill this need; the cost can be reimbursed through Prop 39 funds. No matter what organization the district works with, SMC Energy Watch and SMCOE will continue to stay engaged and provide guidance, if requested. In particular, SMC Energy Watch encourages the district's service provider to work through SMC Energy Watch to apply for PG&E incentives to maximize the potential payment. ***Incentive applications must be filed with PG&E before any work occurs or equipment is purchased, or districts may become ineligible to receive an incentive. ***

Please contact Susan Wright at SMC Energy Watch for more details about incentives (contact information below).

More information

For more information about SMC Energy Watch, the Prop 39 process, financing options, and PG&E rebates and incentives, contact:

Susan Wright – County of San Mateo

San Mateo County Energy Watch

swright@smcgov.org (650) 599-1403 www.smcenergywatch.com



Date: Monday, February 3, 2014

Time: 11:30 am – 1:30 pm

Place: Independence Hall
2955 Woodside Road
Woodside, CA, 94062

Register: <http://tinyurl.com/Feb3SMCEW>

Questions? Contact Susan Wright
swright@smcgov.org 650-599-1403

Lunch and refreshments included

Lunchtime Meeting Invitation: Real Estate Advisory Group Meeting

Please join us for lunch and conversation! San Mateo County Energy Watch is hosting a special roundtable for real estate professionals and city staff members to share ideas on how we might work together to help homeowners reduce their energy consumption. Feel free to invite colleagues you think would be interested.

AGENDA

News from SMC Energy Watch:

- New online energy assessments for homes make it cheap (or free) to know how energy efficient a home is before you buy or sell
- Simple adjustments that can drastically reduce PG&E bills in larger homes
- How the delay of Title 24 (building energy code) to July 2014 can benefit your clients
- The latest about Zero Net Energy homes

Discussion topics:

- How many of your clients are interested in the energy efficiency of a home? In the indoor air quality? In solar?
- What would motivate more homeowners to be interested in energy efficiency?
- What concerns might real estate professionals have about requiring the energy rating of a home to be disclosed as part of the buying process? Under what conditions do you think there might be support for this?
- How could we work together to encourage homeowners to reduce energy use?

>>> On 2/10/2014 at 3:54 PM, in message <52F8F64C.4782.00AA.1@smcgov.org>, Susan Wright <swright@smcgov.org> wrote:

Hi everyone.

Thank you everyone for participating in our Real Estate Advisory Meeting last Monday! Your feedback was extremely helpful. (I have included those that RSVP'd but were unable to attend on this email. If you'd like to be removed from this email string, please let me know.)

Some takeaways and next steps from the meeting...

- **CONTENT:** The group was in consensus that education about energy efficiency is key. Many realtors have their own newsletters and are looking for helpful, local information that you can send out to your clients. Cara Bautista, coordinator of the Energy Upgrade program in San Mateo County, has some sample content that can be used for newsletters. She has already sent it to a few of you, and will follow up with the rest. Please let her know if this information is helpful to you, and/or what you would like more of. Cara's contact info is: xcbautista@smcgov.org 650-363-4125.
- **PRESENTATIONS TO GROUPS:** Several of you mentioned groups, meetings and events that might be interested in a short presentation about energy efficiency programs and solar opportunities. If you could please reply and let me know more details about potential groups or a contact name, we'd be happy to follow up.
- **TRAINING AND EDUCATION:** Someone mentioned the idea of incorporating energy efficiency information into the training for new realtors. It would also be great to know how we could provide energy efficiency content for the trainings that SAMCAR offers its members. Could someone let me know who I could follow up with about that?
- **ONLINE ASSESSMENTS:** A couple of you said you would like to promote the [Home Energy Analytics](#) service to your clients. I've heard back from HEA that they don't yet have a "direct pay" option, but they're hoping to set that up in the next few months. Kim Springer and I are working to get funding for this service in San Mateo County so that any resident can access it for free. If you are in support of making this service available to residents in our county, please let me know. That will help us make the case to PG&E or other funders!
- **LINKED IN GROUP:** If you'd like to stay in touch with other "green" realtors about energy efficiency events, trainings, and information, you might like to join this Linked In group: "Green Home Real Estate Professionals." We started it a year or so ago, and I periodically share articles, invitations, and information there that you might be interested in. Please invite colleagues, as well.
- **REBATES:** The Energy Upgrade program provides rebates for taking a "whole-house" approach as well as for implementing individual upgrades. The website is: www.bayareaenergyupgrade.org The Home Upgrade Advisor hotline is 866-878-6008.
- **WHAT ELSE?!** What would you like to know more about? What sort of data would be helpful to you? What are other ways we

can increase the demand for energy efficient homes? Let me know! :)

Thank you again for your time last week. Let's stay in touch to share ideas and opportunities to work together to reduce energy use in San Mateo County. We appreciate your help!

Best regards,
Susan

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**San Mateo County 2014 Campaign Planning
RICAPS Meeting - January, 2014**

Subsector	Cities	Types of customers
Real Estate	Foster City Burlingame Menlo Park San Mateo South San Francisco Redwood City	Office parks Realty offices Real estate groups
Food Services and Drinking Places	Colma East Palo Alto Foster City Burlingame Millbrae Pacifica San Mateo South San Francisco Menlo Park Woodside Belmont	Fast Food Restaurants Coffee shops Restaurants
Food and Beverage Stores	East Palo Alto Pacifica South San Francisco Redwood City Woodside Belmont	Groceries Liquor stores
Educational Services	East Palo Alto Hillsborough Pacifica Redwood City Millbrae Belmont	Public Schools Catholic Schools Dance, swimming, martial arts schools
Personal and Laundry Services	Colma Redwood City	Laundromats Salons Dry Cleaners
Professional, Scientific, and Technical Services	Menlo Park Burlingame	Bio Tech Companies Pharmaceutical companies
Accommodation	Burlingame Millbrae South San Francisco	Hotels

Community leadership:

Local governments leading their communities to support clean energy goals

Factors in a successful community campaign:

1. At least one influential (politically-connected) champion
2. Political will within the community for some aspect of the initiative (could be environmentally driven, could be economic)
3. Savvy staff with enough time to work on EE/GHG
4. Actual EE opportunity
5. Knowledge of the community as to where the opportunity might be
6. Data from the utility on where the opportunity might be
7. Education and awareness within the community to increase receptiveness
8. Utility and other programs to provide audits, technical assistance, etc.
9. CBOs and/or utility staff to work with residents and business owners, and internally on strategy and outreach