



# COMMITTEE REPORT

PRESENTED FOR COMMISSION MEETING DATE: 09/21/21

SUBMITTED BY: David Freedman

COMMITTEE NAME: Standing Committee on Solar and Green Building

SUBMITTED DATE: 09/15/21

COMMITTEE MEETING DATE: 09/09/21

NEXT COMMITTEE MEETING DATE: 10/05/21, 10:30 a.m.

## Committee Meeting Agenda:

- A. Sustainable Cannabis Grow Facilities
  - 1. Planning Commission Study Session
  - 2. Industry Seminar
- B. GHG Inventory / Climate Action Roadmap Presentation to City Council
  - 1. Existing Home Energy Sustainability Ordinance Proposal
  - 2. Transportation and Other Elements
- C. California Climate & Energy Collaborative Forum
- D. EV Charger Expansion
- E. SolarApp+ Launch
- F. Home Energy Assessment Rebates
- G. Legislative and Regulatory Update
- H. DCE Issues/Updates
- I. Agenda Items for September Commission Meeting
- J. Adjournment – Discuss Date of Next Committee Meeting

## Summary:

Commissioner Garrett has joined the Committee. Manager Tallarico and Program Coordinator Sheldon represented the Office of Sustainability, and Chair Clark also attended.

- A. Sustainable Cannabis Grow Facilities
  - 1. Planning Commission Study Session

Vice Chair Freedman summarized the September 1 Planning Commission Study Session, at which he presented his proposal for an ordinance that would require cannabis cultivation facilities and other nonresidential buildings to purchase renewable or carbon free energy or generate renewable energy onsite to cover their electricity needs. California Energy Commission (CEC) staff members presented 2022 Energy Code provisions on cannabis cultivation facilities and solar and storage requirements for new commercial buildings. Cannabis industry stakeholders and members of the public provided input, and the Planning Commissioners asked for further stakeholder input (see below).

As the proposed ordinance does not amend the City's Zoning Code, the Sustainability Commission and Office of Sustainability was asked to assume responsibility for the ordinance.

It will be on the agenda for the Commission's September 21 meeting and will be forwarded to Council after public outreach has been conducted.

## 2. Industry Seminar

To get further stakeholder input, Manager Tallarico and Vice Chair Freedman will work on holding an industry seminar to present the proposed ordinance, the applicable 2022 Energy Code provisions, renewable and carbon free energy products available from Desert Community Energy (DCE) and Southern California Edison (DCE) and water-efficient irrigation techniques. Vice Chair Freedman will coordinate the presentations and Manager Tallarico will liaise with industry stakeholders, in coordination with the Department of Special Program Compliance.

## B. GHG Inventory / Climate Action Roadmap Presentation to City Council

Manager Tallarico confirmed that the PlaceWorks GHG inventory results and Climate Action Roadmap are scheduled to be presented to City Council for discussion at its October 28 meeting, with a request for it to provide direction to staff. Vice Chair Freedman will update the energy-related sections of the Roadmap and accompanying staff report.

### 1. Existing Home Energy Sustainability Ordinance Proposal

Vice Chair Freedman provided an update on his Existing Home Energy Sustainability Ordinance proposal based on ordinances previously passed by other cities and approved by the CEC, which would require owners of homes built before 2011 undergoing renovations to make certain targeted energy efficiency upgrades. The CEC has requested that the various efficiency measures be weighted by their energy savings to meet state and federal legal requirements. Vice Chair Freedman is working with the state-sponsored technical team on the measure weighting and will present the proposal for consideration at the September 21 Commission meeting. It will be included in the policy options presented to Council in the Roadmap.

### 2. Transportation and Other Elements

In connection with the discussion of EV charger expansion (see below), Commissioner Garrett noted the difficulty of finding parking spots downtown, where she lives, leading to spill over into adjacent neighborhoods. Restoring downtown bus service via the Buzz and an airport shuttle could reduce the need for visitors to rent cars. Expansion of EV chargers at HOAs and other multifamily residences should also be considered. According to the GHG inventory, transportation represented approximately 53% of the 2020 estimated Citywide GHG emissions.

## C. California Climate & Energy Collaborative Forum

Vice Chair Freedman summarized the 12<sup>th</sup> California Climate & Energy Collaborative (CCEC) Forum, which took place through Zoom webinars during three weeks in August. The core message is that local governments are taking strong action on building decarbonization, transportation electrification and distributed energy resources, driven by state GHG reduction goals and environmental justice and resilience concerns.

Vice Chair Freedman presented his work on the Existing Home Energy Sustainability Ordinance proposal at one of the CCEC sessions, which more than 50 people attended. The other presenters were members of the state-sponsored technical team noted above and a staff member from the City of Chula Vista, on which the proposal is largely based.

## D. EV Charger Expansion

Manager Tallarico reported that construction should be under way by next month on the Museum garage and City Hall parking lot. The garage chargers should be installed by October in time for the

Modernism Week fall preview and opening of the downtown park. The City Hall charger installation may coincide with the dog park reseeding in November.

Following the Museum garage and City Hall locations, chargers will be installed at the Convention Center, the Vineyard parking lot downtown and then the Baristo parking garage. Manager Tallarico noted that there is ADA challenge in Baristo garage that may require moving some parking spaces so accessible chargers can be installed. Manger Tallarico said he is working with SCE to speed up their inspection of the installations, which is necessary before they can operate.

#### E. SolarApp+ Launch

Vice Chair Freedman provided an update on his meeting with the SolarApp+ developers and Taja Sims of the Building Division. The app is now officially launched and in use in other cities, including Menifee in Southern Riverside County. Ms. Sims expressed concern that the app did not provide full roofline plans for the inspectors, but the developers said equivalent information was available. Vice Chair Freedman suggested a 90-day pilot program to see how SolarApp+ could be integrated with the City's solar permitting processes and software.

#### F. Home Energy Assessment Rebates

Manager Tallarico noted that no additional requests for home energy assessment rebates have been submitted. Vice Chair Freedman said he would follow up with DCE to provide further publicity about the program. Manager Tallarico also noted that he received an additional request for funding an EV charger as part of the sustainability scholarship program before the program was refocused to support implementation of the food ware ordinance, and that private-sector EV chargers will continue to be eligible for \$750 sustainability scholarships.

#### G. Legislative and Regulatory Update

Commissioner Freedman provided an update on energy-related state legislative and regulatory proceedings that will impact the City.

- The CEC unanimously approved the 2022 California Energy Code at its August 11 Business Meeting. The CEC news release is attached to this report. The CEC is scheduled to adopt the California Green Building Standards Code (CalGreen) at its October 13 Business Meeting.
- The CEC continued its series of workshops as part of its 2021 Integrated Energy Policy Report proceeding. The August 24 workshop focused on the role of energy efficiency in building decarbonization and included a presentation on a program sponsored by the South Coast Air Quality Management District to provide energy efficiency upgrades to East Valley disadvantaged communities, using mitigation funds from the Sentinel natural gas plant just north of the Palm Springs City limits.
- The CEC is holding a workshop on September 15 on its BUILD program, which provides incentives and technical assistance to support the adoption of all-electric and near-zero-emission technologies in new low-income residential buildings. The new affordable housing projects recently approved by City Council could be eligible for the program.
- The Legislature did not pass any major climate change legislation prior to adjourning on September 10. Several bills will be considered again when the Legislature goes back in session for 2022.

#### H. DCE Issues/Updates

Vice Chair Freedman reported that he is working with DCE staff on an RFP for a distributed energy resources consultant, who would advise DCE on establishing programs for the installation of solar and battery storage systems at commercial buildings and critical government and health facilities to increase local resilience and reliability.

The DCE Board will meet September 27, and the DCE Community Advisory Committee (CAC) will meet in late September or early October. At its August 16 meeting, the DCE Board reappointed the existing CAC members for additional two-year terms and appointed Maricruz Osorio, a resident of Council District 1 recommended by Councilmember Garner, to fill a vacancy on the CAC for a two-year term. There is still a vacancy from Council District 4, and Vice Chair Freedman will follow up with Mayor Holstege for a recommendation.

I. Agenda Items for September Commission Meeting

Manager Tallarico and Vice Chair Freedman divided the topics they will each present at the September 21 Commission meeting, reflecting the matters discussed above.

J. Adjournment – Discuss Date of Next Committee Meeting

Commissioner Garrett confirmed that she is available at the time previously set for Committee meetings, the first Tuesday of the month at 10:30 a.m. The next Committee will be at that time on October 5.

**Recommendation/Request:**

Continuing working on energy-related GHG reduction measures to further City and State goals.

<b>ACTION ITEMS REQUEST TO COMMISSION</b>	<ul style="list-style-type: none"> <li>• Approve Climate Action Roadmap action items when they are presented, including proposed renewable energy and home sustainability ordinance proposals.</li> </ul>
<b>ACTION ITEMS REQUEST TO OFFICE OF SUSTAINABILITY</b>	<ul style="list-style-type: none"> <li>• Work with City Manager and City Attorney on Climate Action Roadmap and related ordinance proposals.</li> <li>• Work with the Department of Special Program Compliance to schedule cannabis industry seminar.</li> <li>• Implement EV charger deployment, including sustainability scholarships for private-sector EV chargers.</li> <li>• Process home energy assessment rebate program applications.</li> </ul>
<b>POTENTIAL FISCAL IMPACT/REQUEST IF ANY</b>	<ul style="list-style-type: none"> <li>• The City has received some funding for EV chargers, which will be used in connection with the installations, unless the grants expire before they can be used. The City will not incur any costs for the Level III stations but will incur a cost of \$4,500 for each Level II charging station. The City will receive leasing revenues totaling about \$18,900 per year. Both the costs and the revenues are in the Sustainability budget.</li> <li>• The home energy assessment rebate program has a \$5,000 budget allocation in FY 21-22.</li> </ul>

## David Freedman

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**From:** California Energy Commission <listenergia@listserver.energy.ca.gov>  
**Sent:** Wednesday, August 11, 2021 2:31 PM  
**To:** BUILDINGSTANDARDS@LISTSERVER.ENERGY.CA.GOV  
**Subject:** BUILDINGSTANDARDS-LIST: Energy Commission Adopts Updated Building Standards to Improve Efficiency, Reduce Emissions From Homes and Businesses



August 11, 2021

### **Energy Commission Adopts Updated Building Standards to Improve Efficiency, Reduce Emissions From Homes and Businesses**

For Immediate Release: August 11, 2021

**SACRAMENTO** – The California Energy Commission (CEC) today adopted the 2022 Building Energy Efficiency Standards (Energy Code) for newly constructed and renovated buildings that will produce benefits to support the state’s public health, climate and clean energy goals.

As the state's primary energy policy and planning agency, the CEC adopts standards every three years to cost-effectively increase the energy efficiency and lower the carbon footprint of buildings. Homes and businesses use nearly 70 percent of California’s electricity and are responsible for a quarter of the state’s greenhouse gas (GHG) emissions.

“Buildings profoundly influence our health, environment and economy. Into the future they will use less energy and emit less pollution while still being comfortable and healthy,” said Commissioner J. Andrew McAllister, who is the lead commissioner on energy efficiency. “The 2022 Energy Code firmly pivots California’s buildings toward the clean, low-carbon technologies that are the bedrock on which our collective path forward will rest. This foundation will help the state meet its critical long-term climate and carbon neutrality goals.”

The 2022 update will be submitted to the California Building Standards Commission (CBSC), which is scheduled to consider it in December 2021. If approved by the CBSC, it would go into effect on January 1, 2023, giving builders, contractors and other interested parties a year to gear up for the changes.

The 2022 Energy Code focuses on four key areas in newly constructed homes and businesses:

- **Encouraging electric heat pump technology** for space and water heating, which consumes less energy and produces fewer emissions than gas-powered units.
- **Establishing electric-ready requirements** for single-family homes to position owners to use cleaner electric heating, cooking and electric vehicle (EV) charging options whenever they choose to adopt those technologies.
- **Expanding solar photovoltaic (PV) system and battery storage standards** to make clean energy available onsite and complement the state's progress toward a 100 percent clean electricity grid.
- **Strengthening ventilation standards** to improve indoor air quality.

The impact of climate change is accelerating, bringing an even greater need for buildings that are comfortable, efficient and resilient. Each updated code guides the construction of buildings to better withstand extreme weather, lower energy costs and reduce climate and air pollution.

Over the next 30 years, the 2022 Energy Code is estimated to provide \$1.5 billion in consumer benefits and reduce 10 million metric tons of GHGs, equivalent to taking nearly 2.2 million cars off the road for a year. Expanded adoption of new energy-efficient technologies will help reduce costs of the technology over time.

For more information, view the [executive summary](#) and learn more at [the 2022 standards web page](#).

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#### ***About the California Energy Commission***

*The California Energy Commission is leading the state to a 100 percent clean energy future. It has [seven core responsibilities](#): developing renewable energy, transforming transportation, increasing energy efficiency, investing in energy innovation, advancing state energy policy, certifying thermal power plants, and preparing for energy emergencies.*

For more information:

<https://www.energy.ca.gov/newsroom/news-releases>

(If link above doesn't work, please copy entire link into your web browser's URL)

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