

C/CAG

CITY/COUNTY ASSOCIATION OF GOVERNMENTS OF SAN MATEO COUNTY

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Meeting Minutes

Resource Management and Climate Protection Committee (RMCP)

Date: Wednesday, February 17, 2021

Time: 3:00 p.m.

In Attendance:

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

Doug Silverstein, Thrive Alliance, Co-Chair*

Donna Colson, City of Burlingame*

Debbie Ruddock, City of Half Moon Bay*

Tom Francis, BAWSCA*

Christine Kohl-Zaugg, Sustainable San Mateo County*

Diane Papan, City of San Mateo*

Rick DeGolia, Town of Atherton*

Ortensia Lopez, El Concilio*

Sandy Wong, C/CAG

Kim Springer, County OOS

John Allan, County OOS

Susan Wright, County OOS

Alexandria Gallizioli, County OOS

Rafael Reyes, Peninsula Clean Energy

Vicki Sherman, Redwood City Public Works

Veronika Vostinak, City of Half Moon Bay

Tom Kabat, Menlo Park Environmental Quality Commission

Josie Gaillard, Menlo Park Environmental Quality Commission

Carol Steinfeld, Sierra Club Loma Prieta Chapter

Misti Bruceri, Misti Bruceri and Associates

Renaldo Voseliza (sp?)

Not in Attendance:

Bill Chiang, PG&E*

Don Horsley, San Mateo County Supervisor*

Drew Combs, City of Menlo Park*

1. Roll Call - Introductions

2. Public Comment

Public comment from Carol Steinfeld – Propose that the committee discusses water supply diversification and management in response to ongoing drought conditions. We have less water demand management compared to other counties and we're missing out on opportunities. Carol

proposes that this committee focuses on these issues or a new C/CAG committee is formed to address this issue specifically.

3. Action: Approval of Minutes from January 20, 2021 RMCP Committee Meeting (Kim Springer – Committee Staff)

Motion to approve - Donna Colson.
Second by - Debbie Ruddock.
Roll call – All present approve
Motion passes

4. Information: Recruitment of Large Business/Chamber of Commerce Committee Vacancy (Kim Springer – Committee Staff)

Kim Springer announced that recruitment is open for this vacancy and would appreciate if committee members share this opportunity with their contacts. The opportunity is posted on the C/CAG committee and can be found at:

The recruitment is through March 2nd and will continue if not candidate submits a letter of interest in time for the March C/CAG Board meeting.

Colson - What are the targeted business types that we would like to sit on this position?
Springer – seat is business/ chamber of commerce, and larger businesses would fit well

Papan - The biotech sector may be a good opportunity.

Moise Derwin – Where does the announcement letter get distributed?
Springer– Chambers of commerce, PCE, and other city partners.

Ruddock – Does SSMC have members that may be interested?
Kohl-Zaugg – We may have a contact at Facebook.

Colson – We may want to consider the hospitality industry due to their water use. Alternatively, large construction companies based in San Mateo County such as Summerhill may have helpful perspectives on issues that come before this committee.

5. Information: Presentation on the affordability of electrification, including rooftop solar, onsite batteries, and financing (Tom Kabat, Josie Gaillard – Public)

Josie Gaillard, Menlo Park Environmental Quality Commission, provided a presentation on the affordability and challenges of existing building electrification. Vehicles and natural gas combustion make up a significant portion of community GHG emissions and electrification of homes and vehicles can drastically reduce these emissions. Gaillard described key questions guiding affordability such as:

- What does it cost to fully electrify a single-family home?
- Can we make the transition costs affordable enough to pass city ordinances?
- What levers do policy makers and utilities have to achieve affordability?
- What pieces of the puzzle need to be put in place?

The presentation included an overview of the key appliances and systems that can be electrified in a single-family home. Other considerations are rooftop solar and battery backup systems.

Overall, electrifying a home without solar or battery backup can be more expensive for the homeowner than their current electric and gas systems. However, adding just solar can reduce costs significantly below the baseline and adding battery back-up results in additional savings.

Tom Kabat provided a detailed explanation of equipment and cost assumptions for their electrification cost scenarios.

Key findings are that electrification can be cost neutral if financed, paired with solar, is bid competitively and a panel upgrade is avoided. Essentially, solar is so inexpensive that it floats the economics of electrification and adding a battery helps avoid using electricity during the expensive duck curve times.

Looking to the solar boom, we can expect that installation costs will come down, installer training will improve overtime. Streamlining permits can reduce costs, stepping down subsidies by volume creates prompt demand and injects urgency. Finally, financing will make electrification projects more affordable and accessible to lower income customers.

Francis: Can the same contractor do all of this work or is it more likely to be multiple contractors?
Kabat: Likely to be multiple but a general contractor may have subcontractors ready.

Lopez: We should consider how to bring these types of projects to low income residents and communities. Additional variables like roof condition, substandard housing and credit ratings can affect the affordability equation.

Springer: We may want to consider exploring opportunities for renters such as green lease options for those that don't necessarily own their home.

Rafael Reyes: PCE is developing a set of design guidelines for electrification projects which may tie into these efforts well.

6. Information: Presentation on addressing housing, considering trends in reach codes and electrification (Rafael Reyes, Peninsula Clean Energy)

Kim Springer introduced Rafael Reyes, Director of Energy Programs at Peninsula Clean Energy. Rafael began by acknowledging the work of Josie and Tom from the previous presentation and commended Menlo Park for their pioneering efforts on reach codes.

Rafael's presentation started with an overview of PCE and their mission to reduce GHG emissions and provide sustainable energy. Rafael also provided an overview of reach codes, their purpose and the adoption process.

A summary of benefits includes safer and healthier homes, advancing climate goals, enabling greater EV adoption and financial savings for residents.

Multi-family is a new area of focus that has been challenging. PCE has engaged with affordable housing providers to discuss challenges, offer guidance and technical support and participate in workshops. Key issues include contract familiarity, EV charging costs, central hot water, and site conditions.

Rafael described these issues in detail and also provided an overview an innovative new technology: Sewage Heat Capture. This new technology recovers energy from non-potable heated water that flows into the sewer. For example, the residual heat in water from a shower drain or

washing machine can be recovered and offset the energy needed to heat new potable water.

Moise Derwin: What sort of electrification changes are being incorporated into multi-family buildings already?

Reyes: Stoves and space heating are already being incorporated but there is still opportunity around other appliances and electric vehicles.

Colson: Would like to work on equity more and will be working with Ortensia to address these issues.

Francis: Is there concern at all from a grid perspective that we'll be able to support all of this new electric equipment?

Reyes: It's important to recognize that we have issues with all of our distribution grids, both electric and natural gas. Grid improvements need to be made to prevent fire concerns, but all-electric construction and electric vehicles will only increase the overall electric load by a few percentage points.

Carol Steinfeld: Do these electrification opportunities intersect with microgrid potential?

Rafael: Certainly, these can help with microgrids and resilience.

Carol Steinfeld: If a microgrid is established, all of the demand management technologies may help electrification efforts as well.

7. Committee Member Updates

Kohl-Zaugg – SSMC Virtual Happy Hour is on 2/24 and focusing on Racial Justice – White Privilege and Allyship.

Francis – This is still a dry year despite recent rains in January. It's not as bad as before since SFPUC has estimated that they could reach 100% capacity at Hetch Hetchy. SFPUC has not yet decided as to whether they'll be calling for voluntary rationing. Bay Area water agencies are getting together to review the need for a unified message on drought conservation.

Silverstein - Thrive Alliance is featuring Tom Francis on a Thursday Feb 25th panel. The Story of Water in San Mateo County: Challenges to Equity and Sustainability. Also featuring Silicon Valley Clean Water and Sustainable Pescadero

<https://www.thrivealliance.org/events/the-story-of-water-in-san-mateo-county-challenges-to-equity-and-sustainability>

8. Next Scheduled Meeting Date: **March 17, 2021**