Environmental Quality Commission



REGULAR MEETING AGENDA

Date: 4/17/2024 Time: 6:00 p.m.

Location: Zoom.us/join - ID# 879 3070 9093 and

City Hall Downtown Conference Room, 1st Floor

701 Laurel St., Menlo Park, CA 94025

Members of the public can listen to the meeting and participate using the following methods.

- How to participate in the meeting
 - Access the meeting, in-person, at the Downtown Conference Room
 - Access the meeting real-time online at: Zoom.us/join –Meeting ID 879 3070 9093
 - Access the meeting real-time via telephone at: (669) 900-6833
 Meeting ID 879 3070 9093

Press *9 to raise hand to speak

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Regular Session

- A. Call To Order
- B. Roll Call Chair Hedley, Kissel, Lin, McKenna, Pelegri-Llopart, Vice Chair Schmidt
- C. Public Comment

Under "Public Comment," the public may address the Commission on any subject not listed on the agenda. Each speaker may address the Commission once under public comment for a limit of three minutes. You are not required to provide your name or City of residence, but it is helpful. The Commission cannot act on items not listed on the agenda and, therefore, the Commission cannot respond to non-agenda issues brought up under public comment other than to provide general information.

- D. Regular Business
- D1. Approve the March 20, 2024 Environmental Quality Commission meeting minutes (Attachment)
- D2. Review and discuss Climate Action Plan strategy No.6 and receive recommendations from the Climate adaptation subcommittee on scope of work for 2025-2030 (Presentation)

Environmental Quality Commission Regular Meeting Agenda April 17, 2024 Page 2

D3. Receive recommendations from the Permit Streamlining Ad Hoc Subcommittee (Presentation)

E. Reports and Announcements

E1. Reports and announcements from staff and Commissioners

F. Adjournment

At every Regular Meeting of the Commission, in addition to the Public Comment period where the public shall have the right to address the Commission on any matters of public interest not listed on the agenda, members of the public have the right to directly address the Commission on any item listed on the agenda at a time designated by the Chair, either before or during the Commission's consideration of the item.

At every Special Meeting of the Commission, members of the public have the right to directly address the Commission on any item listed on the agenda at a time designated by the Chair, either before or during consideration of the item.

For appeal hearings, appellant and applicant shall each have 10 minutes for presentations.

If you challenge any of the items listed on this agenda in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City of Menlo Park at, or before, the public hearing.

Any writing that is distributed to a majority of the Commission by any person in connection with an agenda item is a public record (subject to any exemption under the Public Records Act) and is available by request by emailing the city clerk at jaherren@menlopark.gov. Persons with disabilities, who require auxiliary aids or services in attending or participating in Commission meetings, may call the City Clerk's Office at 650-330-6620.

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Environmental Quality Commission



REGULAR MEETING MINUTES - DRAFT

Date: 3/20/2024 Time: 6:00 p.m.

Location: Teleconference and

City Hall Downtown Conference Room, 1st Floor

701 Laurel St., Menlo Park. CA 94025

A. Call To Order

Chair Hedley called the meeting to order at 6:02 p.m.

B. Roll Call

Present: Hedley, Lin, McKenna, Pelegri-Llopart, Schmidt, Kissel (arrived 6:07 p.m.)

Absent: None

Staff: Sustainability Manager Rachael Londer, Management Analyst II Ori Paz

C. Public Comment

None.

D. Regular Business

D1. Approve the February 21, 2024 Environmental Quality Commission meeting minutes (Attachment)

ACTION: Motion and second (McKenna/ Pelegri-Llopart), to approve the February 21, 2024 Environmental Quality Commission meeting minutes, passed 5-0 (Hedley abstaining).

D2. Deny the appeal and uphold staff's decision to approve the permit application to remove a coast live oak at 219 Durham St. (Staff Report #24-001-EQC) (Presentation)

Chair Hedley introduced the item.

City Arborist Jillian Keller made the presentation.

Architect from 360 Design Janice Chiu (applicant) made a presentation.

Kathy Crane (appellant) made a presentation.

The Commission received clarification on construction plans.

Bheem Bhatia (owner) spoke on the age and history of the tree.

The Commission received clarification on the appeals process.

The Commission discussed whether the tree could survive construction and how tree growth would impact design functionality and safety, the requirements in the heritage tree ordinance and tree

removal process, the impact to the other live coast oak tree on the property, and alternative designs.

ACTION: Motion and second (Pelegri-Llopart/ Lin), to uphold staff's recommendation to grant the tree removal permit for 219 Durham St., failed 3-3 (Hedley, McKenna, and Schmidt opposing).

Staff provided clarification that in the event of a tie vote, the original decision to remove the tree is upheld and can be appealed to the City Council.

The Environmental Quality Commission took a recess at 7:19 p.m.

The Environmental Quality Commission reconvened at 7:25 p.m.

D3. Review and discuss the electrification permit fee waiver and permit streamlining (Presentation)

Chair Hedley introduced the item.

Management Analyst Ori Paz made the presentation.

- Menlo Spark representative Brian Schmidt spoke in support of keeping the fee waiver in full and incentives to achieve CAP No. 1 goals
- The Commission discussed program elements including which electrification projects should have waived fees, community outreach and engagement efforts, the success of the program, data collection, and interest to continue to offer the fee waiver as an incentive.

ACTION: Motion and second (Kissel/ Hedley), to keep fee waiver program in place with no dollar milestone checkpoint until 2030 or until the City meets the CAP No. 1 goal of 95% of existing buildings electrified (whichever happens first) and recommend that the City Council direct staff to conduct community outreach and engagement to inform the community of the fee waiver program, passed unanimously.

D4. Review and discuss recommendations from the Building Decarbonization Ad Hoc Subocommittee on the 2025 – 2030 scope of work for CAP strategy No. 1: electrify 95% of existing buildings (Presentation)

Chair Hedley introduced the item.

Commissioner McKenna made the presentation.

- Menlo Spark representative Brian Schmidt spoke in support of the recommendations for CAP strategy No. 1 and in support of the dual reach codes (Attachment).
- Menlo Spark representative Angela Evans spoke in support of the recommendations for CAP strategy No. 1.

The Commission discussed the recommendations and best practices for measuring success and reductions in gas, reach code approaches, the need to define permit streamlining, and process for presenting final work plan to City Council.

Environmental Quality Commission Regular Meeting Minutes – DRAFT March 20, 2024 Page 3 of 4

ACTION: Motion and second (Hedley/ Kissel), to adopt recommendations of the Building Decarbonization Ad Hoc Subcommittee on the 2025 – 2030 scope of work for CAP strategy No. 1, as modified:

- Adopt dual coverage reach code approach (Zero NOx Standard as primary code and Single Margin Approach as back up) to enhance building code; and
- Explore companion programs for equity and impact; and
- Support PCE development of multifamily electrification program or explore establishing a turnkey multifamily electrification partner; and
- Create community outreach plan and measurement dashboard (including data points for gas usage and electrification progress) to track progress, passed unanimously.

ACTION: Motion and second (Hedley/ Pelegri-Llopart) to dissolve the Building Decarbonization Ad Hoc Subcommittee, passed unanimously.

ACTION: Motion and second (Hedley/ Kissel) to create Permit Streamlining Ad Hoc Subcommittee to define permit streamlining and return to the Commission with recommendations no later than April 30, 2024, passed unanimously.

ACTION: Motion and second (Hedley/ Kissel) to appoint commissioners Lin, Pelegri-Llopart, and McKenna to the permit streamlining ad hoc subcommittee, passed unanimously.

E. Reports and Announcements

E1. Reports and announcements from staff and Commissioners

Sustainability Manager Rachael Londer reported out on Arbor Day and Peninsula Clean Energy's Member Agency Grants.

Management Analyst Ori Paz spoke on upcoming items going to the City Council, including: an electrification contract with Peninsula Clean Energy to electrify homes in Belle Haven, a power purchase agreement with Peninsula Clean Energy for solar installation at city facilities, permit fee waiver update, Tesla pilot update, and provided updates on Love Our Earth Festival and Spring Fest, Belle Haven Child Development Center electrification plan, expanding electric vehicle (EV) fleet charging, and Advanced Clean Fleets.

Commissioner McKenna reported out on letters received from Ms. Ward's fourth grade class at Oak Knoll Elementary School.

Vice Chair Schmidt reported that CAL FIRE has released a grant and the Climate Adaptation subcommittee will be reporting out at the April Environmental Quality Commission meeting.

Commissioner Pelegri-Llopart spoke on an upcoming Peninsula Clean Energy board meeting.

F. Adjournment

Chair Hedley adjourned the meeting at 9:57 p.m.

Sustainability Manager Rachael Londer

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Why We Need Reach Codes





Continuous Signal to the Market

- Avoid a progress gap for new construction from 2024-2026
- · Send clear, continuous message to market
- · Avoid stranded asset cost of continued gas investment

Local Control

- Enables innovative approaches for cost-effective decarbonization policy
- Ability to design customized exemptions
- · Jurisdictions with more progressive climate targets can pass more progressive reach codes

State and BAAQMD Codes are Limited

- · Lacks specific existing building measures
- · Cannot regulate remodels or other types of triggers for cost-effective building electrification
- · Ignores many methane appliances

Local Reach Codes Influence the State

- Statewide electrification codes incorporate elements from local reach codes
- Statewide EV charging codes have been inspired by San Mateo's EV Reach Codes
- Smoother implementation of BAAQMD ruling if similar requirements are adopted before 2027

Allows More Action, Sooner

- Greenhouse gas emissions are cumulative, so earlier actions have exponential savings
- Existing building policy is needed immediately to meet 2030, 2035, and 2040 climate goals

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CLIMATE ACTION PLAN STRATEGY NO. 6 DEVELOP A CLIMATE ADAPTION PLAN TO PROTECT THE COMMUNITY FROM SEA LEVEL RISE AND FLOODING





CONTENTS



- What is a Climate Adaptation Plan?
- Overview of Climate Action Plan (CAP) strategy No.6
- Strategy progress
- Policies and programs
- Discussion





CLIMATE ADAPTATION PLAN DEFINED

- A climate adaptation plan addresses the impacts of climate change on a specific community.
- Involves vulnerability assessments of climate-related hazards like extreme heat and sea-level rise.
- The plan outlines specific actions, policies and projects that reduce identified vulnerabilities.
- Integrates community engagement, actively involving local residents, stakeholders, and organizations in decision-making processes.
- Enhances resilience, and safeguarding communities, infrastructure against the effects of climate change.
- A living document involving ongoing monitoring and evaluation, and updating to ensure effectiveness and adaptability.





CAP STRATEGY NO.6

In 2021, the City Council provided the following direction on the scope of work for this goal:

- Update the Safety Element in Menlo Park's General Plan to bring it into compliance with recent changes in General Plan law, including Senate Bill 379 (Climate Adaptation and Resiliency)
- Continue progress on the Menlo Park SAFER Bay grant application
- Continue to participate in and monitor OneShoreline
- Hold a City Council study session by July 2021 on the City's local hazard mitigation plan



CAP STRATEGY NO.6

Why the goal was set

Menlo Park's location on the shore of San Francisco Bay places approximately \$1.3 billion of property in our Belle Haven neighborhood at risk of flooding from climate change by as early as 2070.



http://data.pointblue.org/apps/ocof/cms/index.php?page=flood-map

YEAR: 2070-2100 the Bay is projected to rise 3.3' Page D-2.5





CAP. 6 PROGRESS

- The City's annex to the San Mateo County <u>local hazard mitigation plan</u> was adopted by the City Council Nov. 16, 2021.
- Safety Element updated 2022-2023 to incorporate the <u>Local Hazard Mitigation</u> <u>Plan</u> that includes a vulnerability assessment, resiliency goals and policies, and implementation actions.
- May 2023 staff received a notice of award of grant funds from FEMA for the first phase of Menlo Park SAFER Bay.





CAP. 6 PROGRESS

Staff has continued to monitor and engage with OneShoreline including efforts to:

- Pursue options to advance shoreline protection in the remaining areas along Menlo Park's shoreline, with a focus on the area north and west of Bedwell Bayfront Park adjacent to Redwood City.
- Complete construction of the Bayfront Canal and Atherton Channel flood protection project in 2022.
- Review and comment on the draft sample ordinances OneShoreline released in April 2023 for sea level rise and stormwater considerations.
- Monitor OneShoreline board meeting activities
- Respond to the San Mateo County grand jury report on sea level rise



CURRENT CITY PROGRAMS AND POLICIES



- Local Hazard Mitigation Plan
- Safety Element
- Cooling center procedure
- Power outage resource center procedure





CITY PROGRAMS AND POLICIES IN PROGRESS



- **Environmental Justice Element**
- Urban Forest Management Plan





THANK YOU



CAP 6

Subcommittee Recommendations

Eduardo Pelegri-Llopart, Jeffrey Lin, and ⊅effeSochmidt

Adaptation and Resilience Ad Hoc Subcommittee

Scope: Support CAP 6 goal by:

- Reviewing current city strategies, policies, and programs around climate adaptation
- Recommending changes and enhancements to current city strategies, policies and programs
- Including specific strategies for different populations

Duration: Six (6) months with an expected report to the EQC in April or May 2024

Commissioners: Pelegri-Llopart, Lin, and Schmidt

Current CAP #6

Climate Action Plan Goal	#	Description	2030 GHG Reduction (tons/yr)
Develop a climate adaptation plan to protect the community from sea level rise and flooding *	6	Develop a climate adaptation plan focused on protecting areas of the community vulnerable to sea level rise and flooding, as forecasted by the National Oceanic and Atmospheric Administration (NOAA) and California State agencies. Consider requiring developers to fund efforts to protect the community	0

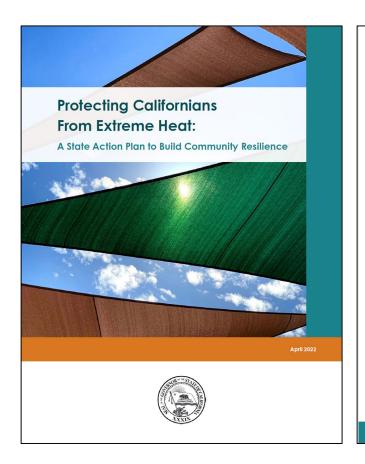
^{*} Flood and Sea Level Rise Resiliency District to lead

These recommended changes and enhancements include a handful of "other topics" from the EQC's work plan that are related to adaptation and resilience for our different neighborhoods:

- Urban Forest Management Plan
- Stormwater / water quality
- Environmental Justice element
- Workforce development

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Use the State-Developed Action Plan to Improve CAP 6



Executive Summary	
Introduction	
What is Extreme Heat and What are its Impacts? Updating California's Response	2
Action Track A: Build Public Awareness and Notification Track A - Goal 1: Build public awareness about extreme	
heat through targeted communications campaigns Track A - Goal 2: Support actionable climate science and	(
research to inform risk assessments and decision-making Track A - Goal 3: Improve accuracy and accessibility of	9
heat modeling and data to inform decision-makers	18
Action Track B: Strengthen Community Services and Response Track B - Goal 1: Invest in social resilience	19
Track B - Goal 1: Invest in social resilience Track B - Goal 2: Protect California's workers and economy from the impacts of extreme heat	20
Track B - Goal 3: Support local planning and response measures to extreme heat events	27
Action Track C: Increase Resilience of our Built Environment	33
Track C - Goal 1: Protect critical infrastructure Track C - Goal 2: Support heat resilient and cooler communities	34
through relevant regulations and codes	38
Track C - Goal 3: Invest in cool buildings and surfaces Track C - Goal 4: Utilize science-based frameworks and tools	45
Action Track D: Utilize Nature-based Solutions	53
Track D - Goal 1: Promote nature-based solutions to reduce extreme heat risks	54
Track D - Goal 2: Support nature's ability to withstand and adapt to increasing temperatures	59
Track D - Goal 3: Reduce heat risk to water supply and systems	64

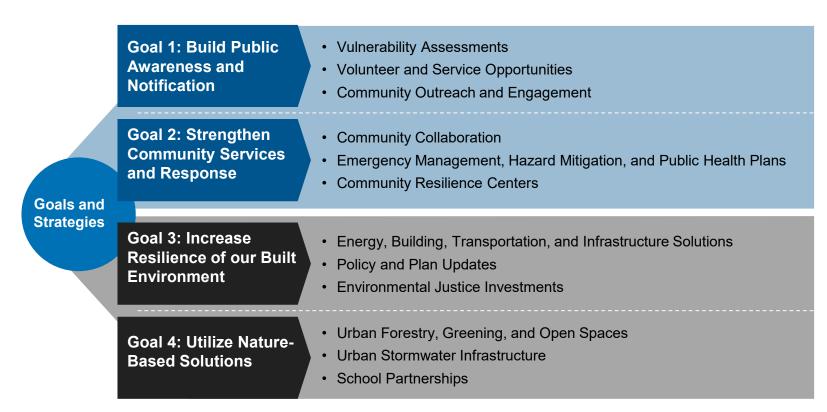
State Action Plan

- Four goals from state plan that we've aligned to
- Plan contains established actions and new actions recommended by state
- Actions are linked to state agencies (and grants)

Funding is lining up

- Environmental Protection Agency (\$10M)
- State of CA Extreme Heat & Community Resilience Program
- State of CA Adaptation Planning Grant Page D-2.13

Recommended Goals and Strategies for Next Five Years



Build Public Awareness and Notification

Vulnerability Assessments	h Community Services/Response	Increase Resilience of Built Environment	Utilize Nature-Based Solutions
Focus: Complete Belle Haven assessments to prioritize areas of greatest need	munity Collaboration <u>s</u> : Convene working group of ers from the community, rnment, education, oyers, faith-based nizations, and nonprofits	Energy, Building, Transportation and Infrastructure Solutions Focus: Integrate energy, building, transportation, and infrastructure solutions into the A&R plan	Urban Forestry, Greening, and Open Spaces Focus: Complete and implement the Urban Forest Management Plan and increase community engagement, education, outreach
Volunteer and Service Opportunities Focus: Identify volunteer and engagement opportunities with local community partners	rgency Management, Hazard ation, and Public Health s s: Integrate current city plans 1 5-year roadmap focused on priorities	Policy and Plan Updates Focus: Examine and refresh general plans, safety and housing elements, and energy codes and compare to most current standards	Urban Stormwater Infrastructure <u>Focus:</u> Promote green urban stormwater infrastructure for groundwater rise
Community Outreach / Engagement Focus: Design and deliver multi- language campaign(s) that increase public awareness and understanding	munity Resilience Centers <u>s:</u> Assess installation of gathering and information ers, equipped with essential	Environmental Justice <u>Focus:</u> Finish and adopt EJ plan with top priorities elevated in city planning and budget processes	School Partnerships Focus: Design and fund training and workforce development framework and find opportunities for youth activation and

volunteerism Page D-2.15

Strength Community Services/Response

Build Public Awareness and Notification	Community Collaboration	rease Resilience of Built Environment	Utilize Nature-Based Solutions
Vulnerability Assessments Focus: Complete Belle Haven assessments to prioritize areas of greatest need	Focus: Convene working group of leaders from the community, government, education, employers, faith-based organizations, and nonprofits	Energy, Building, Transportation and Infrastructure Solutions -ocus: Integrate energy, building, ransportation, and infrastructure solutions into the A&R plan	Urban Forestry, Greening, and Open Spaces Focus: Complete and implement the Urban Forest Management Plan and increase community engagement, education, outreach
Volunteer and Service Opportunities <u>Focus</u> : Identify volunteer and engagement opportunities with local community partners	Emergency Management, Hazard Mitigation, and Public Health Plans Focus: Integrate current city plans into a 5-year roadmap focused on A&R priorities	Policy and Plan Updates Focus: Examine and refresh general plans, safety and housing elements, and energy codes and compare to most current standards	Urban Stormwater Infrastructure <u>Focus</u> : Promote green urban stormwater infrastructure for groundwater rise
Community Outreach / Engagement Focus: Design and deliver multi- language campaign(s) that increase public awareness and understanding	Community Resilience Centers Focus: Assess installation of more gathering and information centers, equipped with essential resources	Environmental Justice -ocus: Finish and adopt EJ plan vith top priorities elevated in city planning and budget processes	School Partnerships Focus: Design and fund training and workforce development framework and find opportunities for youth activation and volunteerism Page D-2.16

Increase Resilience of Built Environment

volunteerism Page D-2.17

	Increase Resilience of Built Environment			
Build Public Awareness and Notification	Strength Community Services/Response	Energy, Building, Transportation and	Itilize Nature-Based Solutions	
Vulnerability Assessments Focus: Complete Belle Haven assessments to prioritize areas of greatest need	Community Collaboration Focus: Convene working group of leaders from the community, government, education, employers, faith-based organizations, and nonprofits	Infrastructure Solutions Focus: Integrate energy, building, transportation, and infrastructure solutions into the A&R plan	Urban Forestry, Greening, and Open Spaces Focus: Complete and implement the Urban Forest Management Plan and increase community engagement, education, outreach	
Volunteer and Service Opportunities Focus: Identify volunteer and engagement opportunities with local community partners	Emergency Management, Hazard Mitigation, and Public Health Plans Focus: Integrate current city plans into a 5-year roadmap focused on A&R priorities	Policy and Plan Updates Focus: Examine and refresh general plans, safety and housing elements, and energy codes and compare to most current standards	Urban Stormwater Infrastructure <u>Focus</u> : Promote green urban stormwater infrastructure for groundwater rise	
Community Outreach / Engagement Focus: Design and deliver multi- language campaign(s) that	Community Resilience Centers Focus: Assess installation of more gathering and information centers, equipped with essential	Environmental Justice <u>Focus</u> : Finish and adopt EJ plan with top priorities elevated in city planning and budget processes	School Partnerships Focus: Design and fund training and workforce development framework and find opportunities	

			Utilize Nature-Based Solutions
Build Public Awareness and Notification	Strength Community Services/Response	Increase Resilience of Built Environment	Urban Forestry, Greening, and
Vulnerability Assessments Focus: Complete Belle Haven assessments to prioritize areas of greatest need	Community Collaboration Focus: Convene working group of leaders from the community, government, education, employers, faith-based organizations, and nonprofits	Energy, Building, Transportation and Infrastructure Solutions Focus: Integrate energy, building, transportation, and infrastructure solutions into the A&R plan	Open Spaces Focus: Complete and implement the Urban Forest Management Plan and increase community engagement, education, outreach
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Hilliza Natura-Rasad Solutions

volunteerism

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Establish a Dynamic Coalition of Partners and Community Leaders

Partners could include (in alphabetical order):

- Belle Haven Empowered
- Canopy
- Climate Resilient Communities
- JobTrain
- Menlo Park School District
- Menlo Spark
- MPC Ready
- Peninsula Clean Energy
- Ravenswood City School District
- San Francisco Estuary Institute
- 350 Silicon Valley

Example: SFEI Partnership for Sea-Level and Groundwater Rise

Since its origins, the **San Francisco Estuary Institute (SFEI)** has focused on generating holistic research and partnerships to assess and improve the health of the San Francisco Bay-Delta Estuary, its watersheds, and surrounding landscapes.



Near-term regional recommendations*

- Complete Belle Haven assessments to identify data and information gaps and better understand local climate risks to manage and adapt to them
 - Determine level of discharge to streets and if pumping on private property needs to be limited
 - Pilot an inspection program for foundations.
 Provide incentives for putting protections in place
 - Test sewer lines for volatile organic compounds (VOCs) from contaminated sites
 - Assess / model current and projected compound flooding (rain, rivers, groundwater, tides)
- Gather more information on contaminated sites over rising groundwater for potential remediation
- Incentivize resilience in new development proposals
- Explore district-scale governance, permitting and financing options for adaptation. Utilize
 OneShoreline partnership and respugge D-2.20

^{*} Recommendations from a 11/29/23 presentation to BayCAN by UC Berkeley professor Dr. Kristina Hill and Ellen Plane from SFEI as a potential implementing partner / technical advisor.

Align with City's Current (and Future) Capital Improvement Projects*



Chrysler Pump Station Improvements



Utility Undergrounding



San Francisquito Creek
Upstream 101 flood protection



Water Main Replacement Project



Parking Plazas 7 and 8 renovations (drainage)



Urban Forest Management Plan

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Consider Using Existing Methods to Measure Progress



Architectural Digest: https://www.architecturaldigest.com/reviews/solar/most-climate-resilient-cities

#1 Denver, CO #2 Raleigh, NC #3 Salt Lake City, UT #4 Seattle, WA #5 Charlotte, NC #46 New Orleans, LA #47 Riverside, CA #48 Jacksonville, FL #49 Tampa, FL #50 Miami, FL **Population:** Census data for populationdense areas where resources are taxed during severe weather events.

Elevation and projected sea level rise: Data from Surging Seas Risk Finder and US Geological Survey

Extreme weather: NOAA data to see extreme weather events

Risk rank: Exposure to flooding, vulnerability of people and buildings, and ability to provide health care

Readiness rank: Social, economic, and governmental engagement.

Air quality index: EPA data to determine number of "good" air quality days per year.

Clean energy ranking: Data from ACEEE to determine the percentage of power generated from green energy sources
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Recommendations and Next Steps

EQC Discussion and Recommendations

- Move scope of CAP 6 beyond sea-level rise and flooding / doesn't meet the community need
- Agree to develop our CAP 6 goal in alignment with the four goals from the State of California framework (to tap into federal and state funding sources):

Four main goals

- 1) Build public awareness and notification
- 2) Strengthen community services / response
- 3) Increase resilience of built environment
- 4) Utilize nature-based solutions

EQC Supports Staff as the Plan Develops

- Prioritize strategies to fit in a five-year framework
- Identify a group of community partners (nonprofits, agency, and community leaders) to join a citydriven coalition
- Ensure Belle Haven leaders and residents are engaged and involved in all stages / steps
- Align with other city departments for their current and planned capital improvement projects
- Identify and begin pursuit of substantial federal and state grants to supplement the city's budget
 - e.g. Environmental Protection Agency \$10M grant, State of CA Extreme Heat grant

Thank You

Permit Streamlining Ad-hoc committee

Define Permit Streamlining

as tasked by the Environmental Quality Commission in the meeting of March 20th, 2024

John McKenna, Jeffrey Lin, Eduardo Pelegri-Llopart

Original Slide from March 20, 2024

Recommendation #3

Instant Permit Process

- Recommend Complete Streamlining of Permitting Process
 - Look to other local jurisdictions for templates (County of San Mateo, City of Alameda, etc.)
- More clarity upfront as to what is needed from building owner/contractor
- No drawings/plan checks unless necessary for same location water heater replacements
- Reduce multiple inspectors/inspections
- Minimize multi-entity inspections (i.e. work with fire district to streamline process)
- Ensure Building Department staff applies Watt Diet concept
- Explore sending permits to residents for same location gas to HPWH replacements
 - Great outreach tool
 - Mailer has link to page that lists criteria to be met in order to pass inspection
 - Reduces burden on building department staff

Topics

- Scope of Permitting
- Properties of Permitting Process
- Examples from other Jurisdictions
- Measuring Streamlining
- Target Goals

Scope of Ad-Hoc Committee

- City Building Permits and Inspections
- Electrical / Electrification Permits
 - Appliances: HPWH, HVAC, Electrical Stoves, Dryers
 - Initial Emphasis on HPWH Preparation for BAAQMD Rule 9-6
 - Panel Upgrades / Replacements
 - Energy: Solar Panels and Electrical Storage
- Stakeholders
 - Residents (property owners)
 - Contractors
 - Community Development Department (Planning and Building)

Properties

- Interactions w/ Permit Website
 - Discoverable (within MPk and through SEO)
 - Searchable (within websites)
 - Understandable (Consistent UX)
 - Integration of systems, current (<u>Accela</u>) and future (<u>SolarApp+</u> and <u>DigEPlan</u>) see <u>LINK</u>.
 - Notifications (emails, SMS)
- Questions regarding a permit
 - What needs to be done before filing
 - What do I need to do to file
 - Stage of my permit application. ETA
 - Notifications of changes
 - Help me!
- General Properties
 - Predictable
 - Free
- Prepare for Permit Volume Increase
 - Move from 90% unpermitted to 90% permitted (water heaters)

Water Heaters

- Context:
 - WH replacements are a key priority for electrification
 - HPWH have improved significantly recently
- Current situation in MPk
 - Gas-Gas and Electric-Electric WH replacements are "<u>Limited Plan Check</u>"
 - Gas to HP WH are Full Plan Check
 - See Requirements for residential water heater electrification
 - Tankless WH are part of <u>Existing dwelling unit electrification</u>
 - Gas Tankless WH can be hard to electrify later
 - Electric Tankless WH are inefficient
- Desired situation
 - Limited Plan Check for shared circuit HP WH
 - Max permit issuance time (x days)
 - Emergency replacements (gas to electric) can obtain permit post-installation

Water Heaters, cont.

Staff training:

- Ensure staff are sufficiently trained on electric appliances (including EV charging) and installs, particularly on calculating load requirements
- Ensure staff are sufficiently trained to avoid requiring (and even discouraging applicants)
 unnecessary panel upgrades (utilize peak load analysis vs. nameplate rating method to interpret
 NEC and recommend the following: subpanels, circuit sharing/pausing devices, smart panels, etc.)
- Pre-application support materials:
 - Provide applicants with clear list of pre-application support materials to minimize kickbacks for missing information
 - Also see "Inspections with blinders on"
- Virtual inspections:
 - Can be streamlined and quicker to schedule due to reduced City staff efforts. May also reduce potential of other issues (items not specific to subject permit) getting flagged.
- Distribute pre-approved HPWH permits:
 - Initiate a pilot project to send pre-approved HPWH permits to customers fitting certain circumstances

Water Heaters, cont.

- Pre-approved permits for certified contractors:
 - Building department to create (and update occasionally) list of certified contractors that have on-going pre-approval status to perform gas to HPWH installs (criteria based on vetted contractors that have previously performed multiple successful HPWH installs without issue).
 Only a subset of installs by certified contractors shall require an inspection.
- California State Licensing Board:
 - Allows plumbers to install dedicated electrical circuit as incidental work to HPWH installs
- Inspections with blinders on:
 - Inspectors coming for an electrical appliance may notice existing unpermitted work and require remedies, increasing customer reluctance to obtain permits
 - Evaluate related legal issues and potentially establish legal shield for focused inspections without adding liability to City.
 - Provide applicants with a clear upfront understanding of what inspectors look for on electrification project to assuage concerns about electrification and pulling associated permits (create and publish FAQ)

PV & ESS Solar Panels and Batteries

- Context PV and ESS will see high growth in our area
 - PG&E Bills are a big issue today, and
 Our Grid Needs Hep! (PCE, CEC, FERC, even CPUC encourage PV & ESS)
 - There will be many new PV + ESS, and additions of ESS to existing PV (*)
- Legal Mandates: SB 129 (Skinner, 2021), <u>SB 379</u> (Wiener, 2022)
 - Online, automated permitting platform that verifies code compliance and issues permits in real time ... for a residential solar energy system
 - Covers PV and ESS, up to 38.4 kW
- Interaction with Fire Department is mentioned frequently
 - Ideal: A single inspection by City
 - Minimum: Remove unnecessary sequencing constraints
 - Cities are moving towards *Ideal* (next Slide)

PV & ESS, cont.

Examples

- Building Inspector leads; fire inspector called on demand
 - Redwood City,
 - SMC Fire (Belmont, Foster City, San Mateo)
 - San Jose (see <u>Bulletin</u>)
 - Santa Clara County
- Separate Inspections (afaik)
 - Menlo Fire (Menlo Park, Atherton, EPA, unincorporated)
 - San Mateo County
- Other
 - San Francisco (Permit holder calls Fire Department directly)

Resources

- SolarAPP+™ (from NREL) Supports PV and ESS; expanding to others (HPWH, Roofing…)
- Residential Solar Permitting Program Dashboard from CEC
- <u>EMPOWERED Solutions</u>: <u>Streamlined Permitting & Inspections</u> Covers PV, ESS, EV Charging
- <u>California Solar Permitting Guidebook</u> Guidebook, 4th edition, 2019

Metrics

"If you can't measure it, you can't improve it" - Peter Drucker

- Number of Permit Applications
- Time to Reach key stages
- Number of Incomplete Applications
- Satisfaction Surveys
 - Property Owners
 - Contractors