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CITY/COUNTY ASSOCIATION OF GOVERNMENTS OF SAN MATEO COUNTY

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Agenda

Resource Management and Climate Protection Committee (RMCP)

Date: Wednesday, February 17, 2021

Time: 3:00 p.m.

Location: Remote meeting via Zoom link below

On March 17, 2020, the Governor issued Executive Order N-29-20 suspending certain provisions of the Ralph M. Brown Act in order to allow for local legislative bodies to conduct their meetings telephonically or by other electronic means. Pursuant to the Shelter-in-Place Order issued by the San Mateo County Health Officer on March 16, 2020, the statewide Shelter-in-Place Order issued by the Governor in Executive Order N-33-20 on March 19, 2020, and the CDC's social distancing guidelines, which discourage large public gatherings, C/CAG meetings will be conducted via remote conferencing. Members of the public may observe or participate in the meeting remotely via one of the options below.

Join Zoom Meeting

<https://smcgov.zoom.us/j/96917184311?pwd=L2pOV3FKMys1L2ZNMGs0MW15MDItQT09>

Meeting ID: 969 1718 4311

Passcode: 709696

Find your local number: <https://smcgov.zoom.us/j/96917184311>

Persons who wish to address the RMCP Committee on an item to be considered at this meeting, or on items not on this agenda, are asked to submit comments in writing to kspringer@smcgov.org by 5:00 PM on Tuesday, February 16, 2021, per the guidelines below.

Emailed public comments should have a subject line of: "RMCP Meeting Comment" and note the specific agenda item on which you are commenting, note that your comment concerns an item that is *not* on the agenda, or note that it is *specific to* an agenda item. Members of the public are limited to one comment per agenda item. The length of the emailed comment should be commensurate with the two minutes customarily allowed for verbal comments, which is approximately 250-300 words. Staff will read the public comments addressing matters on this agenda received before the deadline of 5:00 PM on February 16, 2021 at the time the matter is called. Staff will read the public comments addressing items *not* on this agenda received before the deadline of 5:00 PM on February 16, 2021 during agenda item 2 "Public comments." Comments received after the deadline but before the end of the meeting will be provided to the RMCP Committee after the meeting.

Meeting Agenda

1. Roll Call - Introductions
2. Public Comment
3. Approval of Minutes from January 20, 2021 RMCP Committee meeting
(Kim Springer – Committee Staff) Action
4. Recruitment of Large Business/Chamber of Commerce Committee vacancy
(Kim Springer – Committee Staff) Information/ Discussion
5. Presentation on the affordability of electrification, including rooftop solar, onsite batteries, and financing
(Tom Kabat, Josie Gaillard – Public) Information/ Discussion
6. Presentation on addressing housing, considering trends in reach codes and electrification
(Rafael Reyes, Peninsula Clean Energy) Information/ Discussion
7. Committee Member Updates
8. Next Scheduled Meeting Date: March 17, 2021

PUBLIC NOTICING: Due to the impact of the Coronavirus (COVID-19), All notices of C/CAG regular Board meetings, standing committee meetings, and special meetings will be posted at C/CAG's website at: <http://www.ccag.ca.gov>.

All notices of C/CAG regular Board meetings, standing committee meetings, and special meetings will be posted at the San Mateo County Transit District Office, 1250 San Carlos Ave., San Carlos, CA, and on C/CAG's website at: <http://www.ccag.ca.gov>.

PUBLIC RECORDS: Public records that relate to any item on the open session agenda for a regular Board meeting, standing committee meeting, or special meeting are available for public inspection. Those public records that are distributed less than 72 hours prior to a regular Board meeting are available for public inspection at the same time they are distributed to all members, or a majority of the members, of the Board. The Board has designated the City/County Association of Governments of San Mateo County (C/CAG), located at 555 County Center, 5th Floor, Redwood City, CA 94063, for the purpose of making public records available for inspection. Such public records are also available on C/CAG's website at: <http://www.ccag.ca.gov>.

PUBLIC PARTICIPATION: Public comment is limited to two minutes per speaker. Persons with disabilities who require auxiliary aids or services in attending and participating in this meeting should contact Mima Guilles at (650) 599-1406, five working days prior to the meeting date.

If you have any questions about this agenda, please contact C/CAG staff:

Executive Director: Sandy Wong (650) 599-1409

RMCP Committee Staff: Kim Springer (650) 599-1412

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Meeting Minutes

Resource Management and Climate Protection Committee (RMCP)

Date: Wednesday, January 20, 2021

Time: 3:00 p.m.

In Attendance

Maryann Moise Derwin, Town of Portola Valley, Committee Chair*

Tom Francis, BAWSCA*

Diane Papan, City of San Mateo*

Christine Kohl-Zaugg, Sustainable San Mateo County*

Donna Colson, City of Burlingame*

Doug Silverstein, Thrive Alliance, Committee Vice-Chair*

Bill Chiang, PG&E*

Debbie Ruddock, City of Half Moon Bay*

Sandy Wong, Executive Director, C/CAG

Kim Springer, Office of Sustainability

Susan Wright, Office of Sustainability

John Allan, Office of Sustainability

Alexandria Gallizioli, Office of Sustainability

Rinaldo Veseliza, Case for Good

Vicki Sherman, Redwood City

Carol Steinfeld

Michael Barber, County Supervisor Pine's Office

Charles Ice, County Environmental Health

Not in Attendance:

Don Horsley, San Mateo County Supervisor*

Ortensia Lopez, El Concilio*

Drew Combs, Town of Menlo Park*

Rick DeGolia, Town of Atherton*

*Committee Member

1. Roll Call – Introductions

Kim Springer announced that Debbie Ruddock, Vice Mayor of Half Moon Bay will be joining the committee and will be introducing herself towards the end of the meeting.

2. Public Comment

Rinaldo Veseliza introduced himself to the committee and expressed his interest in local

wastewater treatment and capture.

3. Action: Approval of Minutes from November 18, 2020 RMCP Committee meeting

Motion to Approve – Committee Member Tom Francis
Second – Committee Member Diane Papan

All present approved. Motion Passed. Committee Member Debbie Ruddock not present for vote.

4. Information: Results of Presidio Graduate School-led Single-family Home Electrification Systems Mapping Project (Susan Wright, County Office of Sustainability)

Susan Wright provided a follow up to her presentation to the RMCP Committee in November on her work with Presidio Graduate School and BayREN to lead a systems mapping effort for single-family home electrification.

Since November, the project partners have held two focus groups with homeowners and contractors. The focus groups revealed interesting information and preferences such as the fact that contractors are mainly interested in hot water heaters and homeowners, most of which would be considered early adopters, expressed interest in new rebates and incentives as well as simplified financing.

Interesting ideas for programs such as group purchasing, and contractor networks emerged from these discussions. On the policy side, there was a call from contractors to standardize and simplify permitting. Ideas such as special utility rates for all-electric homes and bans on natural gas were also discussed.

Susan went on to provide an overview of the second workshop. Throughout their discussions, several “interventions” were discussed as methods of promoting home electrification. The four interventions that rose to the top were instant rebates, a “cash for clunkers” rebate to retire old equipment, public/private financing instruments, and streamlined permitting. Other top ideas were development of planning tools for electrification projects, education for building departments and an emergency water heater loaner program.

Questions/Comments:

Bill Chiang: Some communities have an ordinance in place that require undergrounding of new electrical facilities. This could apply to electrification projects that need an upgraded service. It may be in the best interest of the cities to carve out exemptions for this type of project.

Maryann Moise Derwin: The topic of undergrounding utilities came up recently at a town planning commission meeting. We may be looking at solutions to this issue soon.

Next steps for the project include a written final report for the BayREN project and sharing out the findings. Following the initial report, there is funding available for case studies which Kim Springer will talk about next.

5. Information: Presentation draft criteria for selection of approximately ten homes for electrification case studies (Kim Springer, Committee staff)

Kim Springer presented on the next phase of the BayREN electrification systems mapping effort. ABAG, through the BayREN program will fund \$50k for these home electrification case studies. These studies will provide a better understanding of the cost implications of these upgrades and will include cost estimates, considerations, challenges and opportunities for individual

electrification upgrades and whole-home efforts. This also includes solar, battery back-up and EV considerations. In developing the criteria for selection of existing homes to be included, Springer would like the RMCP committee's input on Proposed Criteria. Proposed criteria include age of home, location, existing equipment/panel capacity, style of home and size of home

Questions/Comments:

Bill Chiang: For mobile homes, many of them are on master meters which would make things very difficult. It would be best to find a mobile home park without a master meter. Another consideration is that targeting a home in a disadvantaged community could raise their utility bill and they may be unable to pay

Kim Springer: Clarifying that we aren't installing any upgrades, this is more of a planning effort to establish pricing and level of effort.

Vicki Sherman: Should there be a consideration for homes with ADUs as well?

Bill Chiang: The ADU should have a separate address and meter if built correctly.

Tom Francis: Should topography be considered as well? Some homes on hillsides may make upgrades more difficult

Kim Springer: That makes sense especially related to solar.

Susan Wright: Specific equipment location may also be a consideration.

Christine Kohl-Zaugg: Would like to include occupancy levels as a criterion (small vs large families) and for age of home, we should consider remodels versus original builds.

6. Information: Presentation on Water Agency Urban Water Management Plans and Alternative Water Supply Projects Currently in Planning with the SFPUC (Tom Francis, BAWSCA)

Committee Member Tom Francis provided a presentation on Urban Water Management Plans (UWMP), beginning with the history of UWMPs. The UWMP Act of 1983 required long term planning for all major water suppliers (more than 3,000 customers or 3,000-acre feet/year). In 2010 SBx7-7 required water suppliers to increase water use efficiency 20% by 2020.

Christine Kohl-Zaugg: What is the baseline year for these goals?

Tom Francis: Water Year 2010

In 2015, new requirements for recycled water, consideration for water shortages and an optional energy intensity analysis were adopted. The State of California updates UWMP guidelines every 5 years and the 2020 requirements add reporting for the 20% use reduction and water loss reductions. New requirements include a layperson's description of Water Supply Reliability, Water Shortage Contingency Plans, groundwater supply coordination and an energy intensity analysis.

Tom went on to describe the contents of an UWMP. The plan includes an introduction and overview, an overview of UWMP preparation and adoption, a system description, water use characterization, and compliance with SBx7-7 baseline and targets. Additionally, a demand focused section includes water supply characterization, water service reliability and drought risk assessment, water shortage contingency plans, demand management measures and plan adoption, submittal and implementation.

All these individual pieces come together to tell a water agencies story and allows for planning to ensure that supply is reliable and meet demands. UWMPs allow for water supply assessments, eligibility for state grants and loans and are public documents that can

be referenced by others.

BAWSCA helps water agencies prepare their UWMPs by providing information on the drought reductions/supply allocation process, changes to/considerations of the water supply agreement, the reliability of the regional water system, water resource planning efforts and the impacts of climate change.

Tom's presentation included an overview of state-level projects and future water-supply projects to improve service reliability here in the Bay Area, including the Daly City Recycled Water Expansion project among many others in the region and state.

Tom included an update on the schedule for updating and adopting an UWMP. The process includes a public comment period ahead of an adoption hearing in June 2021. Each of the 16 agencies in San Mateo County will be putting these plans together over the coming year and there is opportunity to participate now.

Questions/Comments:

Donna Colson: What happens when future Regional Housing Needs Allocation exceed the available water supply?

Tom Francis: This may be a long-term concern as water supplies are constrained and there may come a time when developments can't be approved due to water availability. Brisbane is dealing with this issue right now and is looking at water transfer agreements as a way to work around this. The silver lining is that our gallons per capita has gone down in recent years which allows more people to live here on the same water supply.

7. Information: Presentation on Value of Resiliency to Support Critical Loads in Community or Site Microgrids (Craig Lewis, Clean Coalition)

Craig Lewis, Executive Director of Clean Coalition, provided a presentation on the value of resilience and their methodology for prioritizing value of individual loads at a facility. Clean Coalition is a non-profit that seeks to accelerate the transition to renewable energy and a modern grid.

Craig described the VOR123 method which breaks down the value of resilience into 3 tiers. Tier 1 loads are critical loads that are of utmost importance. They account for about 10% of total load and people should be willing to pay 3x the utility cost to keep those loads powered. Tier 2 loads are less critical but still a priority and account for about 15% of the total load and should be kept on for 80% of the time. The value of a Tier 2 load is 1.5x the utility cost. Tier 3 loads are discretionary and should be kept on for 25% of the time.

Craig provided an example by describing tiered loads in an average home. He described a fridge as being Tier 1 while internet, phone and a few lights would be Tier 2. Everything else is non-essential and therefore part of Tier 3.

Craig discussed the function of diesel generators and how they only supply Tier 1 and Tier 2 loads for a small amount of time and require additional fuel on a regular basis. On the natural gas side of things, resiliency of the electrical grid is far superior. In the event of an earthquake or similar disaster, electricity can be restored 30x faster than natural gas infrastructure. Clean Coalition has settled on a 25% premium figure for the value of resiliency after conducting numerous analytical approaches.

Craig went on to describe a case study in the Santa Barbara region known as the Goleta Load Pocket (GLP) which has a single interconnection to the state grid. The 40-mile transmission line goes through an area prone to fires, earthquakes and other natural disasters. The GLP spans 70

miles and would require 200MW of solar and 400MW of storage to achieve full resiliency. The solar needs amount to 7% of total available rooftop area installed with PV panels. Critical loads such as fire stations, airports, and emergency shelters at UCSB and schools are excellent opportunities for a community microgrid. In particular, a project at the Santa Barbara Unified School District (SBUSD) will improve resiliency and save the school district millions of dollars.

Questions/Comments:

Carol Steinfeld: How was the SBUSD funded?

Craig Lewis: The 3rd party hired to deploy and operate the system are covering the upfront costs and will make money back by selling energy back to the school at a price that's lower than SoCal Edison rates.

Doug Silverstein: How should we consider PV rollout locally? Should be striving for the same 7% goal as Santa Barbara?

Craig Lewis: This is generally a good benchmark, but needs will differ by community.

8. Committee Member Updates

Committee Member Doug Silverstein announced that Thrive Alliance will be hosting an online workshop called Bikes, Trains and (Electric) Automobiles on February 4th.

Committee Member Christine Kohl-Zaugg will be sending updates through Kim Springer via e-mail.

New Committee Member Debbie Ruddock of Half Moon Bay was introduced.

9. Next Scheduled Meeting February 17, 2021

C/CAG AGENDA REPORT

Date: February 17, 2021
To: Resource Management and Climate Protection Committee
From: Kim Springer, Committee Staff
Subject: Recruitment of Large Business/Chamber of Commerce Committee vacancy

(For further information contact Kim Springer at kspringer@smcgov.org)

RECOMMENDATION

Receive information on the recruitment of Large Business/Chamber of Commerce Committee vacancy.

FISCAL IMPACT

None.

BACKGROUND/DISCUSSION

The Large Business/ Chamber of Commerce seat is currently vacant. Sadly, the former Committee member passed away in 2020.

To fill the Large Business/ Chamber of Commerce vacancy staff has developed a recruitment letter, attached, which has been posted on the C/CAG website and distributed to chambers of commerce leadership in San Mateo County. Staff has also requested for the letter to be distributed by SAMCEDA to their membership. The recruitment closes March 2, 2021 but will remain open after that date until the committee seat is filled.

Staff requests that existing Committee members support the recruitment by sharing the recruitment letter or link to appropriate interested parties.

ATTACHMENTS

1. Recruitment Letter – Large Business/ Chamber of Commerce
2. January 2021 RMCP Committee Roster

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February 10, 2021

To: Interested Parties
From: Sandy Wong, Executive Director of C/CAG
Subject: **Vacant Seat on the C/CAG Resource Management and Climate Protection (RMCP) Committee**

Dear Interested Parties,

The City/County Association of Governments of San Mateo County (C/CAG) currently has one vacant seat on the Resource Management and Climate Protection Committee (RMCP). The vacancy is for representation from the business sector. Historically, this seat was filled by an individual from a Chamber of Commerce or a large business entity in San Mateo County.

The Resource Management and Climate Protection Committee (RMCP) seats seven elected officials as well as representatives from each of the following six sectors: energy, water, utility, nonprofit, business/chamber of commerce, and environmental organization, for a total of 13 seats. Originally called the Utilities Sustainability Task Force (USTF), it developed a San Mateo County Energy Strategy for the county, which was adopted by every city in San Mateo County in 2009. The RMCP Committee provides information and recommendations to CMEQ and the C/CAG Board on items related to resource conservation and climate protection actions. The Committee also tracks the progress of two main C/CAG programs, the San Mateo County Energy Watch (SMCEW) and the Regionally Integrated Climate Action Planning Suite (RICAPS). The Committee also seeks to integrate equity into resource conservation and climate actions, including workforce development, access by constituents, and inclusion of community-based organizations.

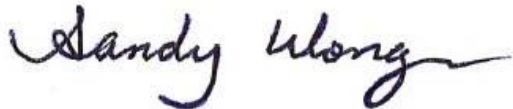
Individuals from organizations wishing to be considered for appointment to serve on this Committee by filling the Business/Chamber of Commerce seat should send a Letter of Interest to the address below by **March 2, 2021**. Appointments will be considered at the March 11, 2021 C/CAG Board meeting. If there is no letter of interest received by the deadline, the recruitment for that seat will remain open until filled.

Sandy Wong
C/CAG Executive Director
City/County Association of Governments
555 County Center, 5th Floor
Redwood City, CA 94063
or e-mail to slwong@smcgov.org.

The Letter of Interest should include a brief discussion of why the individual is interested in serving on the Committee, how the individual believes that their participation will support the Committee, and an expressed level of commitment to regularly attend meetings held. Committee members are expected to attend 75% of the meetings held each year.

If you have any questions about the Committees or this appointment process, please feel free to contact C/CAG staff: Kim Springer at 650-599-1412, or by email at kspringer@smcgov.org.

Sincerely,

A handwritten signature in black ink that reads "Sandy Wong". The signature is written in a cursive style with a long, sweeping tail on the "g".

Sandy Wong
Executive Director of C/CAG

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Resource Management and Climate Protection Committee (January 2021)	
Elected Officials (7)	
Maryann Moise Derwin – <u>Committee Chair</u> Vice Mayor Portola Valley mderwin@portolavalley.net	
Don Horsley Supervisor County of San Mateo – District 3 dhorsley@smcgov.org	Drew Combs Vice Mayor Menlo Park dcombs@menlopark.org
Rick DeGolia Mayor Atherton rdegolia@ci.atherton.ca.us	Diane Papan Councilmember San Mateo Dpapan@cityofsanmateo.org
Debbie Ruddock Vice Mayor Half Moon Bay druddock@hmbcity.com	Donna Colson Councilmember Burlingame dcolson@burlingame.org
<u>Stakeholder Representatives (5)</u>	
<u>Energy</u>	Ortensia Lopez Executive Director El Concilio of San Mateo County or10sia@el-concilio.com
<u>Water</u>	Tom Francis Water Resources Manager Bay Area Water Supply and Conservation Agency tfrancis@bawsca.org

Resource Management and Climate Protection Committee

(January 2021)

<u>Utility</u>	Bill Chiang Government Relations Pacific Gas and Electric Company william.chiang@pge.com
<u>Nonprofit</u>	Doug Silverstein - <u>Vice-Chair</u> Environment & Sustainability Lead Thrive Alliance doug@thrivealliance.org
<u>Business/Chamber of Commerce</u>	Vacant
<u>Environmental</u>	Christine Zaugg Executive Director Sustainable San Mateo County christine@sustainablesanmateo.org

RMCP Committee Staff

<u>C/CAG</u>	Sandy Wong Executive Director slwong@smgov.org (650) 599-1409
<u>County of San Mateo Office of Sustainability</u>	Kim Springer Resource Conservation Programs Manager Energy-Water Programs kspringer@smgov.org (650) 599-1412

C/CAG AGENDA REPORT

Date: February 17, 2021
To: Resource Management and Climate Protection Committee
From: Kim Springer, Committee Staff
Subject: Presentation on the affordability of electrification, including rooftop solar, onsite batteries, and financing

(For further information contact Kim Springer at kspringer@smcgov.org)

RECOMMENDATION

Receive a presentation on the affordability of electrification, including rooftop solar, onsite batteries, and financing for information and discussion.

FISCAL IMPACT

None.

BACKGROUND/DISCUSSION

With the advent of Peninsula Clean Energy, nearly all electricity customers in San Mateo County are receiving reduced greenhouse gas emission electricity. This “cleaner” electricity offers an opportunity to further reduce GHG emissions by switching energy use from natural (methane) gas to electricity. This is known as electrification. Extending this to electrification of transportation, could reduce more than 90% of the County’s generated GHG emissions.

One question, often raised about electrification, is whether this shift can be accomplished in a way that is affordable for all. Recent economic analysis by local researchers, Tom Kabat and Josie Gaillard, reveals that it can be, especially when supported by thoughtful policy. Their analysis examined various policy levers, including: rate design, access to financing, and education. The research was completed in order to identify those levers with the highest impact.

Josie Gaillard, businessperson and retired solar industry strategist, and Tom Kabat, energy and utility consulting engineer (local researchers), will share ways to make building electrification retrofits affordable.

ATTACHMENTS

None.

C/CAG AGENDA REPORT

Date: February 17, 2021
To: Resource Management and Climate Protection Committee
From: Kim Springer, Committee Staff
Subject: Presentation on addressing housing, considering trends in reach codes and electrification

(For further information contact Kim Springer at kspringer@smcgov.org)

RECOMMENDATION

Receive a presentation on addressing housing, considering trends in reach codes and electrification for information and discussion.

FISCAL IMPACT

None.

BACKGROUND/DISCUSSION

Building codes enhancements, “reach codes”, being adopted by local governments include two major components: all-electric buildings and electric vehicle (EV) readiness. Both components generate substantial greenhouse gas reductions, as well as health and safety benefits. In general, all-electric buildings are less expensive to build because of the avoided costs of installing natural gas (methane gas) plumbing and other required infrastructure.

Current electric appliances for space and water heating are extremely efficient and continue to see improvements. In general, this is “heat pump” technology which is the same technology, long used for air conditioning and refrigerators. Operating costs of all-electric buildings versus buildings with gas vary modestly with studies indicating some improvement or, in some cases, very modest cost increases depending on specific situations.

EV readiness in reach codes provides for 100% access to charging in multifamily buildings and does cost more to construct today than the base state code. However, to help address this cost issue, they can be mitigated by an approach that reduces costs compared to conventional EV charging. In addition, the 2022 state code is expected to include electrical capacity that would meet the reach code needs – yielding little or no additive cost compared to the state code. Access to EVs provides substantial economic benefit. Transportation comprises the second largest cost for most households and EV-driving residents can save \$100 to \$200 per month.

For affordable housing, which is by and large, multifamily there are three areas that have been raised as concerns:

EV charging installation cost: Peninsula Clean Energy is offering affordable housing providers incentives to cover most or all the cost of EV charging in new construction.

Central hot water systems: The technical approach for electric hot water systems that are based on a centralized system are a known challenge. These are currently complex and expensive. Many designers are unfamiliar with what is required to design them properly. This is anticipated to be a relatively short-term problem (2-4 years). Peninsula Clean Energy is developing guidelines for incorporating little used but highly effective design strategies to reduce complexity in cost using wastewater heat capture systems. In addition, numerous jurisdictions have expanded exceptions in their reach codes for affordable housing (see below).

Local conditions: Both the EV and electrification portions of the code increase electrical capacity needs. This may result in larger transformers and other electrical infrastructure than would otherwise have been designed. In some cases, transformers which may be required to be on-site if curb conditions/policy require and if on-site, may be disallowed from being underground in flood zones or problematic geology. If on the property above ground, this could result in loss of parking spaces or even residential units – a very serious problem.

To provide flexibility, the reach codes all provide triggers for exceptions for extreme costs, and most have implemented exceptions for construction already entitled. In some cases, some jurisdictions have specifically provided exceptions for affordable housing.

Rafael Reyes, Director of Energy Programs at PCE, will provide a presentation on the interaction between reach codes and housing, and how these issues are being approached.

ATTACHMENTS

None.