



CLIMATE ACTION COMMISSION SPECIAL MEETING

Wednesday, August 11, 2021, 5:30 PM

Teleconference Location Only-City Hall/Council Chambers, 635 S. Highway 101, Solana Beach, California

This meeting will be conducted in accordance with Governor Newsom's
Executive Order N-29-20 related to the COVID-19 virus.

MEETING LOCATION WILL NOT BE OPEN TO THE PUBLIC. Due to the Executive Order to stay home, in person participation at this meeting will not be allowed at this time. In accordance with the Executive Order to stay home, there will be no members of the public in attendance at this meeting. Alternatives to in-person attendance for viewing and participating in meetings are being provided under Public Participation.

1. **CALL TO ORDER**
2. **APPROVAL OF THE AGENDA**
3. **APPROVAL OF MINUTES OF PAST MEETING**
 - A. **Meeting of July 21, 2021**
4. **PUBLIC COMMENT**
5. **SOCIAL EQUITY CHAPTER – INTRODUCTION AND INITIAL DISCUSSION (15 MINUTES)**
6. **POTENTIAL BUILDING REACH CODES FOR BUILDING ELECTRIFICATION AND EV CHARGING INFRASTRUCTURE DISCUSSION (30 MINUTES)**
7. **NEM 3.0 DISCUSSION, INCLUDING CONSIDERATION OF RESOLUTION (20 MINUTES)**
8. **UPDATE FROM SUBCOMMITTEES:**
 - A. **PUBLIC OUTREACH**
 - B. **DECARBONIZATION STRATEGIES (INCLUDING BUILDING ELECTRIFICATION)**
9. **CCA UPDATE BY STAFF**
10. **NEW/PROPOSED BUSINESS:** New or proposed business provides an opportunity for Commissioners to discuss items not on the agenda but that may be added to the CAC agenda/workload at a future date. Pursuant to the Brown Act, there will be no action taken on these items. All new/proposed business will be placed on a CAC agenda with the approval of the City Manager.
11. **ADJOURNMENT**

* **PUBLIC PARTICIPATION** –Public comments at an open session may only be made by submitting a written request to do so via written correspondence to Rimga Viskanta at rviskanta@cosb.org by 12:00 PM before the meeting. Members of the public who would like to listen to the meeting may do so using the following Zoom link:

<https://cosb-org.zoom.us/j/82641701354?pwd=a2NuMWNKOEdGVGc3VWRzODdVWIV1UT09> Passcode: 180018.

The designated location for viewing public documents is the City's website www.cityofsolanabeach.org.



CLIMATE ACTION COMMISSION MEETING

REGULAR MEETING AGENDA

MINUTES

Wednesday, July 21, 2021 5:30 PM

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635 S. Highway 101, Solana Beach, California

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Minutes contain a summary of the discussion and actions taken by the Climate Action Commission during a meeting. Climate Action meetings are audio recorded. The audio recordings capture the complete proceedings of the meeting and are available for review.

1. CALL TO ORDER

Chair Goodmacher called the meeting to order at 5:32 PM

Present: Chair Jonathan Goodmacher, Vice Chair Shawna McGarry, Councilmember David Zito, Paul Basore, Judy Hegenauer, Mary Yang, Michael McClune, Peter Zahn

Absent: Heidi Dewar

Also Present: Dan King, Assistant City Manager; Rimga Viskanta, Senior Management Analyst

2. APPROVAL OF THE AGENDA

Chair Goodmacher requested Item 7 be moved ahead of Item 6.

Motion: Moved by Zahn. Seconded by Councilmember Zito. Approved: 7 yes, 0 no. **Motion Carried.**

3. APPROVAL OF MINUTES OF PAST MEETING

A. June 16, 2021 Meeting

Chair Goodmacher requested the spelling of Commissioners Basore's name be corrected in Item 3. Commissioner Yang requested clarification for item 6A such that the record would reflect that input for the Social Equity chapter was sought from community members and not yet from the CAC.

Motion: Moved by Zahn to approve the minutes with the suggested changes noted above. Seconded by McClune Approved: 6 yes, 0 no. **Motion Carried.**

4. PUBLIC COMMENT

No public comment.

5. JUNIOR COMMISSIONER APPOINTMENT AND APPLICATION PROCESS DISCUSSION

The Commission considered the appointment of Eva Geierstenger as the first CAC Junior Commissioner member. After a few words from Eva and a discussion the motion was made to approve Eva Geierstenger's appointment.

Commissioner Hegenauer joined the meeting at 5:43 PM.

Motion: Moved by Vice Chair McGarry. Seconded by Councilmember Zito. Approved: 7 yes, 0 no.
Motion Carried.

Commissioner Yang suggested a minor edit on the draft application and the Commission agreed on the change.

6. (WAS ITEM 7 ON THE AGENDA) NEM 3.0 - CPUC PROCEEDING – PROPOSED RESOLUTION FOR DISCUSSION

Commissioner Zahn introduced the item and recommended the Resolution be put on next month's CAC agenda and brought to a vote. Chair Goodmacher reminded the Commission and the Public that the CAC role is advisory to the Council. Resolutions by the CAC are not binding and are only recommendations the Council may choose to consider or not.

There were 4 public speakers speaking in favor of the CAC taking action on the Resolution at the next CAC meeting:

- Karina Gonzalez with Hammond Climate Solutions
- Matt Vasilakis, Co-Director of Policy, Climate Action Campaign
- Shelah Ott, Member of San Diego Building Electrification Coalition
- Lucero Sanchez, Community Policy Coordinator, San Diego Coastkeeper

One speaker urged the Commission to wait 60 days to gather more information and input.

- Joseph Gabaldon, Public Affairs Manager, SDG&E

Mr. King introduced Ty Tosdal, CCA Regulatory Attorney to be available for any questions Commissioners might have on the topic. Commissioner Zahn stated that the Decarbonization Strategies Subcommittee recommends the Resolution be brought to the next CAC meeting. After some discussion a motion was made to bring the CAC Resolution encouraging Council to take a position on the NEM 3.0 proceedings.

Motion: Moved by Zahn. Seconded by Yang. Approved: 7 yes, 0 no. **Motion Carried.**

7. (WAS ITEM 6 ON THE AGENDA) UPDATE FROM SUBCOMMITTEES:

A. **SOCIAL EQUITY** – No update.

B. **PUBLIC OUTREACH** – Vice Chair McGarry reported that the subcommittee will meet with Ms. Viskanta to receive a City website update and review outreach strategy. SeaWeeders and Commissioner Dewar are working to identify additional sites within the City to plant more

Monarch habitat. The Zoological Society plans to feature the newly planted garden at La Colonia as an example site for one of its environmental advocacy classes. The subcommittee expressed an interest in conducting outreach efforts to educate those building ADU's about the benefits of electrification of ADU's. The subcommittee also expressed they are ready if asked to do any other electrification outreach. McClune suggested the City create press releases to advertise environmental accomplishments of the City such as the success of the CCA for example.

C. DECARBONIZATION STRATEGIES – (1) Building Electrification; (2) Reach Code Provisions

Ms. Viskanta gave an update about the process the City is following to pursue reach codes. Council gave direction to explore the electrification of certain systems as well as EV infrastructure requirements and permission to engage a pro bono consultant to advise on potential measures. Those suggestions will be brought to the August 25th Council meeting. The CAC and community will have a chance to review and comment on those measures. Zahn and McGarry presented some reach code measures discussed by the subcommittee and reviewed the various provisions included and highlighted items the subcommittee recommends supporting and those that require further discussion or consideration.

8. AUGUST MEETING SCHEDULING DISCUSSION

The Commission discussed the option to reschedule the August meeting in order allow for further discussion of reach code suggestions ahead of the August 25th Council meeting. The decision was made to cancel the regularly scheduled meeting on August 18th and reschedule it as a special meeting. A motion was made to cancel the regular meeting and reschedule as a special meeting when a majority of the Commission would be available. A date could not be agreed upon at the meeting, but subsequently the special meeting has scheduled for August 11th from 5:30-7:00 PM.

Motion: Moved by Zahn. Seconded by McGarry. Approved: 7 yes, 0 no. **Motion Carried.**

9. CCA UPDATE BY STAFF

Mr. King noted that the City filed its SEA decertification letter with the Public Utilities Commission officially transferring all customers to CEA.

10. NEW/PROPOSED BUSINESS: New or proposed business provides an opportunity for Commissioners to discuss items not on the agenda but that may be added to the CAC agenda/workload at a future date. Pursuant to the Brown Act, there will be no action taken on these items. All new/proposed business will be placed on a CAC agenda with the approval of the City Manager.

Zahn announced that the Encinitas City Council will be considering some reach codes at their August meeting.

Chair Goodmacher would like to bring a social equity chapter draft to the next meeting for discussion and input.

Yang announced that CEC was offering a reach code webinar on July 27^h on the Cost-Effectiveness of Battery Storage on Single Family Homes.

11. ADJOURNMENT

Chair Goodmacher adjourned the meeting at 6:48 pm.

Rimga Viskanta, Senior Management Analyst

Approved: August 11, 2021

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<https://cosb-org.zoom.us/j/83794841030?pwd=TUt1OG9tSVZ3WXE4WXpoL1hWSEZUdz09> Passcode: 197244.

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Climate Impacts and Social Equity

A number of cities throughout the world have declared themselves in the midst of a climate emergency. Solana Beach joined them last year and yet little action has occurred to address this issue. One of the aspects of the climate emergency that has come to the fore is the realization that climate emergencies and climate emergency solutions do not impact communities and diverse populations equally. The benefits and burdens of both the “emergencies” and the “solutions” to the emergencies are felt inequitably. It has been noted repeatedly that economic deprivation and minority status create a greater vulnerability to the effects of climate change. These highly impacted groups suffer more from climate change, have poorer health quality, fewer access to resources and adequate housing, and suffer from higher rates of unemployment and underemployment. Spreading the benefits of climate change solutions to low income and minority communities will reduce this burden.

The presence of Climate Change related social injustices around the country demands the development of equitable solutions. It is also clear that unless Climate Action Plans deal with these inequities pro-actively, the inequities will continue to exist and flourish to the detriment of all our communities and will impact our ability to sustain and plan a high-quality future for all of our residents. It seems evident that our Climate Action Plans must create policies to deal with existing inequities and those likely to emerge in future scenarios if B.A.U. (Business As Usual) processes are allowed to continue. Fortunately, many cities, large and small, have created and appear to be continuing to create energy systems (CCAs) that promote clean fuels and result eventually in revenue for the cities. The cities can utilize all or a portion of that revenue to invest in local or regional programs that will help alleviate inequities.

Solana Beach as a Community

Solana Beach is a small fairly wealthy community in northern coastal San Diego County. According to SANDAG (www.sandag.org) median home prices in Solana Beach are more than twice as high as those in San Diego County as a whole.

According to the December 2020 Draft Housing Element (Housing Element) issued by the city our current population of approximately 13,000 is expected to increase 14% to nearly 15,000 by 2050. According to the Housing Element Solana Beach’s population has been skewing older since 2000. The Housing Element notes other changes in Solana Beach’s population from 2000 to 2017 including decreases in the percentage of the population identified: as white (from 87% to 83.4%) and Hispanic or Latino (from 14.8% to 11.5%). At the same time the percentage of Solana Beach’s population identifying as Asian increased from 3.5% to 5.1%. Similar increases occurred in other populations including black, American Indian or Alaska Native, Native Hawaiian or Other Pacific Islander, Other Races, Two or More Races.

Understanding the nature of the population is important. An aging population has different and/or changing needs for housing due to changes in accessibility and accommodations that may be required. Further, it has been shown that many older residents lack either access to or the ability to use modern information technologies e.g., the internet, email, or cellular telephones.

Understanding the ethnic and racial profile of a community is important as race and ethnicity correlate closely with income level and poverty. Both of which impact housing needs. According to the Housing Element, although the majority of Solana Beach’s population is white, poverty is highest among our city’s minority populations.

The Housing Element also provides information on the household income of Solana Beach’s residents by breaking it down using Area Median Income (AMI) levels identified by the State of California Department of Housing and Community Development. According to the Housing Element in 2017 approximately 24% of households in Solana Beach fall into the low to extremely low-income categories. The levels and percentages of our population in each category as shown in the Housing Element are presented on Table One below.

Table One – Income Categories in Solana Beach		
Income Category (Percent of County AMI)	Number of Households	Percent of Households
Extremely Low (30% of AMI or Less)	330	5.7%
Very Low (31 to 50% of AMI)	355	6.2%
Low (51 to 80% of AMI)	695	12.1%
Moderate or Above (over 80% of AMI)	4,365	76%

As presented in the Housing Element the population of Solana Beach in 2017 differs from the San Diego County averages in the following ways:

- * Our percentage of people under the age of 18 is slightly less (~16% in Solana Beach vs. 22% County-wide);
- * Our percentage of people over the age of 65 is quite a bit higher (~23% in Solana Beach vs. ~13% County-wide);
- * Our percentage of people living in poverty is less (8% in Solana Beach vs. 12% County-wide);
- * Our percentage of people who are non-English speakers at home is less (21% in Solana Beach vs. 36% County-wide);
- * Our percentage of people with a less than high school education is less (6% in Solana Beach vs. 15% County-wide)

From the numbers and discussion outlined it is apparent that although we are a fairly wealthy community compared to others in the San Diego area, we still have a significant fraction of our population that is: 1. older, 2. living in poverty, and 3. non-English speakers at home. An aging population in a community is important to note because of the changing or additional needs in housing costs, accessibility, and accommodations that an aging population may require. According to the Housing Element nearly 40% of households in Solana Beach experience one of four housing problems (e.g., units with physical defects, overcrowding, cost burdens including utilities exceeding 30% of gross income). In addition, the high percentage of non-English speakers in our population mandates that city documents and outreach be available in languages other than English.

Solana Beach and Environmental Justice

Another way to look at our community is to review its status with regards to Environmental Justice (EJ). Both the United State Environmental Protection Agency (EPA; <https://ejscreen.epa.gov/mapper/>) and the State of California (State; <https://calenviroscreen-oehha.hub.arcgis.com/>) have map-based websites that present Environmental Justice criteria by geographic area, city limits, Census Tracts, etc.

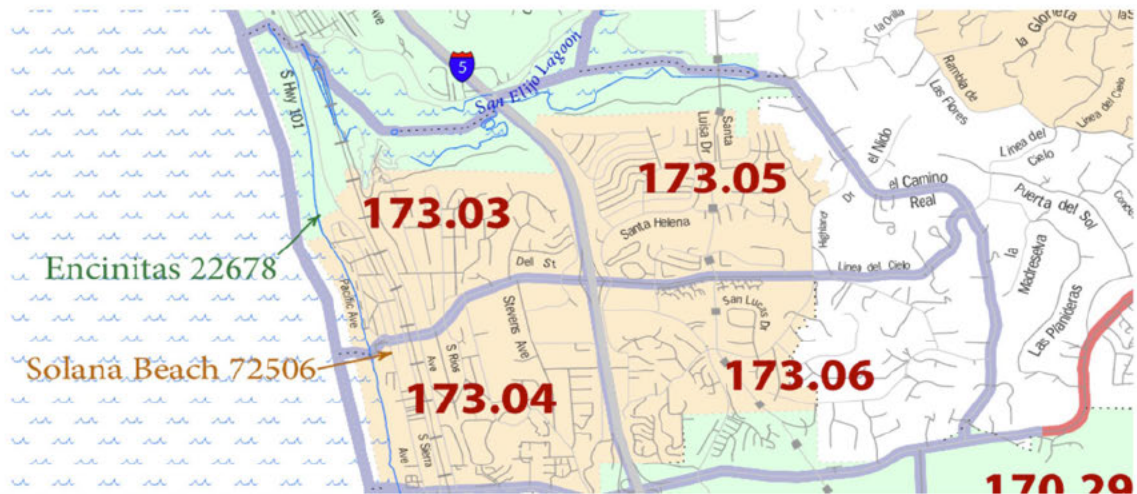
The EPA EJ Index combines environmental and demographic data to come up with a score for a given geographic area (city, census tracts, etc.). The scores for that are ranked and can then be compared to percentile scores for the state, EPA Region, or that country as a whole. There are eleven environmental indicators that are evaluated. These are:

- * National Scale Air Toxics Assessment Air Toxics Cancer Risk
- * National Scale Air Toxics Assessment Respiratory Hazard Index
- * National Scale Air Toxics Assessment Diesel PM (DPM)
- * Particulate Matter (PM2.5)
- * Ozone
- * Lead Paint Indicator
- * Traffic Proximity and Volume

- * Proximity to Risk Management Plan Sites
- * Proximity to Treatment Storage and Disposal Facilities
- * Proximity to National Priorities List Sites
- * Wastewater Discharge Indicator

Per the EPA, Solana Beach as whole ranks in the lowest half of California (meaning that we are better off than at least half of the state) with respect to most of the environmental indicators. However, there are two environmental indicators in which the city ranks poorly. These are proximity to traffic and to wastewater discharges.

The Draft State of California CalEnviroScreen 4.0 uses similar (but not identical) criteria (environmental indicators and demographic information) to the EPA to rank communities in terms of their Environmental Justice scoring. On the CalEnviroScreen website it is possible to quickly evaluate smaller portions of the city (census tracts) to examine their rankings. There are four census tracts in the City of Solana Beach. The attached map shows the approximate boundaries of these tracts. Note that Tracts 173.05 and 173.06 do include areas just outside the city limits.



MAP OF CENSUS TRACTS IN SOLANA BEACH

Per the draft CalEnviroScreen 4.0 website, exposures for each of the census tracts in Solana Beach are negatively scored compared to the rest of the state (above the 50th percentile) for Traffic. The exposures above the 50th percentile for each of the four census tracts are shown on Table 2 below.

Table Two – Census Tracts and CalEnviroScreen 4.0 Scoring Exceedance of 50 th Percentile		
Census Tracts	Category Exceeding 50 th Percentile	Percentile Ranking
Census Tract 173.03	Diesel Particulate Matter	77
	Traffic	90

Census Tract 173.04	Diesel Particulate Matter	81
	Traffic	92
Census Tract 173.05	Traffic	79
	Pesticides	56
Census Tract 173.06	Traffic	81

The draft CalEnviroScreen 4.0 website also ranks “Environmental Threats” on a similar percentile scale. Again, a percentile value above 50 indicates a score that exceeds the rest of the state. The “Environmental Threats” above the 50th percentile for each of the four census tracts are shown on Table 3 below.

Census Tracts	Environmental Threats	Percentile Ranking	Possible Reasons
Census Tract 173.03	Impaired Waters	52	Proximity to polluted or impacted San Elijo Lagoon
Census Tract 173.04	Groundwater Threats	61	Proximity to polluted or impacted Stevens Creek
	Impaired Waters	60	
Census Tract 173.05	Groundwater Threats	64	Proximity to polluted or impacted San Elijo Lagoon
	Impaired Waters	64	
	Solid Waste	52	Proximity to closed landfill
Census Tract 173.06	Groundwater Threats	61	Proximity to polluted or impacted San Elijo Lagoon
	Impaired Waters	60	

Finally, the draft CalEnviroScreen 4.0 website also ranks “Socioeconomic Factors” on a similar percentile scale. Only one of the census tracts in Solana Beach is ranked above the 50-percentile compared to the rest of the state. Census Tract 173.04 ranks poorly on Housing Burden. The State of California defines Housing Burdened households as those low-income households that are highly burdened by housing costs. These households are typically lower income and must spend a larger proportion of their income on housing. As a consequence, they may suffer from housing-induced poverty. According to data presented on the CalEnviroScreen 4.0 website nearly 24% of the population in Census Tract 173.04 are Housing Burdened. An unacceptable number in such a wealthy community.

Climate Impacts, Social Equity, and Goals

Policies and appropriate measures and future targets must be designed and implemented that will do the following:

- * Create an outreach program that appeals to all residents, all income levels, and all populations that describes benefits and burdens of Climate Change plan components (this program needs to be available in multiple languages and to those unreachable by electronic means)
- * Design and implement a clean transportation (electric bus) program that will be beneficial to all residents and all populations, including transit stops (centers/hubs) sited throughout the City;
- * Partner with the CEA to provide free home energy audits and upgrade incentives for low-income households;

- * Invest in programs that provide clean energy generation upgrades for low income and senior residents. This includes weatherization and conversion to clean electric appliances instead of indoor and outdoor polluting gas appliances;
- * Partner with local colleges and universities to provide educational and workforce opportunities in clean tech;
- * Create the opportunities by making housing available for all people to live and experience the environment that we treasure here in Solana Beach regardless of their income level;
- * Ensure that all new construction, especially multiunit dwellings, meets high quality energy standards (zero net energy) to reduce energy use and heating costs;
- * Create opportunities for gainful employment in the immediate area to reduce the need for commuting. This includes allowing the conversion of existing retail buildings to offices;
- * Create training programs in conjunction with local colleges and universities for local residents to give them the opportunity to participate fully in the economy we are hoping to create.

From: Andi MacLeod [REDACTED]
Subject: Re: Soc a Justice
Date: July 29, 2021 at 9:30 PM
To: Judy Hegenauer [REDACTED]
Cc: Lsa Montes [REDACTED], Jonathan Goodmacher [REDACTED]



Hi Judy, Lsa and Jonathan,

I have been very remiss in not replying sooner to comment on your detailed and well-written commentary that we discussed in June and want to extend my heartfelt apology. I dashed off a reply soon after our meeting and thought I had sent it, when reality hit that I'mbo among a group of messages that my aging/dying phone had failed to send. Until I spoke to Judy on Saturday, I thought it had reached you. I dug through my email to find it in my drafts :(. Reading it through again, I realized that your work merited a much more thoughtful and thorough set of comments than I had gathered, so I scrapped it and began anew. I hope this version is of use.

My impression of your document was and is that it's a carefully thought out distillation of an impressive breadth and depth of knowledge. It proceeds logically and usefully from the general to the particular, ending encouragingly on a note of hope. It should be a useful adjunct to the SB Climate Act on Planning and the Climate Change Emergency Declaration. I understand that it must retain a general perspective even in the particulars, given that the people using this document in the future will be facing different (and probably more urgent) circumstances than we do today. The ideas are a good ones: partnering with all parts of our community to educate ourselves and get feedback and ideas for actions that could use incentives, job training and adaptation measures to achieve resilience and equity in housing, jobs, education, health and wellness as our CO2 emissions rise. A long with my appreciation for the work you have done are some suggestions, which I've grouped by the subheadings of your document.

Solana Beach as a Community

It was interesting to learn about the breakdown by race, ethnicity, income and education in Solana Beach. As a small geographic area we do share many of the same larger environmental concerns. Just as we don't always know much about someone from a different part of Solana Beach though, we can also neglect the concerns of those who don't get to breathe or a nearby aging landfill. The Climate Act on Communities does so much, but it's time for Solana Beachans to come together to take a more active role. I'd love to see a citizens group start that can help educate and inspire community members to step up to become, say, citizens scientists, test air, water and soil quality for instance, and policy and legal advocates for change in the county and beyond.

Policy Statements

With our bans of plastic bags, straws, polystyrene and plastic cutlery at local businesses, Solana Beach has been leading the environmental charge in recent years. Then, Solana Beach worked to become a city with a CCA. It seemed that we were on a roll. Documents put out by the city since then have been cagier about identifying next steps, especially to mitigate climate change. So I got on the internet and made some interesting discoveries. The [Environmental Health Coalition](#) in south coastal San Diego and [Communities for a Better Environment](#) were two excellent resources. Many direct steps to mitigate climate change are taking place in poor/unrepresented communities like Barron Logan and Natona City with under-represented populations. Activists there aren't waiting for city or state governments to someday address their concerns. They are mobilizing and leading changes to better their health and the air they breathe, which is also a win for climate change. So when we talk about making changes, and "bring us in" representatives from these communities, we must be ready for them to not only be present but to lead the effort! Looking on the r website, I was struck by elements we would do well to borrow from: declaring ourselves a "10-minute community", for instance would be an excellent start. The SALTA curriculum would be a great way to train up passionate people for instance. So to recap, when we talk about local policy makers neglecting underserved communities, we can also hope that they let us help them too.

Solana Beach and Environmental Justice

I was glad to learn about the different metrics and data that exist for Solana Beach. It shocked me to read in your report that "Solana Beach ranks in the lowest half of California... with respect to most of the environmental indicators as a whole" and that we rank much lower for traffic and wastewater discharges. Somehow I never thought of sunny Solana Beach as an epicenter of environmental problems. Go figure. I appreciated the breakdown by area of Solana Beach for the dangers mentioned, and reminded myself that living further from say, denser areas provides no protection as I move in those areas at the time. I agree that Stevens Creek drainage and housing inequities are two areas of impact. The other areas that you discount for action I'd like to reintroduce for further study. We can presume that pesticide concentrations come from past agricultural practices but what if as a whole that neighborhood has the habit of using more pesticides? That's something we could do something about and merits a deeper dive. As we, I understand that the cars to and from other communities that pollute Solana Beach zoom in and out beyond our control. But don't we do the same thing to them? If we (citizens scientists) begin collecting data on air quality at different places and times, that could inspire other neighboring communities to do the same, and give us data to present at county and state levels to make policy/infrastructure changes, and perhaps inspire more buses and more bus stops at closer intervals.

Reason to Hope

There's indeed evidence that many jurisdictions and orgs are seeing the benefits of planning communities differently. I'm glad that the CAC supports adopting an alternative code for our houses and businesses, and options for further upgrades. Again, I have to say that our fellow activists, BIPOC and otherwise, in many communities are a ready advocate for clean energy. It's time to work together and learn from each other as we grow, we hope, into a more sustainable future.

With belated thanks for the work you are doing,

And

PS - I'd love to hear what your reactions are on

On Wed, 17 June 2021 at 10:00 AM, Judy Hegenauer <judy@hogan.com> wrote:

On Thu, Jun 24, 2021 at 9:21 AM Judy Hegenauer <[REDACTED]> wrote:

Hi Adam, I am still hoping for feedback from you regarding the Social Justice report that Jonathan and I developed. It is intended to go to Council soon and ultimately become part of the Climate Act on Plan. Is there anything I can do to urge you to help us out? I believed that you were both agreeable to providing feedback to us after reviewing our document. Was I wrong? HELP!

Judy

From: Lisa Montes [REDACTED]
Subject: Re: Chapter
Date: August 3, 2021 at 2:34 AM
To: And MacLeod [REDACTED], Jonathan Goodmacher [REDACTED], Judy Hegenauer [REDACTED]



Greetings Judy, Jonathan and And -

I send my apologies for not sending my input to you on this important document sooner. I serve on three non profit boards which takes up most of my free time, plus we have completed judging of the International Latino Book Awards (of which I read and judged 16 books this summer).

I've had a chance to review the document you would like to present to the city and here are my suggestions.

Be more specific on the ethnic groups impacted by inadequate housing, underemployment and language barriers.

For example, Latino residents are the largest ethnic group in Soana Beach and they are greatly impacted by lack of housing, underemployment, education and language barriers.

La Co on a de Eden Gardens needs to be mentioned in this document, because it was the first official neighborhood of Soana Beach (even though it was a racially segregated neighborhood) and it's celebrating its centennial this year. Can you include the gentrification/demolition history of La Co on a's facade (as well as our entry city)?

Outreach-

The City of Soana Beach must make a concerted effort in reaching the Spanish speaking population in a correspondence, such as e-blasts, social media, snail mail, city agendas, public surveys, commissions on openings, etc. Basically any public announcement in English, needs to be provided in Spanish.

Just recently, the City of Soana Beach sent out a survey to residents about the renovation of La Co on a Community park playground and the Fletcher Cove playground. The survey was only provided in English, therefore eliminating any potential feedback from the City's Spanish speaking residents! I immediately contacted the Mayor and City Manager about this and received an apology and remedy to the demolition. However, there must be a process the City puts in place to ensure a matter as being automatically provided in Spanish to our residents. The residents did receive the survey in Spanish, but in reality they were given less time to respond than English speaking residents.

Digital divide

Could you include a piece about the need for the City to outreach to our non-tech savvy seniors (I know several of them on the Soana Beach Civic and Historical Society Board;). I read in your document that our city has a strong population of seniors, so finding innovative ways to outreach to our seniors to make sure they get important information needs to be a priority. When surveys are sent in electronic format only, we are eliminating our non-tech savvy community, as well as those who cannot afford a cell phone or computer.

If the City does not make Outreach to all members of the community a huge priority, community action, social justice and equity will fail, because not all members of the community will be represented.

The use of BIPOC-

I do not advocate the use of the term BIPOC (Black, Indigenous, People of Color), as do many of my colleagues. The reason being is Latinos are left out of the term. Why just Black and not include Latino? Latinos have a significant history in America and we should not fall under the People of Color category.

Use of the word Poor. Can we find a better word for Poor. Maybe we can use economically disadvantaged or low income?

These are my suggestions to the document you have written. Thank you for giving me the opportunity to offer my suggestions. If you would like to discuss these suggestions, I will have time tomorrow to chat via phone at [REDACTED]. I just need to know when you plan on reaching out, so I can have my phone near me.

Sincerely,

Lisa

On Wed, May 19, 2021 at 4:21 PM Jonathan Goodmacher [REDACTED] wrote:

Hi Judy,

I am back from a brief trip to visit family and wanted to check to see if we are still on for tomorrow. Please let me know when you can.

Thank you,

Jonathan

> On May 12, 2021, at 11:28 PM, And MacLeod [REDACTED] wrote:

>

> I'll be there on the 20th at 3. Glad we're getting together. I look forward to reading that chapter too.

>

> Thanks,

>

> And

>

> Sent from my Phone

>

>> On May 12, 2021, at 4:07 PM, Judy Hegenauer [REDACTED] wrote:

>>

>> Hi Lisa and And, I'm so glad that you are both available. We'd like to meet at my house (outside) on Thursday, May 20th at 3:00pm. I live at [REDACTED] across from the Water District property (which I think will become one of the Butterfly Garden areas). YEH! There's lots of parking available. I've asked Jonathan to get a copy of the document/chapter to you before we meet. I don't expect this to take a lot of time. However, just because and injustice are wiggly creatures with many, many different opinions. Our goal, I think, is to design a chapter that helps cities and organizations prevent or avoid unfortunate outcomes for sub-communities with limited resources and/or barriers to quality living situations. Since I'm from Michigan my favorite bad examples follow. I'm looking forward to seeing you and getting the Chapter moving forward. Please let me know if an arrangement that works for you.

>> Sincerely, Judy

A RESOLUTION OF THE SOLANA BEACH CLIMATE ACTION COMMISSION
RECOMMENDING CITY COUNCIL ACTION REGARDING
THE NET ENERGY METERING (NEM3) PROCEEDING
PRESENTLY BEFORE THE CALIFORNIA PUBLIC UTILITIES COMMISSION

The Solana Beach Climate Action Commission hereby finds and declares the following:

WHEREAS, Net energy metering (NEM) is designed to support the installation of customer-sited renewable energy generation; and

WHEREAS, NEM allows customers to receive bill credits for power generated by their solar system and shared with the power grid and ultimately save money on their utility bills; and

WHEREAS, NEM is what has allowed solar to become increasingly accessible to low and moderate income households; and

WHEREAS, the California Public Utilities Commission (CPUC) has launched a formal proceeding to update the current NEM structure to be introduced in 2022 as NEM 3.0 and a number of parties have submitted their proposal for what they believe NEM 3.0 should look like; and

WHEREAS, the California Investor Owned Utilities (IOUs), Pacific Gas and Electric, San Diego Gas & Electric and Southern California Edison, have submitted a joint proposal (the “IOU Proposal”) that calls for drastic changes to NEM that would make customer-sited renewable energy more expensive, increase the amount of time it takes for customers to pay off their systems, and ground to a halt the installation of distributed solar in California; and

WHEREAS, The IOU Proposal would make it impossible for customer-sited renewables to continue to grow sustainably as mandated by law as a result of high monthly fixed fees for all solar installations, and slashing credits customers receive for sharing their excess electricity with the power grid; and

WHEREAS, proposals submitted to CPUC by Protect Our Communities Foundation, California Solar & Storage Association, Vote Solar, GRID Alternatives, Solar Energy Industries Association, and others not only would encourage new solar adoption but also include additional subsidies for low income customers; and

WHEREAS, California cannot meet its clean energy targets in time with utility scale solar alone and needs to triple the amount of rooftop solar, as reported by the California Energy Commission 2021 SB 100 Joint Agency Report Summary; and

WHEREAS, the cleantech industry provides over \$8.2 billion in economic benefits, as reported by Cleantech San Diego; and

WHEREAS, the San Diego County rooftop solar industry provides over 9,000 jobs to the region, as reported by the Solar Foundation Solar Jobs Census; and

WHEREAS, protecting rooftop solar and expanding access to rooftop solar in communities of concern will help California move toward 100 percent clean energy, lessen the impacts of the climate crisis, and reduce climate injustices from dirty energy; and

WHEREAS, we are in a climate crisis and need to make the transition to clean energy more accessible;

NOW, THEREFORE, THE SOLANA BEACH CLIMATE ACTION COMMISSION DOES HEREBY RESOLVE AS FOLLOWS:

1. That the Commission supports protecting and expanding rooftop solar via a strong succeeding NEM tariff and expanding clean energy access by making it easier, not harder, for people to adopt rooftop solar and energy storage in order to meet California's ambitious clean energy targets and deploy solar in all communities and households, particularly those struggling to pay for electricity; and
2. That the Commission requests the Solana Beach City Council adopt a resolution:
 - (a) expressing its support for the items as stated in numbered paragraph 1 immediately above;
 - (b) urging the CPUC to (i) strengthen NEM to expand access to all households, particularly of low-and-moderate income; (ii) expand access to other clean energy technologies that pair with solar, such as batteries; (iii) ensure that the solar installations continue to grow in order to meet State and City climate goals; and (iv) exclude provisions set forth in the IOU Proposal such as high monthly fixed fees, and reducing or eliminating credits for sharing electricity with the power grid.

PASSED and ADOPTED by Solana Beach Climate Action Commission, City of Solana Beach, California this 21st day of July 2021, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Jonathan Goodmacher, Chair

Sources:

1. California Energy Commission 2021 SB 100 Joint Agency Report Summary: https://drive.google.com/file/d/1I9_Ba0RilMZs4Yd4XPIHQUUmaDqvrqfo/view
2. Cleantech San Diego report: <https://cleantechsandiego.org/ar2020/>
3. Solar Job Census: <https://solarstates.org/>

MEASURES FOR CONSIDERATION IN A SOLANA BEACH REACH CODE

These standards are proposed to apply to all newly constructed buildings and substantial remodels in Solana Beach. The standards will ensure that new construction within the City is healthier for occupants, has a reduced greenhouse gas impact, and can result in operational cost savings over the life of the building.

Topic	Proposed Requirements	Considerations
PV on new commercial building construction	<ul style="list-style-type: none"> • <u>Proposed Requirement</u>: Newly constructed commercial properties require an on-site solar electricity generation system of 3kW or more. • <u>Background</u>: Solar photovoltaic technology can offset the electricity needs for new buildings in support of climate action goals and local system reliability. • <u>Cost implications</u>: Solar photovoltaic systems on new commercial construction are cost effective across modeled non-residential scenarios including retail buildings, office buildings and hotel buildings. Solar is already required by the state energy code for low rise residential buildings. • <u>Greenhouse gas impacts</u>: The amount of GHG savings varies by the size of the characteristics of the building and the size of the solar system. 	<ul style="list-style-type: none"> • A minimal system (3kW) up through a larger system (80kW) can be required cost effectively. • Carlsbad requires: <ul style="list-style-type: none"> ○ 10,000 sf and above: 15 kilowatts direct current (kWdc) per 10,000 square feet ○ Buildings <10,000 square feet: minimum 5 kilowatt system • Scale of solar requirements depends on electrification requirements. The more systems that are electrified, the more cost-effective solar becomes. <ul style="list-style-type: none"> ○ If multifamily were all-electric construction they too could be required to install solar.
Energy Reach Code - Water, Heating, Dryer Systems	<ul style="list-style-type: none"> • <u>Proposed Requirement</u>: In new construction, all space conditioning, water heating (including pools and spas) and clothes dryers will be electric only. • <u>Background</u>: More than 80 percent of a building's energy use relates to heating/cooling space and heating water. Natural gas is fossil fuel that is typically used for drying clothes, heating space and water for building occupants. As allowed for under the state energy code (title 24, part 6), cities can adopt reach codes to meet specific needs within their community. This measure would also reduce future 	<ul style="list-style-type: none"> • Most cities have stayed mute on outdoor propane use • Santa Monica, among others, includes pools and spas in water heating definition and requires solar thermal water heating and/or heat pumps for those applications as well. • Other impacts to consider when evaluating this measure:

Commented [1]: 4.201.3 Pool Heating.
(a) For new pool construction, if the pool is to be heated, an electric heat pump water heater or a solar thermal system shall be used for such heating.

	<p>greenhouse gas emissions and help the City reach its climate action goals.</p> <ul style="list-style-type: none"> ● <u>Cost implications:</u> Based on studies conducted by the statewide Codes and Standards Team, electrifying the above listed building systems and appliances is cost-effective. ● <u>Greenhouse gas impacts:</u> According to the 2018 RMI report, <i>The Economics of Electrifying Buildings</i>, 87% of building end use emissions come from space and water heating. Please note: this number does not account for the methane leakage from gas infrastructure. 	<ul style="list-style-type: none"> ○ indoor and outdoor air quality impacts ○ occupant and public safety ○ resilience. ● The largest cost saving opportunity identified in the study was that of avoided gas infrastructure.
<p>Electric Readiness</p>	<ul style="list-style-type: none"> ● <u>Proposed Requirement:</u> Add raceways and electrical capacity for future electrification of all non-electric appliances. Electric ready measures include panel capacity and raceways (or conductors) from the electrical panel(s) to the location of each gas outlet sufficiently sized to meet future electric power requirements at the time of construction so that wall penetrations and demolition work is avoided at or minimized when the gas-powered systems and appliances are converted to electric-powered systems. ● <u>Background:</u> This measure is intended to simplify and reduce the cost of future natural gas to electric retrofits. In some cases, electric appliances require more room in the building than natural gas appliances and a source of outside air. Designing and constructing for the future electrification of appliances during initial construction reduces the cost and potential installation delays sometimes associated with natural gas to electric retrofits. ● <u>Cost implications:</u> This measure does have a relatively small upfront cost implication and potentially significant future retrofit cost avoidance. No energy savings comes directly from this measure so there are no operational cost impacts. 	<ul style="list-style-type: none"> ● If action is not taken, retrofit costs will be higher for future homeowners. ● Dozens of cities have added electric readiness to their codes and there is a proposed statewide requirement anticipated to take effect January 1, 2023. ● If water heating is not included in the reach code, design requirements (including a designated installation location) should be included in this language to allow for the conversion to heat pump water heaters.

Commented [2]: Do we need to include propane here? Is that common in Solana Beach?

	<ul style="list-style-type: none"> • <u>Greenhouse gas impacts</u>: There are no direct greenhouse gas emission reductions associated with this measure. 	
EV Infrastructure	<ul style="list-style-type: none"> • <u>Proposed Requirement</u>: Expand Infrastructure Requirements for Electric Vehicles in New Construction. <ul style="list-style-type: none"> ○ <i>Single Family Residential</i>: designated parking space pre-wired and ready for 240V (level 2) EVSE installation. Exception: no charger required for an ADU with no parking space. ○ <i>Multifamily Residential and Hotels</i>: At least 25% of parking spaces will be equipped with functional 240V (level 2) electric vehicle charging equipment (EVSE). Regardless of the number of parking spaces at least 1 EVSE is required. Raceways and electric panel capacity shall be provided to make an additional 25% of parking spaces EVSE ready. ○ <i>All Other Non-Residential</i>: At least 15% of parking spaces will be equipped with functional 240V (level 2) electric vehicle charging equipment (EVSE). Regardless of the number of parking spaces at least 1 EVSE is required. Raceways and electric panel capacity shall be provided to make an additional 15% of parking spaces EVSE ready. • <u>Background</u>: Currently, the state green building code requires all new dwelling units and commercial/office buildings to include installation of conduit or other electrical improvements for <i>future</i> installation of electric vehicle charging infrastructure. As allowed for under the green 	<ul style="list-style-type: none"> • There are 3 levels of charging: Level 1 or 110V is the slowest taking approximately 8-12 hours from empty to a full charge, Level 2 or 220V which takes approximately 6-8 hours from empty to full, and Level 3 fast charging (480V) which is the fastest and most expensive. • There are 3 levels of EV requirements referred to in the building code: <ul style="list-style-type: none"> ○ <i>EV capable</i> which still needs conduit, outlets, etc ○ <i>EV ready</i> which an EVSE can be directly plugged into ○ <i>EVSE or EV charger</i> is a functional device • There is growing consensus that the 100% access for multifamily buildings, which Peninsula Clean Energy/Silicon Valley Clean Energy's code encourages, is the best in class standard. • Encinitas requires: <ul style="list-style-type: none"> ○ <i>Single Family Residential</i>: pre-wired and ready for EVSE installation

	<p>building code (title 24, part 11 the section in which electric vehicle regulation is covered), cities can adopt reach codes to meet specific needs within their community.</p> <ul style="list-style-type: none"> ● <u>Cost implications:</u> Initial costs vary based on the selected technology, location and whether or not the parking infrastructure is new or existing. However, installing all of the panels and underground work at the time of initial construction is the least expensive option compared to future retrofit costs. ● <u>Greenhouse gas impacts:</u> On a per parking space basis, as part of the 2019 CALGreen EV code development, the California Air Resources Board estimated between 8 and 17 metric tons in avoided greenhouse gas emissions annually per EV ready multifamily space in 2025. 	<ul style="list-style-type: none"> ○ <i>Multifamily Residential and Hotels:</i> At least 15% of parking spaces will be equipped with a functional EVSE. ○ <i>Non-Residential:</i> At least 8% of parking spaces will be equipped with a functional EVSE. (this includes additions and alterations greater than 10,000 square feet.) <ul style="list-style-type: none"> ● Some jurisdictions have exceptions or waiver process to protect against excessive costs, for example where a reasonable cost estimate in excess of \$4,500/space is shown.
<p>New Construction definition</p>	<ul style="list-style-type: none"> ● <u>Proposed Requirement:</u> For the purposes of the reach code measures outlined above, new construction for single family includes newly constructed additions over 500 square feet and improvements in existing buildings where more than 50% of exterior walls of the existing structure is being remodeled. For commercial and multifamily projects, newly constructed additions of larger than 2,000 square feet or existing building improvements valued at more than \$1,000,000 shall comply. For the electrification specific measure, the reach code applies if the scope of the remodel includes replacing space heating, water heating or clothes dryers. ● <u>Background:</u> The intent of this definition is to clarify the scope and implementation of the proposed reach code measures. ● <u>Cost implications:</u> Costs are addressed under individual measures above. ● <u>Greenhouse gas impacts:</u> Impacts in general are addressed under individual measures above. More existing building 	<ul style="list-style-type: none"> ● In a review of what jurisdictions have adopted, the definition can range from 50% -75% of floor area and/or exterior wall. Some jurisdictions followed FEAM and used valuation. ● Carlsbad applies their PV reach code to all new construction and alterations based on project size (>2000 square feet) or value (>\$1,000,000).

	projects that add PV, EV charging and electric appliances should result in additional greenhouse gas savings.	
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