

Environmental Quality Commission



SPECIAL MEETING AGENDA

Date: 2/27/2019
Time: 6:00 p.m.
City Hall - "Downtown" Conference Room
701 Laurel St., Menlo Park, CA 94025

A. Call to Order

B. Roll Call – Kabat, London, Chair Marshall, Martin, Payne, Vice Chair Price, Turley

C. Regular Business

- C1. Welcome Commissioner Turley
- C2. Discuss a recommendation to City Council to explore adopting 2020 energy reach codes for new development ([Staff Report #19-001-EQC](#))
- C3. Discuss Arbor Day/Week logistics and coordination
- C4. Discuss Chair's quarterly report to City Council on March 12, 2019
- C5. Discuss 2019 Environmental Quality Commission meeting schedule
- C6. Approve the December 5, 2018 Environmental Quality Commission meeting minutes ([Attachment](#))

D. Reports and Announcements

- D1. Commission reports and announcements
- D2. Staff update and announcements

E. 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.

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 for inspection at the City Clerk's Office, 701 Laurel St., Menlo Park, CA 94025 during regular business hours. 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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STAFF REPORT

Environmental Quality Commission

Meeting Date: 2/20/2019

Staff Report Number: 19-001-EQC

Regular Business: Discuss a recommendation to City Council to explore adopting 2020 energy reach codes for new development

Recommendation

Staff recommends that the Environmental Quality Commission (EQC) discuss a recommendation to City Council to explore adopting 2020 energy reach codes (reach codes) for new development.

Policy Issues

Exploring adoption of reach codes would require City Council approval. implementing reach codes may help the City to reach or exceed its 2020 greenhouse gas emission goal in the Climate Action Plan.

Background

City Council goal setting session

On February 2, the City Council held their annual goal setting session. Commissioner Kabat and environmental non-profits advocated that the City Council include adoption of energy reach codes (reach codes) for 2020. The City Council provided direction for the EQC to review the matter and provide a recommendation.

California building standards code

The California building standards code are composed of 12 parts. New code standards are adopted every three years and cities are required to adopt these standard in late 2019 in order to be effective on January 1, 2020.

California energy codes

Energy efficiency standards for buildings are updated by the California Energy Commission, and included in the California building standards code update. Each new code cycle typically becomes more stringent than previous versions. The proposed new energy standards for 2020 are:

1. Install solar photovoltaic system in newly constructed residential buildings
2. Encourages demand responsive technology to shift energy use from peak periods to off peak periods
3. More energy efficient thermal envelope standards
4. Electric heat pump water heater pre-wiring required for natural gas water heaters
5. Update indoor and outdoor lighting to use light-emitting diode (LED) lights to increase energy efficiency and cost for nonresidential buildings

CalGreen building codes

The California green building standard codes (CalGreen) was created to meet the goals of the Assembly Bill 32 to reduce greenhouse gas emissions. This section includes many environmentally friendly building standards from water conservation to electric vehicle (EV) charging station requirements. These codes are part of the California building standards code. They are updated at the same time as the rest of the codes,

and become more stringent with each update. The proposed new standards for 2020 are:

1. Improve indoor ventilation to enhance air quality for residential and nonresidential buildings
2. Electric vehicle density charging requirements

Local energy reach codes

Cities have the option to adopt stricter building codes than the State known as “reach codes” to target local needs and environmental goals. Cities typically do this in parallel to the three year building code cycle updates to avoid overlap in the next generation of code requirements. To adopt local energy codes that are stricter than the state building code, a cost effectiveness study must be completed and approved by the California Energy Commission.

Analysis

San Mateo County is urging government agencies in the county to adopt 2020 reach codes to promote all-electric building and EV charging infrastructure for new and remodeled buildings. To help reduce staff time and costs, San Mateo County has partnered with Peninsula Clean Energy and Silicon Valley Clean Energy to provide a cost effectiveness study to evaluate various reach code options on behalf of cities. The cost effectiveness study can also be used for the California Energy Commission approval to adopt more stringent energy codes than the state.

Proposed 2019 reach codes

San Mateo County is exploring the following reach code options:

1. Giving developers two options:
 - Build mixed fuel buildings that would allow natural gas, but must be more efficient by an XX percent than state code requirements (historically this has been between 10 percent and 15 percent); OR
 - Build an all-electric building with no additional efficiency requirements
2. More electric vehicle charging infrastructure or charger requirements
3. Install pre-wiring for battery storage
4. Install pre-wiring for an electric furnace if natural gas is present

The cost effectiveness study for the proposed reach codes will not be released until March 2019. Thus, staff is unable to analyze if the proposed codes will substantially reduce greenhouse gas (GHG) emissions. Some of the above options may not be proposed for adoption depending on the results of the cost effectiveness study.

Once the cost effectiveness study is reviewed, staff will be able to have a more productive discussion with the EQC on whether the reach codes will have a substantial impact on GHG reductions over other sustainability projects currently underway. This would likely come back to the EQC in April.

In addition, there is also a question about the amount of new development that will occur within this code cycle to capture the benefits of a 2020 reach code. Staff is still researching how much development is expected to occur between 2020 and 2023 (code cycle.) If there is less or no development expected, a reach code may not be the highest and best use of staff resources to reduce GHG emissions. However, if substantial development occurs over the next three years, then it may be the highest and best use of staff resources over other projects and programs.

Staff has knowledge of one project that is expected to pull building permits in the next two years, which is Facebook Willow Village. Stanford Middle Plaza has already pulled building permits so the 2020 reach codes would not apply.

Facebook Willow Village

Staff estimates that Facebook Willow Village will start construction within the next two years (after 2019.) The Willow Village master plan proposes at least 1,500 multifamily rental units, 200,000 square feet of retail space, and 1.75 million square feet of office space, which will be Leadership in Energy and Environmental Design (LEED)-Gold certified.

According to the 2003 commercial buildings energy consumption survey by U.S. Energy Information Administration, office buildings in the U.S. use an average of 31.8 cubic feet of natural gas per square foot annually. Excluding the multifamily units, this means that the commercial development for Facebook's Willow Village is estimated to emit between 3,293 and 3,783 metric tons of carbon dioxide annually. Menlo Park's entire community greenhouse gas emissions in 2015 was 419,940 metric tons (includes transportation, waste, building energy use, and water use.) This would assist in reducing overall community emission by less than 1 percent because replacing natural gas with another energy source can still produce emissions if it not 100 percent from renewable sources.

Again, this does not include other potential developments occurring in the next three years. Staff would need to analyze this further for the April EQC meeting.

Climate action plan strategy and staff resource impacts

If the EQC recommends to City Council that staff pursue 2020 reach codes, this will impact two projects in the Climate Action plan scheduled for 2018-2020, which are:

1. Including green design standards for the downtown specific plan update
2. Program and policy options analysis to increase EV charging station infrastructure

These projects would be delayed if staff is directed to work on reach codes. The above projects have already been delayed due to staff vacancies and transitions over the last year as well as continuing to implement high priority work plan items, such as zero waste implementation and the heritage tree ordinance update. The green design standards for downtown would likely be delayed significantly until the climate action plan update in 2020-2021 or if the community development department takes the lead without sustainability staff.

The 2020 reach code project would also delay the community GHG inventory until after the reach code is adopted.

Impact on City Resources

This would be considered a new project in the climate action plan, and would delay other projects in the climate action plan if added.

Environmental Review

Exploring reach code options does not constitute as project and will not cause a significant effect on the environment and therefore is not subject to review under the California Environmental Quality Act (CEQA).

Public Notice

Public Notification was achieved by posting the agenda, with the agenda items being listed, at least 72 hours prior to the meeting.

Attachments

None

Report prepared by:
Joanna Chen, Sustainability Division

Report reviewed by:
Rebecca Lucky, Sustainability Manager

Environmental Quality Commission



REGULAR MEETING MINUTES - DRAFT

Date: 12/5/2018
Time: 6:00 p.m.
City Hall - "Downtown" Conference Room
701 Laurel St., Menlo Park, CA 94025

A. Chair Marshall called the meeting to order at 6:05 p.m.

B. Roll Call

Present: Kabat, London, Chair Marshall, Martin, Payne, Vice Chair Price
Absent: None
Staff: Sustainability Manager Rebecca Lucky and Senior Sustainability Specialist Alexandria Skoch

Kabat arrived at 6:08 p.m.

C. Public Comment

- Rebecca Turley spoke in support of banning gas leaf blowers.

D. Regular Business

D1. Informational update on the Transportation Master Plan Oversight and Outreach Committee

Chair Marshall introduced the item.

Chris DeCardy spoke to the Commission on the Transportation Master Plan, and provided a verbal report on how sustainability is incorporated into the Transportation Master Plan.

D2. Approve a recommendation to the City Council regarding the Environmental Quality Commission two-year work plan.

Chair Marshall introduced the item.

ACTION: Motion and second (London/Kabat) to approve a recommendation to the City Council regarding the Environmental Quality Commission two-year work plan with minor language clarification changes, passed unanimously.

D3. Approve the October 17, 2018 Environmental Quality Commission meeting minutes.

Chair Marshall introduced the item.

ACTION: Motion and second (Marshall/Payne) to approve the October 17, 2018 Environmental Quality Commission meeting minutes with the location changed to City Hall – "Downtown" Conference Room, passed unanimously.

E. Reports and Announcements

E1. Commission reports and announcements.

E2. Staff updates and announcements.

Sustainability Manager Rebecca Lucky provided a verbal update on the Transportation Management Association, efforts made to-date on the Community Zero Waste Plan, transitioning to a zero emission city vehicle fleet, implementing the Environmental Preferable Purchasing Policy, progress made during the Heritage Tree Task Force meetings, and bringing on two Climate Corps fellows to assist with executing strategies outlined in the Climate Action Plan.

F. Adjournment

Chair Marshall adjourned the meeting at 8:46 p.m.

Minutes prepared by Alexandria Skoch.