



## REGULAR MEETING MINUTES

**Date:** 11/17/2021

**Time:** 6:00 p.m.

**Regular Meeting Location:** [Zoom.us/join](https://zoom.us/join) – ID# 915 4675 0502

### A. Call To Order

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

### B. Roll Call

**Present:** Elkins, Evans (Vice Chair) (arrived at 7:42 p.m. and exited at 9:14 p.m.), Gaillard, Kabat, London, Payne (Chair), and Price (arrived at 6:07 p.m.)

**Absent:** None

**Staff:** Sustainability Manager Rebecca Lucky

### C. Public Comment

None.

### D. Regular Business

D1. Approve September 22 2021 and October 20 2021 minutes (Attachment)

Chair Payne introduced the item.

**ACTION:** Motion and second (Elkins/ London), to approve September 22, 2021 and October 20, 2021 meeting minutes, passed 5-0 (Evans and Price absent).

D2. Informational presentation from BayREN demonstrating a tool that can evaluate various electrification policy options for existing single family residential buildings policy (Attachment)

Sustainability Manager Rebecca Lucky introduced the item.

Stopwaste (Alameda County representative for BayREN) representative Emily Alvarez made the presentation and demonstrated the BayREN policy calculator.

- Jeff Schmidt requested more information about using local student/university assets to improve/expand the BayREN policy calculator.

D3. Review and discuss presentation on proposed implementation of CAP Goal No.3- electric vehicle infrastructure based on city council approved 2021 scope of work (Presentation)

Sustainability Manager Rebecca Lucky introduced the item.

MuniPC representative Candise Almendral made the presentation

**ACTION:** By acclamation, the Commission continued this item to a future meeting.

## **E. Reports and Announcements**

### **E1. Reports and Announcements from staff and commissioners**

Chair Payne reported out on his resignation from the Environmental Quality Commission.

Commission Elkins reported out on the November 16, 2021 City Council meeting and review of a potential gas leaf blower ban.

Commissioner Gaillard reported out on the November 16, 2021 first reading of the Half Moon Bay electrification policy.

Commissioners Gaillard and Kabat reported on future home electrification presentations on November 30, 2021 and December 7, 2021.

Sustainability Manager reported out on:


- City Council has approved three Tesla vehicles to be piloted for patrol in the police fleet.
- The release of the building professional survey through December 3.
- City Council approved the 2022 Environmental Quality Commission workplan.
- City Council inquired about a baseline of Menlo Park's urban canopy.
- The city arborist accepting a position with Midpeninsula Regional Open Space District.

## **F. Adjournment**

Chair Payne adjourned the meeting at 9:50 p.m.

Candise Almendral, Sustainability Contractor

Minutes approved at the December 15, 2021 Environmental Quality Commission meeting.



# IMPLEMENTATION OF CAP GOAL NO.3 ELECTRIC VEHICLE CHARGING INFRASTRUCTURE BASED ON CITY COUNCIL APPROVED 2021 SCOPE OF WORK

Candise Almendral, MuniPC Sustainability





## BACKGROUND

- October 2020: Electric vehicle charging gap analysis completed
  - Identified a severe deficiency in at- or near home charging for multifamily residents
  - Will not meet climate action plan (CAP) goal without addressing lack of at-home charging
  
- December 2020: Peninsula Clean Energy launches [EV Ready Program](#)
  - \$24M in project incentive
    - \$20M state (CALeVIP) and Peninsula Clean Energy matching funds
    - \$4M Peninsula Clean Energy (PCE) funds
  - Free technical assistance
  
- April 2021: City Council approves 2021 CAP scope of work
  - Monitor EV Ready Program (multifamily property participation)
  - Enhance EV Ready Program marketing (kick off fall 2021)
  - Allocated \$10k in funding to aid 1-2 property owners through incentive process



## PENINSULA CLEAN ENERGY EV READY PROGRAM (MULTIFAMILY PROPERTIES)

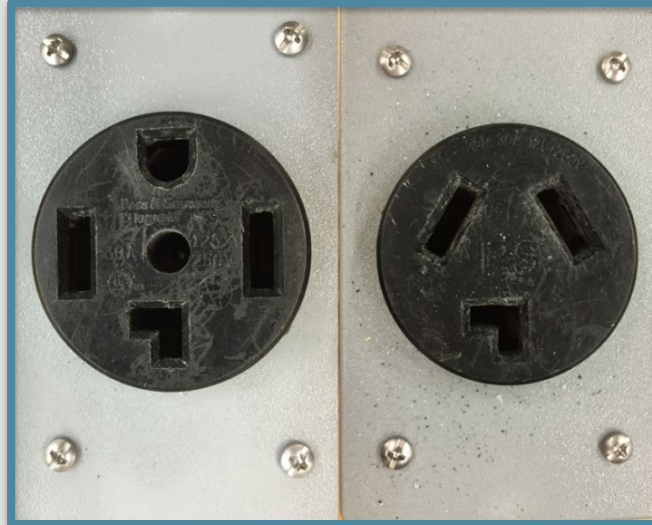
- Free technical assistance to provide project design and guidance
  - Offers 3 different solutions based on engineering study and includes cost estimates
  
- CALeVIP Peninsula-Silicon Valley Project:
  - Level 2: up to \$5500 per port
  - Currently over subscribed (all funds provisionally reserved within 7 minutes)
  
- Peninsula Clean Energy incentive program:
  - Level 1: \$2k per port
  - Level 2: \$4500 per port
  - Panel upgrade: up to \$4k per property



# ELECTRIC VEHICLE CHARGING TYPES



Level 1



Level 2





## PENINSULA CLEAN ENERGY OUTREACH

- PCE has a goal of installing 3500 ports in San Mateo County over the next four years
  - Includes commercial property, workplace, and multifamily property sites
  
- 1600 individual sites have been contacted throughout San Mateo County
  - Ongoing targeted approach, calls and direct emailing
  
- 18 multifamily properties in Menlo Park
  - Targeted approach will continue through 2022



## EV READY PROGRAM MULTIFAMILY PROPERTY PARTICIPATION IN MENLO PARK

- CAlLeVIP incentive program
  - 2 multifamily properties have secured year 1 funding
    - Property 1: 41 units applied for 9 ports
    - Property 2: 4 units applied for 4 ports
  
- Peninsula Clean Energy incentive program
  - 6 multifamily properties (including one affordable housing)
    - 2 sites have received their report/results and are reviewing charging solutions
      - Property 3: 4 units applied for 4 ports
      - Property 4: 68 units applied for 3 ports, solution proposes 19 ports
    - 2 sites are undergoing evaluation
    - 2 sites are delayed





## IDENTIFIED GAPS

- Still a significant project cost for property owners even with PCE incentive
  - Based on projects currently reviewing solutions, 45-70% of total estimated cost
    - Cost after incentive ~\$4k-\$6k per port
  - Remaining costs for the two projects ready to go are \$140k (more than City Council allocated)
- Property owner time and effort
- Contractor availability

## RECOMMENDATION

- Establish complementary Menlo Park multifamily property incentive program to augment EV Ready Program
- Same eligibility for sites to address gaps identified by PCE
  - Opportunity to increase administration efficiencies and accelerate implementation
- Additional incentive likely to increase EV Ready Program participation





## FUNDING OPTIONS

### ▪ \$250k

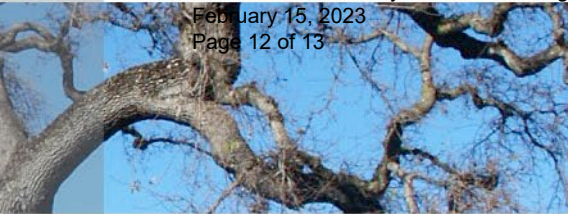
- Will close the funding gap for four projects currently in the PCE pipeline for requested ports
- Unlikely to close funding gap for all projects currently in the PCE pipeline
- Unlikely to have funds available for additional project applicants

### ▪ \$400k

- Likely close the funding gap for all 6 project currently in PCE pipeline for requested ports
- Unlikely to have funds available for additional project applicants

### ▪ \$600k

- Likely fund all 6 projects currently in PCE pipeline for requested ports
- Funds will be available for additional program applicants
- Launch a market campaign to attract new participants



## EQC ADVICE AND POTENTIAL NEXT STEPS



- December 7: Request additional funds from City Council to develop Menlo Park incentive program
  - EQC may desire to provide advice about the potential funding options presented
- If City Council approves funding requests, in early 2022 the city will explore partnership with PCE to administer the program to fill funding under current incentive funding
- Incentives could be available as early as Spring 2022 depending if program can be administered by PCE
  - Targeted multifamily property and tenant marketing would follow shortly after



**THANK YOU**