

Environmental Quality Commission



REGULAR MEETING MINUTES

Date: 5/20/2026
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 McKenna called the meeting to order at 6:00 p.m.

B. Roll Call

Present: Angiel, Goodwin, Hernandez, Hill, Kissel (remote), McKenna
Absent: None
Staff: Sustainability Manager Rachael Londer, Management Analyst II Liz Tapia

C. Public Comment

- Brian Schmidt spoke on concerns related to tenant protections.
- Mary Goodwin spoke on concerns related to bulky item debris boxes for the Belle Haven neighborhood.
- Karen Williams spoke on concerns related to a scientific lab building development project.
- Aurelia spoke on concerns related to the tree appeal at 68 Willow Rd.

D. Regular Business

D1. Welcome new commissioner Brittany Goodwin

D2. Approve the March 18, 2026, and April 15, 2026, Environmental Quality Commission meeting minutes (Attachment)

ACTION: Motion and second (Hernandez/ Angiel), to approve the March 18, 2026, and April 15, 2026 Environmental Quality Commission meeting minutes, passed unanimously.

D3. Stanford Sustainable Cities project update (Attachment)

Stanford students Skye Elizabeth Adams, Lily Glazer, Sammy Smith and Sustainability Manager Londer made the presentation.

The Commission received clarification on what actions residents can take, keeping the dashboard updated, other dashboard examples and access to the dashboard at city facilities.

- Brian Schmidt spoke in support of the dashboard, future capabilities and ability to add vehicle data.
- Bruce Karney spoke on keeping the dashboard updated weekly, adding single-family home data and electrifying City facilities to inspire residents.

The Commission discussed regular updates to the dashboard, additional data and sharing in city facilities.

- D4. Building Emissions Saving Ordinance (BESO) and Building Performance Standards (BPS) ad hoc subcommittee report out (Attachment)

Chair McKenna made the presentation (Attachment).

- Brian Schmidt spoke in support of the subcommittee recommendations and spoke on implementation and timelines.
- Bruce Karney spoke on considering a tax on home buyers.

ACTION: Motion and second (Hernandez/ Angiel), for staff to seek City Council direction to evaluate BESO feasibility in Menlo Park and for staff to seek City Council direction to advance the regional BPS action noted in the presentation, passed unanimously.

- D5. Select Chair and Vice Chair

ACTION: Motion and second (McKenna/ Hernandez), to select Commissioner Hill as Chair, passed 5-1 (Hill abstaining)

ACTION: Motion and second (McKenna/ Hill), to select Commissioner Hernandez as Vice Chair, passed unanimously.

- D6. Discuss Environmental Quality Commission annual report out to City Council and form subcommittee to develop work plan (Attachment)

ACTION: Motion and second (Hill/ Hernandez), to create an ad hoc subcommittee to develop the Environmental Quality Commission's fiscal year 2026-27 annual work plan with Vice Chair Hernandez and Commissioners Goodwin and McKenna, passed unanimously.

E. Reports and Announcements

- E1. Reports and announcements from staff and Commissioners

Sustainability Manager Rachael Londer reported out on the multifamily workshop May 16, electric vehicle and e-bike voucher program launching May 25, ribbon cutting for solar systems June 1 and Juneteenth at Belle Haven Community Campus June 19.

Commissioner Hernandez reported on the housing resource fair May 16 and zero waste party packs.

Commissioner McKenna reported out on organizations and individuals that supported the research of the BESO/BPS ad hoc subcommittee.

F. Informational items

- F1. 2025-26 Environmental Quality Commission work plan (Attachment)

G. Adjournment

Chair Hill adjourned the meeting at 8:01 p.m.

Management Analyst II Liz Tapia

Minutes approved at the June 17, 2026 Environmental Quality Commission meeting.

SUSTAINABILITY DASHBOARD

Tracking and Displaying CO₂ Emission Reduction Efforts Throughout the City of Menlo Park

The Menlo Park Project

OUR OBJECTIVE



1.

Track Data

2.

Easy to Maintain and Update

3.

Inform & Inspire Local and Neighboring
Communities

The Menlo Park Project



Our Mission

NET ZERO BY 2030

Menlo's park mission of carbon neutrality by 2030 etc. reduce 90% emissions by 2030, the last 10% will be done with carbon capture.

Text here text here text here Text here text here text here Text here text here text here Text here text here text here Text here text here text here Text here text here text here Text here text here text here Text here text here text here Text here text here text here.

Text here text here text here Text here text here text here.

Learn more



Stories from the Community



Text here text here text here Text here text here text here Text here text here text here Text here text here text here Text here text here text here Text here text here text here Text here text here text here Text here text here text here Text here text here text here.

Text here text here text here Text here text here text here Text here text here text here Text here text here text here Text here text here text here Text here text here text here Text here text here text here Text here text here text here.

OUR PROCESS

1.

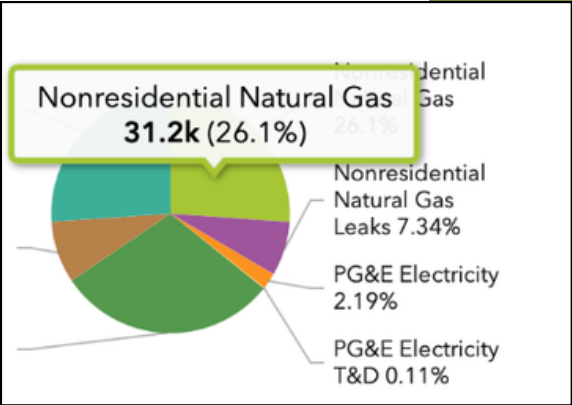
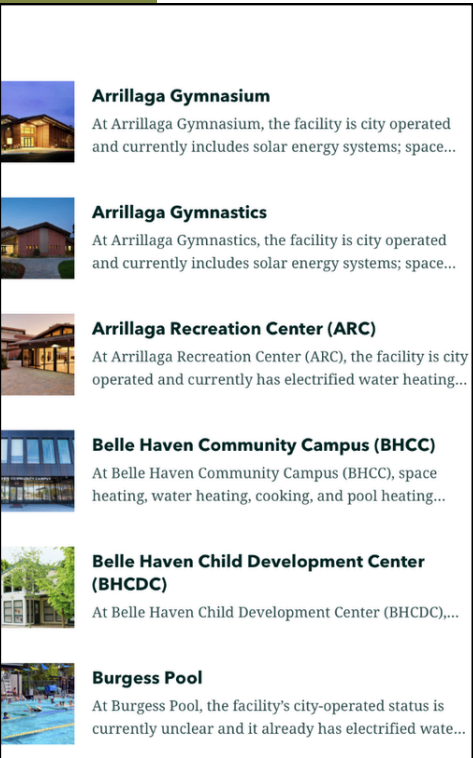
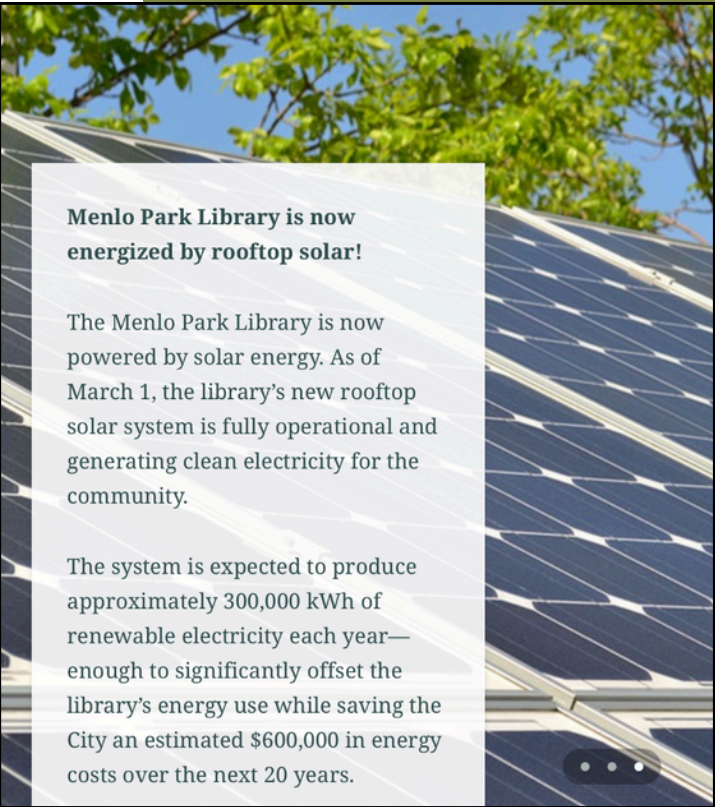
The Vision

- Intuitive
- Minimalist (not overwhelming)
- Inspiring/motivating
- Heirarchical

2.

The Data

- Accurate
- Digestible
- Concise
- Easy to update



The Menlo Park Project



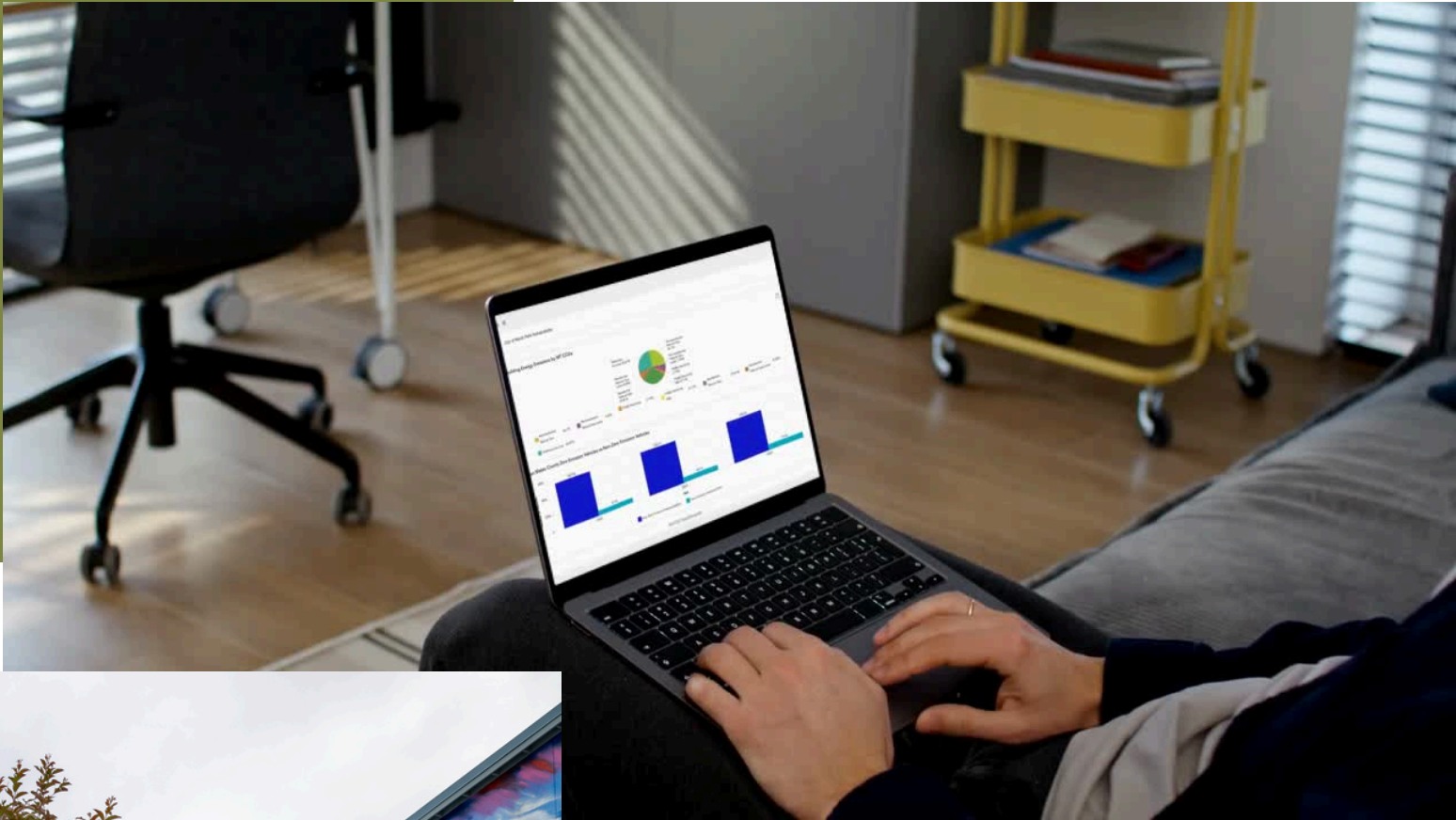
THE DASHBOARD



The Menlo Park Project



IN ACTION



Date*

MM/DD/YYYY

Are you updating building electrification information?*

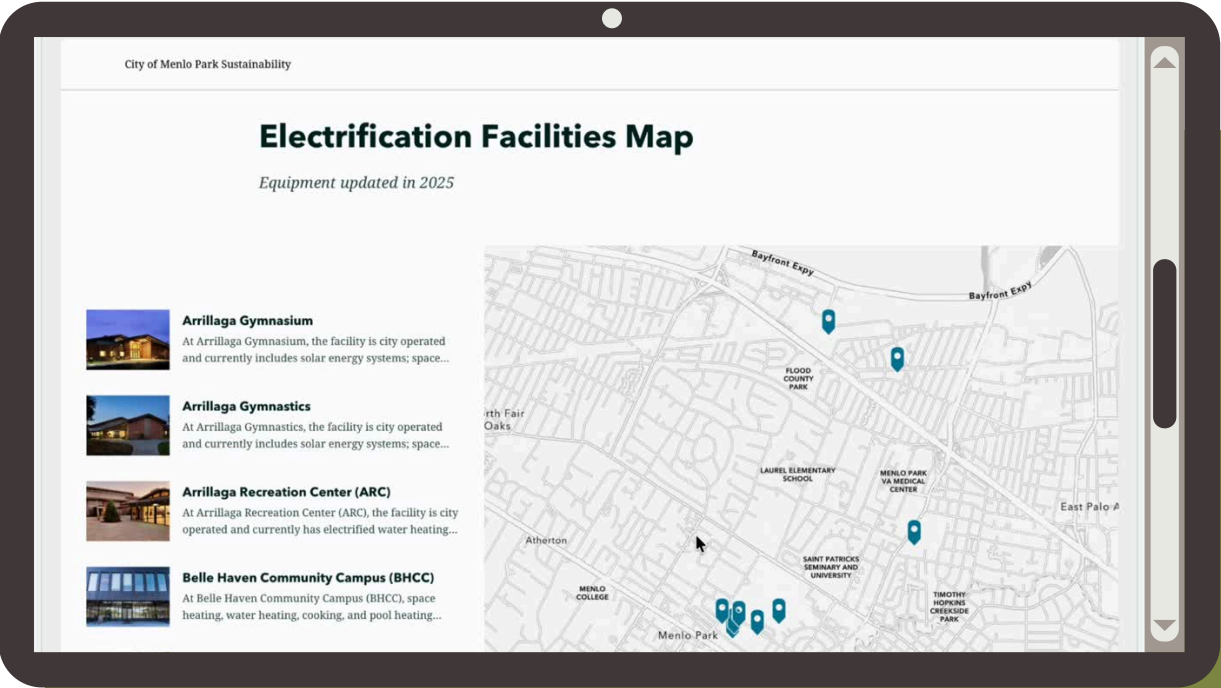
☐ Yes

☐ No



Works to

- Inform local communities
- Enable stakeholders to directly update via automated form
- Inspire actionable change
- Serve as a replicatable model for other cities



The Menlo Park Project



IN SHORT

1.

Track Data



2.

Easy to Maintain and Update



3.

Inform & Inspire Local and Neighboring Communities



BESO and BPS ad hoc subcommittee report

Commissioner Angiel, Commissioner Hill, Chair McKenna

May 20, 2026

Agenda

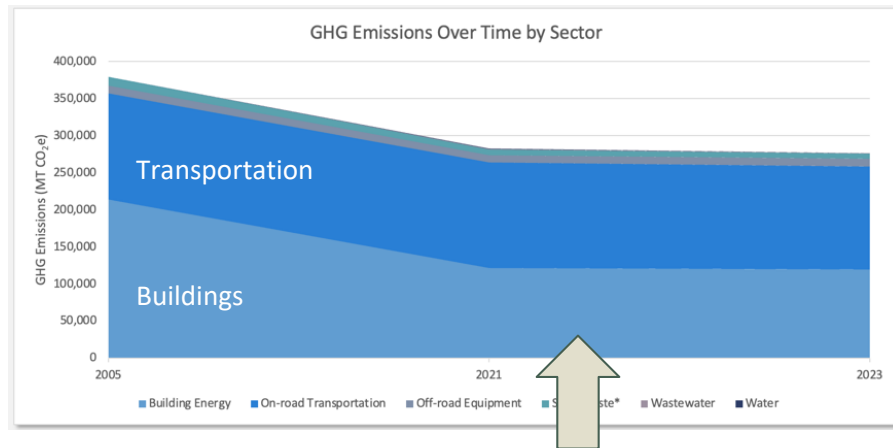
1. Subcommittee scope
2. Context
3. BESO (Building Emissions Saving Ordinance)
4. Regional BPS (Building Performance Standards)
5. Other considerations
6. Possible recommendations
7. EQC discussion and recommendation(s)

Subcommittee Scope

Research adoption of Building Emissions Saving Ordinance (similar to Berkeley) and how the City can collaborate with state and regional partners to study, adopt, implement, and enforce a Building Performance Standard

Context: Menlo Park 2030 net zero goal

Menlo Park Carbon Emissions 2005-2023



Menlo Park building emissions are a carbon reduction opportunity

- City could use regulation to reduce building emissions
- **Small Residential (1-4 Units)**
 - BESO: When sold, upgrade/electrify
 - eg Berkeley
- **Commercial & Large Multifamily**
 - BPS: Benchmark then improve
 - eg Brisbane, Boulder, California
 - State - Buildings 50K+ SF
 - Local / Regional - Buildings X+ SF (TBD)

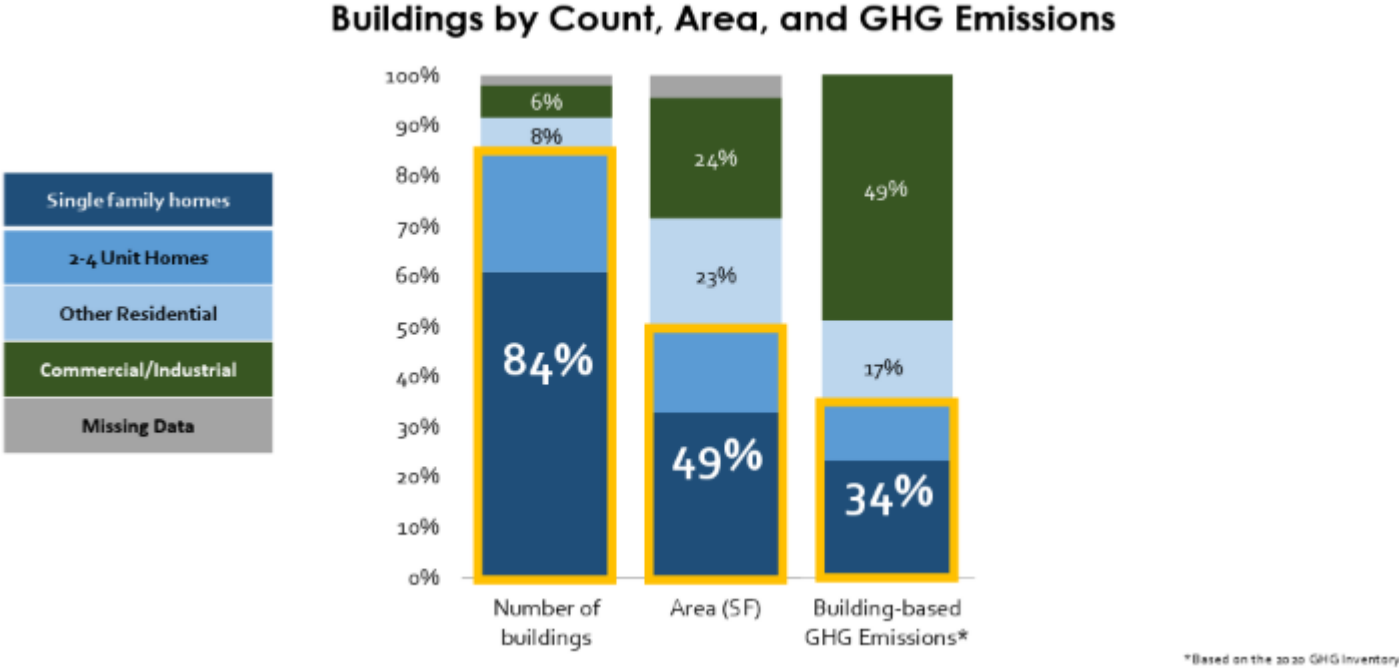
Context: CAP & past EQC discussion

- CAP Strategy #1 - Explore policy/program options to electrify 95% of existing buildings by 2030
 - Reach codes, BESO, BPS, Home Upgrade, etc.
- AC2HP (replacement), Flexpath (renovation), BESO (sale)
- BPS fills gaps (building size, type)
 - September 18, 2024 - presentation by James Burton from the Institute for Market Transformation (IMT) on BPS
 - ECQ discussed proposing BPS goals to City Council, benchmarking and public outreach

BESO - Berkeley

- Covered Buildings - Residential (1-4 units)
- Effective January 1, 2026, upgrade requirements coupled w/existing time of sale energy disclosure requirements
 - Improve indoor air quality, comfort, health & safety
 - Help homeowners prepare for Air District appliance rules
 - Install zero NOx heat pump(s) or electric-readiness

BESO - Berkeley: Building Emissions

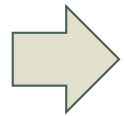


BESO - Berkeley: History

- First adopted in 2015 (following previous similar energy efficiency measures as far back as 1987)
 - Required energy/electrification assessment prior to listing single-family home for sale
 - Home Energy Score (HES) - BayREN
 - Referred owners to local incentive programs for voluntary upgrades
- Beginning in 2026
 - Seller completes HES prior to listing
 - Seller completes upgrades w/in 5 yrs prior to sale OR
 - Buyer completes upgrades w/in 2 yrs of sale (using escrow \$)

BESO - Berkeley: Compliance

- List of possible upgrades w/corresponding credit value
- Heat pumps, energy efficiency, electric readiness
- Six credits needed

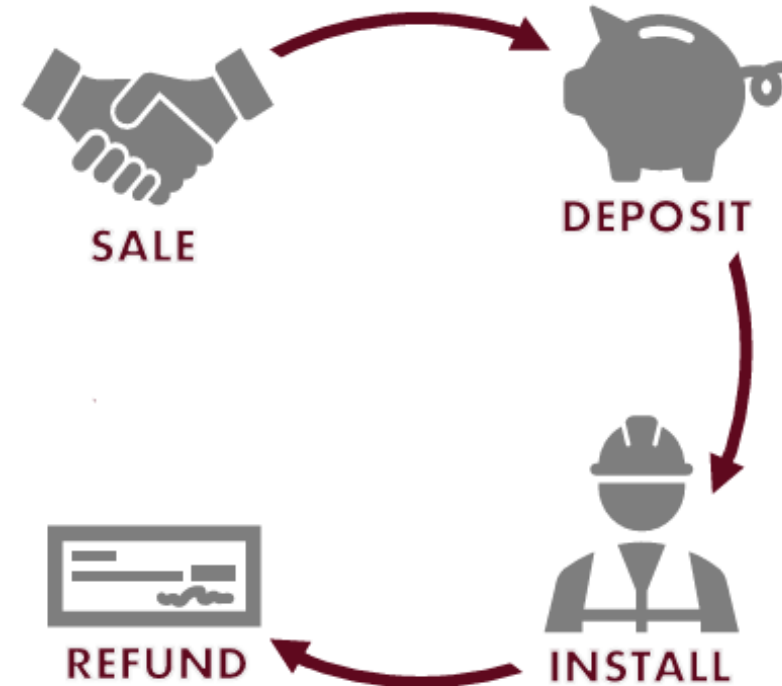


Measure	Credits*
Heat Pump Water Heater	6
Heat Pump HVAC	6
Knob + Tube Replacement	6
Smart Service Panel	6
Electrical Service Panel Upgrade	6
Solar PV	3
Battery Energy Storage System	3
EV Charger	2
Electric or Induction Range	2
Greywater System	1

Measure	Credits*
Window Replacements	2 or 4
Wall Insulation	2 or 4
Attic Insulation	2
High Home Energy Score	2
HVAC Duct Improvements	2
Whole-house Fan	2
Electric Clothes Dryer	1 or 2
Prewiring & 240v receptacles	1 or 2
Floor/Crawlspace Insulation	1
Air Sealing	1

BESO Berkeley: Escrow Deposit

- \$5,000 deposit sent from escrow to City split between buyer and seller
- Buyer has up to 2 years to complete upgrades, additional extensions may be granted
- Refunded once property is compliant
 - Ability to refund early if work is underway
- Forfeited escrow deposits will be used for low-income electrification programs



BESO - Berkeley: Phases

- **Phase I (January 1, 2026):**
 - Single-family & Duplexes



- **Phase II (January 1, 2028):**
 - 3-4 Unit Residential Buildings



BESO - Berkeley: Additional Info/Progress

- Exemptions/support
 - ADUs & condos
 - Income qualified **First Time Home Buyers**
 - **All-electric homes** w/capped gas
 - Refinances, partial & inheritance transfers
 - **Hardship** extensions & deferrals
- Progress since January 2026
 - 53 escrow deposits / 45 certificates of compliance issued
 - 14 complied in 2026 (9 heat pumps) / 31 complied prior (16 heat pumps)

BESO - Alternate Approach

- Title co. deposits \$6K of sale price into city escrow account (reduces capital gains tax - \$900)
- Buyer has three years to perform upgrades and receive rebates
- Unused \$ transferred into city-run low-income electrification fund

Measures Supported	Refund	Measures Supported	Refund
Heat Pump Water Heater	3,000	Circuit Splitter or Circuit Pauser	500
Heat Pump HVAC	6,000	Solar PV + Storage. (\$0 w/o storage)	3,000
Induction Range	1,000	Window Replacements (per window)	500
Combo All-in-one 120V W/D	1,000	Attic Insulation	2,000
EV Charger	1,000	Wall Insulation	3,000
Bi-Directional EV Charger	3,000	Floor Insulation	1,000
Prewiring per 240v Receptacle or Branch	500	Duct Sealing & Replacement	2,000
Smart Panel	2,000	Air Sealing	2,000
Small Panel (<90A) upsizing to <130A	3,000	Power Efficient Electrification Plan	500

BESO - Menlo Park

- Would compliment City's building code (i.e. time of replacement/renovation)
- Likely requires less than 1 FTE to administer
- Berkeley recommends starting with assessment & disclosure - add upgrade requirement a few years later
- Being considered in jurisdictions in other locations (WA, CO, Canada, SF)
 - Berkeley presented to USDN (Urban Sustainability Directors Network) & CCEC (Climate Change & Energy Collaborative) Forum

Regional BPS - What is BPS?

- A BPS policy is a set of standards designed to reduce carbon emissions in larger commercial & multifamily buildings (typ. 10K+ SF) by improving energy, gas and water use, and peak demand. These standards become stricter over time, driving continuous, long-term improvement in the building stock, and complementing building energy codes
- State currently requires benchmarking for 50K+ SF buildings (not incl. science, mfg, ind.)
 - Benchmarking can be step one of a BPS

Regional BPS - Why local/regional?

- SB48 - state BPS strategy requirement (2026?)
 - Policy adoption / implementation dates unknown
 - Likely mirror 50K+ SF benchmarking req'ts, 17 res units
- Local/regional - speed/size/type
- Regional
 - Share resources & lower adoption/implementation/enforcement burdens on individual local jurisdictions

Regional BPS - Possible Resources

- [Peninsula Clean Energy](#) - exploring BPS concept
- San Mateo County - technical assistance & workshops ([RICAPS](#))
- [USGBC-CA](#)
 - [California Building Performance Hub](#)
 - [Model BPS policy guidance](#) & model ordinance (pending)
 - [Peer Learning Collaborative](#)
- [Brisbane Building Efficiency Program](#) (benchmarking)
 - [The Energy Coalition](#)
 - [Benchmarking & Decarbonization Policy Crossroads](#) - Brisbane blog post
- City of Boulder - [Building Performance Ordinance](#) (possible simpler approach)
- [California Energy Codes & Standards](#)
 - [Cost-Effectiveness Explorer](#)
- Touchstone

Regional BPS - Actions for Menlo Park

- Participate in RICAPS workshops on BPS
- Work with Peninsula Clean Energy (PCE)
- Actively engage with CalBPS PLC (USGBC-CA)
 - Encourage County, PCE, and other jurisdictions to engage
- Follow Brisbane's lead & develop "first-step" benchmarking policy with required actions ([Beyond Requirements](#))

Other considerations

- Outreach / timeline concepts for BESO & BPS
 - Multiple stakeholder workshops (hybrid: in-person & virtual)
 - City staff to outline goals, framework, timeline
 - Stakeholders provide input
 - City staff makes study session presentation(s) to City Council
 - Followed by first / second readings and adoption
 - BESO Model
 - Policy development stage (1-2 years)
 - Targeted engagement (wide range of stakeholders) - gather input, identify concerns, & refine policy framework
 - Real estate community, neighborhood associations, city groups and commissions, City Council, other community organizations
 - Post adoption / pre-implementation (3-6 months)
 - Resource webpage for realtors, title companies, homeowners
 - Presentations to real estate agents & title company staff
 - Questions answered & experiences shared to strengthen implementation

Possible recommendations

- Seek City Council direction for staff to evaluate BESO feasibility in Menlo Park
- Seek City Council direction for staff to advance the regional BPS actions noted on the earlier slide
 - Include BPS and BESO in work plan to form a new subcommittee to monitor BPS resources and update EQC and staff in six months (e.g. Nov/Dec 2026)

EQC discussion and recommendation(s)

- BESO
- Regional BPS



EQC annual report out to City Council and work plan

Rachael Londer, Sustainability Manager



Recommendation

- Staff recommends that the Environmental Quality Commission (EQC):
 1. Select a presenter for the EQC annual report out to the City Council; and
 2. Establish a subcommittee to develop the EQC's annual work plan



Background on the annual commission report out

- Each commission will have a representative make a presentation to the City Council by the end of August
- This presentation is near the beginning of the meeting
- At this time, commissions can present recommendations or status reports and request direction and support from City Council
- This annual report out can include:
 - What has been done in the past year
 - Upcoming plans
 - Specific discussion items that the representative of the advisory body would like to relay to City council



Section of a presenter

- The EQC is scheduled to deliver the report out to City Council during their Aug. 26 meeting
- The report out at City Council typically includes a 5-minute presentation and 10-minutes of discussion
- Presenter is responsible for developing slides
- Staff will provide support including template slides used for previous years' presentations
- Presenter can be the Chair, Vice Chair or any commissioner



EQC annual work plan development

- Work plan to be developed by EQC Commissioners in coordination with staff liaison and needs to be approved by EQC during or before the Aug. 19 EQC meeting.
- The work plan includes:
 - Annual goals
 - Topics and presenters for EQC meetings
 - EQC role
 - List of active ad hoc subcommittees
 - Regular annual items (election of chair/vice chair, city arborist report, presentation to City Council, ZELE report out, etc.)



EQC annual work plan development

- City Council to approve EQC's annual work plan during the September 8 City Council meeting

Environmental Quality Commission work plan

City Manager's Office
701 Laurel St., Menlo Park CA 94025
Approved



Work plan goals

1. Provide feedback to staff and advise the City Council on 2025-2030 scope of work implementation for Climate Action Plan (CAP) strategies No. 1 through No. 6
2. Ensure that our most vulnerable communities have a voice in policies and programs to protect their communities from environmental impacts.
3. Leverage best practices to advise/recommend on the preservation of heritage trees, city trees and expansion of the urban canopy; and make determinations on appeals of heritage tree removal permits.
4. Support sustainability initiatives, as needs arise, which may include city-led events, habitat protection, healthy ecology, environmental health protection, healthy air, surface water runoff quality, water conservation and waste reduction.
5. Maintain an annual commission calendar to provide transparency and allow adequate time to prepare agenda items related to the commission's work plan; update and post for public review monthly.
6. Encourage and facilitate robust public comment and participation at Commission meetings.
7. Foster a public meeting environment that is inclusive of all members of the diverse Menlo Park community.
8. Support the filling of openings on the Commission and the effective onboarding of new Commissioners.
9. Participate an ad hoc subcommittee of the Complete Streets Commission comprised of both Complete Streets and Environmental Quality Commissioners to evaluate metrics to measure progress on and set specific long term and annual goals. The subcommittee shall consist of no more than three EQC commissioners and no more than three CSC commissioners so as not to violate the Brown Act.

Example of 2025 – 2026 work plan approved by City Council



Recommendation

- Staff recommends that the Environmental Quality Commission (EQC):
 1. Select a presenter for the EQC annual report out to the City Council; and
 2. Establish a subcommittee to develop the EQC's annual work plan



Thank you!