



Pacific Gas and
Electric Company™

Chris Benjamin
Director
Corporate Sustainability

77 Beale Street
San Francisco, CA 94105
christopher.benjamin@pge.com

August 12, 2022

VIA EMAIL TO: rbonilla@cityofsanmateo.org

Rick Bonilla, Mayor
San Mateo City Hall
330 West 20th Avenue
San Mateo, CA 94403

Dear Mayor Bonilla:

Pacific Gas and Electric Company (PG&E) is proud to provide electric and natural gas service to the City of San Mateo. As the state's largest energy provider, PG&E embraces our foundational role in transitioning California to a decarbonized and more climate-resilient economy. PG&E's *Climate Strategy Report* (available at www.pge.com/climate) shares our goals to achieve significant emissions reductions by 2030, reach net zero greenhouse gas emissions by 2040, and become "climate positive" by 2050, or actively removing more carbon from the environment than we emit as a company.

PG&E recognizes the value of building decarbonization as an important tool in meeting both PG&E's and the state's climate goals, and we welcome the opportunity to support San Mateo's efforts to promote efficient, all-electric new construction. PG&E also appreciates the opportunity to avoid investments in new natural gas assets that might later prove underutilized as local governments and the state work together to realize long-term decarbonization objectives.

Beyond new construction, PG&E believes a multi-faceted approach is needed to cost-effectively achieve California's economy-wide greenhouse gas reduction objectives, including both strategic electrification and an orderly transition for the natural gas delivery system. In support of the transition, our climate goals include pursuing zonal electrification strategies and providing our hard-to-electrify customers with "greener" gas supplies, including renewable natural gas and potentially hydrogen over the longer-term. As California's decarbonization policies evolve, PG&E will continue to prioritize the safe and reliable operation of our electric and natural gas systems to continue supporting the customers that depend on us.

PG&E appreciates the partnership with San Mateo during its policy development process, which allows us to prepare for the future and continue providing the best service possible to our customers. PG&E regularly forecasts electric load in our service area, so that we can implement upgrades to the distribution grid to meet areas of growing demand and plan for the needs that all-electric buildings will require.

PG&E looks forward to continuing to work with San Mateo to accomplish its policy goals and remains ready to engage with our customers, local governments, businesses, and community members to meet their needs safely, reliably, affordably, and with clean energy.

Thank you for your engagement with PG&E.

Sincerely,

A handwritten signature in black ink that reads "Chris Benjamin". The signature is fluid and cursive, with a long horizontal stroke extending from the end of the name.

Chris Benjamin
Director

cc:

- Andrea Chow, Sustainability Analyst, City Manager's Office [achow@cityofsanmateo.org]
- Anna Brooks, Director, Local Public Affairs, PG&E [anna.brooks@pge.com]
- Kelly Cunningham, Principal Program Manager, Codes, Standards & Cross-Cutting, PG&E [kelly.cunningham@pge.com]

Frequently Asked Questions

What resources can PG&E provide to assist developers and home and business owners make the switch to all-electric construction?

PG&E's innovative WatterSaver program and California Energy-Smart Homes Program provide incentives for low-carbon solutions in the building sector. These building electrification programs are complemented by a robust series of PG&E-led electric vehicle, demand response, and resiliency efforts, as well as state-wide programs like BUILD and TECH, further enabling our clean energy future. Additionally, PG&E's Energy Center provides on-demand and live classes on the topic of decarbonization at no cost to participants. PG&E also has launched an effort to let our customers test out induction cooking at no cost. For more information visit: pge.com/inductionloaner

How does PG&E plan for building electrification?

Relative to 2022, the state of California forecasts electricity demand to increase approximately 77% and 87% by years 2045 and 2050, respectively. This increase is largely driven by governmental policies to electrify the building and transportation sectors. As part of the annual electric distribution and transmission planning process, PG&E utilizes multiple electric forecasts—all of which consider the impact of increasing building electrification. PG&E then identifies specific capacity projects for the following 3 to 5 years, and identifies annual work based on the system forecast.

How does building electrification affect the grid?

PG&E's electric grid is a complex interconnected network of electric generation, transmission, and distribution resources. Each segment of the grid has differing amounts of available capacity. If a customer wants to add electric load in a place where there is no available capacity, they may have to wait for PG&E to make upgrades. For example, if a customer plans to add load at their residence or commercial building, they may have to wait for upgrades, likely on the secondary distribution system, before they can connect additional load. Considering this, it's important for customers to inform PG&E of electrification plans as early as possible. In the short term, PG&E anticipates that the incremental load from electrification retrofits or all-electric new construction will have more of an impact on the secondary (service transformers and secondary conductors) rather than the primary distribution system.

For additional information contact electrification@pge.com.

From: Gary Trott 2 <[REDACTED]>
Sent: Tuesday, September 6, 2022 7:27 AM
To: City Council (San Mateo) <CityCouncil@cityofsanmateo.org>
Cc: 'Gary Trott 2' <[REDACTED]>
Subject: 19-September SMC Council meeting written input - Reach Codes

Dear San Mateo City council members,

I am a climate concerned San Mateo Citizen.

Flood waters, excessive heat waves, sea level rise, and wildfires are no joke. Collectively, according to this year's IPCC experts, we are just beginning to see the impacts of human induced climate changes. Plus, the effects will get worse with the future. The timeline is already baked in from the existing installed fossil gas using equipment.

For more than 20 years climate activism has failed to change the upward path of greenhouse gas concentrations in the atmosphere. We all, collectively, created the problem when Henry Ford stepped on the generic gas pedal for both residential and business energy needs. So the solution required is, **everyone**, collectively needs to act to take positive steps to benefit the climate and reduce greenhouse gas emissions.

I myself am planning to replace my existing furnace, water heater and dryer as soon as possible over the next year. My EV is scheduled to be delivered by end of the year.

Please act upon implementing the most comprehensive Reach Codes possible. So everyone can make near future best plans to eliminate fossil gas usage. It is a transition that will some years of time to replace all fossil gas equipment in buildings. Hence, the need to take bold action now to initiate the process.

Our collective future depends on your decisions.

Warm Regards
Dr. Gary Trott

From: Todd Weber [REDACTED]
Sent: Wednesday, September 7, 2022 10:55 AM
To: City Council (San Mateo) <CityCouncil@cityofsanmateo.org>; Clerk <clerk@cityofsanmateo.org>
Cc: Todd A. Weber [REDACTED]
Subject: Request that the San Mateo City Council place on the agenda for the September 19, 2022

Dear Mayor Bonilla and Members of San Mateo City Council,

On behalf of ECA (Elders Climate Action) NorCal Chapter members, we request that the San Mateo City Council place on the agenda for the September 19, 2022 City Council study session on Reach Codes, a complete discussion of **the Bay Area Reach Codes Group's full model reach code for existing buildings.**

Specifically, ECA NorCal and its San Mateo members request a discussion including but not limited to these items:

1. Requiring new construction to be fully electrified, effective January 1, 2023;
2. Requiring that all replacements of gas equipment in homes and businesses be electric or zero emissions models, effective January 1, 2025;
3. Ending the flow of gas in San Mateo, effective January 1, 2030; and
4. Containing appropriate exemptions for economic hardship and technical feasibility.

Failure to discuss the full model reach code for existing buildings will be a lost opportunity to have a direct positive impact on the climate crisis. ECA NorCal Chapter includes highly active elder members across the northern expanse of California. We are elders, including grandparents, great aunts and great uncles who care about the future for all children. As Elders Climate Action members, we are determined to do all we can to leave a sustainable planet for future generations.

We are looking towards San Mateo to show leadership. Because of so much recent state legislation, your discussion about reach codes for existing buildings will make San Mateo residents and businesses even more aware of the critical climate impact of existing buildings, and allow them to take advantage of significant new funding for electrification:

- The Inflation Reduction Act's significant funding for fixed, low, middle income residents, and just about everyone.
- SB1112, Senator Becker's Tariffed on Bill financing, now on its way to the governor.
- PCE's home upgrade funding, and extensive rebates.
- Extensive rebates from BayREN, TECH Clean and so many more sources.

On behalf of all of our members, especially those who live in San Mateo, we look forward to the City Council having the ability to discuss and evaluate **the full model reach code for existing buildings** at the September 19 study session on Reach Codes, and we are extremely grateful for anything you can do to make that a reality.

For reference, please also see the San Mateo Climate Action Team (SMCAT) letter previously submitted by Robert Whitehair and Michelle Hudson attached below.

Respectfully,

Todd Weber

Volunteer, Co-Leader

Elders Climate Action (ECA) Northern California (NorCal) Chapter

San Jose/Willow Glen, CA 95125 USA

Tamien and Muwekma Ohlone lands



For and with our children, grandchildren, and all life! What have you done today for our next seven generations?

From: [Patrice Olds](#)
To: [Andrea Chow](#)
Subject: FW: Study Session full discussion of model reach code for existing buildings
Date: Tuesday, September 6, 2022 8:11:26 PM

From: Joy Ma [REDACTED]
Sent: Tuesday, September 6, 2022 5:42 PM
To: City Council (San Mateo) <CityCouncil@cityofsanmateo.org>
Cc: Vida Hayashigatani [REDACTED]; Marty Jordan [REDACTED]; Kathleen Goforth [REDACTED]
Subject: Study Session full discussion of model reach code for existing buildings

Dear Mayor Bonilla and Members of City Council,

On behalf of the members of **Climate Reality Bay Area's San Mateo County Policy Action Squad**, we formally and respectfully request that each member of the San Mateo City Council ask staff to place on the agenda of the September 19, 2022 City Council study session on Reach Codes a complete discussion of **the Bay Area Reach Codes Group's full model reach code for existing buildings**. We make this request because it is our understanding that staff intends to present the City Council with only a limited number of very minor changes to the California Green Building Code.

Specifically, San Mateo Policy Action Squad members request a discussion of these items in the full model reach code:

1. Require new construction to be fully electrified, effective January 1, 2023;
2. Require that all replacements of gas equipment in homes and businesses be electric or zero emissions models, effective January 1, 2025;
3. End the flow of gas in San Mateo, effective January 1, 2030; and
4. Contain appropriate exemptions for economic hardship and technical feasibility.

To combat the climate crisis and meet state and local greenhouse gas reduction targets, we must make a swift transition to all-electric buildings. Voluntary action is not enough to get us there. We need a strong electrification ordinance that will decarbonize our City's entire building stock through a funded mandate. The passage of the Inflation Reduction Act has just made this much easier, and many other sources of funding and financing are available as well.

A summary of some of these funding sources can be found here:
<https://www.smclimateaction.org/savings>.

It is clear that public support for fighting climate change -- with the undeniable evidence of climate disasters all around us -- has never been higher. With the substantial financial assistance the IRA provides for homeowners to electrify their homes and incentives currently available locally, the time to make the transition easy for residents is now. For example, Peninsula Clean Energy will be launching a zero-percent financing program for home electrification in a few months, which will enable San Mateo homeowners to pay for electrification measures such as the replacement of a furnace with a heat pump over time through their monthly electric bills, with no interest. Squad co-founder Kathleen Goforth, who is a member of the PCE Citizens' Advisory Committee, beta tested PCE's online application process and found it to be very easy to use.

We respectfully urge the City Council to act on the political will of the community, and take advantage of the unprecedented level of electrification funding available to cities, by asking your staff to present the Council with the full model code for existing buildings at the September 19 study session on Reach Codes.

Sincerely,

Joy Ma, San Mateo resident, San Mateo Policy Action Squad Co-founder

Kathleen Goforth, San Mateo Policy Action Squad Co-founder

Vida Hayashigatani, San Mateo resident

Marty Jordan, San Mateo resident

From: [Patrice Olds](#)
To: [Andrea Chow](#)
Cc: [Erin Fellers](#); [Martin McTaggart](#)
Subject: FW: Upcoming San Mateo Council vote on reach codes
Date: Monday, September 12, 2022 6:52:27 AM

From: Mark Hoffberg [REDACTED]
Sent: Sunday, September 11, 2022 11:07 AM
To: City Council (San Mateo) <CityCouncil@cityofsanmateo.org>
Subject: Upcoming San Mateo Council vote on reach codes

Dear San Mateo Council members,

Thank you for the opportunity to speak to you about your upcoming votes on reach codes.

The number of cities supporting reach codes has grown on the peninsula. It is a major tool that is addressing the existential issue of climate change.

The California Energy Commission looks to local jurisdictions to be at the forefront of the movement and has set up mechanisms to enable this movement. The City of San Mateo is committed to being a climate leader and reducing greenhouse gas emissions in our community. See, for example, <https://www.cityofsanmateo.org/4638/Proposed-Green-Building-Reach-Codes>

The upcoming Council meeting is a way to show that leadership. Please vote to pass the reach codes proposed for the upcoming City Council meeting.

Thanks for your support.

Sincerely,
Mark Hoffberg
Retired physicist, peninsula resident

From: [Patrice Olds](#)
To: [Andrea Chow](#)
Cc: [Martin McTaggart](#); [Erin Fellers](#)
Subject: FW: Your vote in support of REACH codes in the upcoming council meeting.
Date: Monday, September 12, 2022 6:52:47 AM

From: Bruce Naegel [REDACTED]
Sent: Sunday, September 11, 2022 10:10 AM
To: City Council (San Mateo) <CityCouncil@cityofsanmateo.org>
Subject: Your vote in support of REACH codes in the upcoming council meeting.

Dear San Mateo Council Members citycouncil@cityofsanmateo.org

(Bob Bonilla Mayor, Diane Papan Deputy Mayor, Joe Goethals Council Member, [Amourance Lee](#) council member and Eric Rodriguez Council Member).

Thank you for the opportunity to speak to you about your upcoming votes on REACH codes.

I have been lucky enough to work on REACH codes as they have progressed, participating in the city council meetings in various cities. The number of cities supporting REACH codes has grown. It is satisfying to work on a program that is addressing the key issue of climate change. It has been a collective journey with rewards for all members.

The CEC looks to the local jurisdictions to be at the forefront of the movement and has set up mechanisms to enable this movement. The City of San Mateo is committed to being a climate leader and reducing greenhouse gas emissions in our community. (See reference below) The upcoming Council meeting is a way to show that leadership. Please vote to pass the REACH codes proposed for the upcoming City Council meeting.

Thanks for your support.

Bruce Naegel

Carbon Free Silicon Valley, Fossil Free Buildings

<https://www.cityofsanmateo.org/4638/Proposed-Green-Building-Reach-Codes>

From: [Patrice Olds](#)
To: [Andrea Chow](#)
Subject: FW: Youth want stronger reach codes
Date: Monday, September 12, 2022 10:22:29 AM

From: Anjuli Mishra [REDACTED]
Sent: Friday, September 9, 2022 12:42 PM
To: City Council (San Mateo) <CityCouncil@cityofsanmateo.org>
Subject: Youth want stronger reach codes

Dear Council Members,

We are a youth advocacy group for San Mateo County in association with the organization Silicon Valley Youth Climate Action. I am the founder and leader of San Mateo Youth Climate Action, and on the behalf of the team I am following up on our comments made at the Community Feedback Meeting on August 30th.

In case you were not able to attend, the feedback made at this meeting in the form of poll responses and public comments showed strong concern for the weakness of the proposed measures by staff. Some notable poll results from meeting attendees were that approximately 85% are incredibly concerned about climate change, and approximately 60% do not think that Staff's proposal for existing buildings go far enough. Two of our members, both high school students, gave emotional and moving comments on their fears of climate change. While the majority of people that attended the meeting were older than 40, it is our generation, the youth right now, that will have to live with the catastrophic consequences of climate change. As youth, we are terrified with what our future looks like, and we have put our trust in staff, committee, and council members to help us, so please help.

Two weeks ago, I volunteered with the San Mateo Climate Action Team to do door-to-door canvassing for their petition. This was an incredibly empowering experience for myself because it proved to me what I have suspected: advocates are not the only ones concerned about climate change, but your constituents of San Mateo are also concerned. Having conversations with some of our constituents, we learned that they are extremely supportive of passing strong electrification measures. Since then the petition has collected over 350 signatures.

The largest challenge against electrification is cost, but there have been recent developments of legislation in this area that could mitigate this. Senator Becker's Tariff-on-Bill, which is currently on its way to be sent for governor signature, which will provide a financing mechanism for electrification that will benefit homeowners and renters alike. Additionally, the federal Inflation Reduction Act will give cost savings to residents that electrify their homes.

All of the pieces are lined up, making this the perfect time to pass a strong reach

code. I urge council to make a roadmap to reaching these goals:

1. Required new construction to be fully electrified by January 1, 2023.
2. Require that all replacements of gas equipment in homes and businesses be electric or zero emissions effective December 31, 2025.
3. End the flow of gas in San Mateo, effective January 1, 2030
4. Contain appropriate exemptions for economic hardship and technical feasibility.

Lastly, I attended the city council meeting on September 6th, and I just want to reiterate what I said there: please add discussion of the Full Model Reach Code for existing buildings to the agenda for the September 19th meeting.

Listen to the youth. Save our future.

Thank you,
Anjuli Mishra, on Behalf of the San Mateo Youth Climate Action Team

From: [Diane Bailey](#)
To: [Clerk](#)
Cc: [Andrea Chow](#); [Kathy Kleinbaum](#)
Subject: Support for a Comprehensive Reach Code to phase out gas from both New and Existing Buildings
Date: Tuesday, September 13, 2022 1:52:44 PM
Attachments: [image001.png](#)
[FFBSV Support Letter to the City of San Mateo for a Strong Existing Building Reach Code.pdf](#)

Dear Mayor Bonilla and Council Members,

Please accept these comments attached on behalf of the Campaign for Fossil Free Buildings in Silicon Valley (FFBSV), our 39 member organizations, and many others signed onto the letter. We urge you to fully consider a *comprehensive* Reach Code for new and *existing* buildings based on the model code provided by the [Bay Area Reach Codes team](#) (the “Time of Permit – Electric-Required,” available [here](#)). It is essential that the city consider all reasonable measures to prevent new uses of gas and facilitate the necessary transition from fossil gas at the speed and scale called for by the Intergovernmental Panel on Climate Change, as well as to address the air quality, health, and safety impacts of current fossil gas use in our homes and other buildings.

We appreciate the efforts of city staff and Commissioners so far to discuss reach codes. However, the proposal under current consideration includes only a limited number of minor changes compared to the current reach code in place. Specifically, we request a discussion at your Council Meeting on September 19th, including these items for consideration in the next reach code to be finalized by the end of the year:

1. Require new construction to be fully electrified, effective January 1, 2023;
2. Require that all replacements of gas equipment in homes and businesses be electric or zero emissions models, effective January 1, 2025;
3. End the flow of gas in San Mateo, effective January 1, 2030; and
4. Include appropriate exemptions for economic hardship and technical feasibility.

With at least 350 people signing a petition calling for the above listed items and significant support throughout San Mateo communities, as well as strong consensus from scientists the world over calling for urgent action to phase out fossil fuels, we implore you to fully consider and discuss these options.

Sincerely,
Diane Bailey

Diane Bailey (she/her), Climate Change Professional ([CC-P](#)) | Executive Director
MENLO SPARK

Visit us: www.MenloSpark.org & www.FossilFreeBuildings.org

Find us on [Facebook](#)

Follow us on [Twitter](#)



Climate Neutral for a Healthy, Prosperous Menlo Park

EV, PV & Fossil Free: Guides for Electric Cars, solar & Fossil Free Homes at: <http://menlospark.org/what-we-do/>

**"Half of humanity is in the danger zone from floods, droughts, extreme storms and wildfires."
António Guterres, UN Secretary General July 18, 2022**



The Campaign for Fossil Free Buildings in Silicon Valley

350 Silicon Valley, Acterra, Bay Area for Clean Environment, Carbon Free Silicon Valley, Carbon Free Palo Alto, Carbon Free Mountain View, Cinnamon Energy Systems, Citizens' Climate Lobby San Mateo County, Citizens Environmental Council of Burlingame, Clean Coalition, Climate Reality Project: Santa Clara County, Coltura, Cool Block, Drawdown Bay Area, Earthy B, Electrify Now, emeraldECO, Fossil Free Mid-Peninsula, GreenTown Los Altos, Indivisible Ross Valley, Kitchens of Life, Menlo Spark, Menlo Together, Mothers Out Front Silicon Valley, npc Solar, Pacifica Climate Committee, Peninsula Interfaith Climate Action, Project Green Home, Redwood Energy, SIDCO Homes, San Carlos Green, San Francisco Bay Physicians for Social Responsibility, San Mateo Climate Action Team, Sierra Club Loma Prieta Chapter, Sustainable San Mateo County, Sustainable Silicon Valley, Sunnyvale Cool, Silicon Valley Youth Climate Action, and Silicon Valley Youth Climate Strike

September 14, 2022

City of San Mateo
330 West 20th Avenue
San Mateo, CA 94403

Via email: citycouncil@cityofsanmateo.org

RE: Support for a Comprehensive Reach Code to phase out gas from both New and *Existing* Buildings

Dear Mayor Bonilla and Council Members,

We, the undersigned, on behalf of the Campaign for Fossil Free Buildings in Silicon Valley (FFBSV), urge you to fully consider a *comprehensive* Reach Code for new and *existing* buildings based on the model code provided by the [Bay Area Reach Codes team](#) (the "Time of Permit – Electric-Required," available [here](#)). It is essential that the city consider all reasonable measures to prevent new uses of gas and facilitate the necessary transition from fossil gas at the speed and scale called for by the Intergovernmental Panel on Climate Change, as well as to address the air quality, health, and safety impacts of current fossil gas use in our homes and other buildings.

We appreciate the efforts of city staff and Commissioners so far to discuss reach codes. However, the proposal under current consideration includes only a limited number of minor changes compared to the current reach code in place. Specifically, we request a discussion of these items for consideration in the next reach code to be finalized by the end of the year:

1. Require new construction to be fully electrified, effective January 1, 2023;
2. Require that all replacements of gas equipment in homes and businesses be electric or zero emissions models, effective January 1, 2025;
3. End the flow of gas in San Mateo, effective January 1, 2030; and
4. Include appropriate exemptions for economic hardship and technical feasibility.

[FFBSV](#) includes the 39 organizations listed above, working together to support an accelerated phase out of fossil fuels in homes and buildings. A rapid transition away from fossil fuel use is critical to avoid the very worst and irreversible impacts of climate change. Preventing the continued use of fossil fuels, including "natural gas" (which is comprised of methane), creates more affordable, cleaner, healthier, and more resilient housing and buildings for communities throughout San Mateo and Santa Clara Counties.

Building Electrification is an Urgent Climate Action

Although the devastating increase in catastrophic wildfires throughout California has raised public awareness of climate change, the depth of the climate crisis is even worse than is commonly understood and demands urgent action. A recent report from California's nonpartisan Legislative Analyst's Office detailed how we are already experiencing the impacts of Climate Change.¹ In 2021, California experienced its hottest average summer temperatures, its second largest wildfire, and its third driest year (based on precipitation) on record, and we can expect extreme weather to intensify as the climate continues to change. The LAO report estimates that \$8 to \$10 billion of existing property in California is likely to be underwater by 2050; extreme heat is projected to cause more deaths per year than from car accidents; and at least 13,000 existing housing units in the Bay Area alone, "will no longer be usable" because of sea rise over the next 40 to 100 years.²

Levels of CO₂ in the atmosphere reached 420 parts per million (ppm) last month, which is well above the 280-350 ppm scientists say is ideal for human life.³ This measurement has been certified as the highest level ever recorded, and it's estimated to be the highest in the last 4.5 million years. A sobering series of reports from the Intergovernmental Panel on Climate Change (IPCC) released from August 2021 through April 2022 have found that humans have had an "unequivocal" influence on climate change and warn that this decade is humanity's last chance to limit warming.⁴ While the IPCC report revealed that sadly, a 1.5°C rise in planetary temperature is now unavoidable, the potential to limit warming to below 2°C—and avoid even more catastrophic climate impacts—is still possible if the world can achieve net-zero carbon emissions by 2050.⁵ That means we need to begin phasing out fossil fuels right away, including methane gas used to heat and cook with.

The Bay Area Reach Codes has provided carefully vetted policies, reviewed by top legal and energy experts to help cities throughout our region meet their climate plan goals and demonstrate much needed progress in phasing out fossil fuel use. They provide additional resources and staffing support to ensure that cities have successful outcomes when adopting these policies. Additional electrification resources that support bold action at this time include:

- The new federal climate bill (Inflation Reduction Act) contains significant funding (up to \$14,000 in direct rebates for each qualifying household) for fixed, low, and middle income residents, and tax credits for everyone.
- Peninsula Clean Energy is launching a zero interest on-bill financing program, along with extensive rebates and home upgrade funding.

Phasing out gas use provides many benefits to community health, safety, and a stable climate future. Extending these benefits to existing homes and buildings is now urgently needed.

- **All-Electric homes and buildings are more efficient.** According to the California Energy Commission, a modern high-efficiency heat pump electric water heater (available at all major retailers) costs roughly one-third less on utility bills to operate than the most efficient gas water heater.⁶ In addition, electric heat pump heating also provides air-conditioning, resulting in less equipment, reduced maintenance costs, and greater climate resilience.
- **Public Safety:** Methane gas is highly flammable. In the past 10 years, 9,000 gas explosions in the U.S have killed more than 500 people, and gas leaks have displaced and sickened thousands of people.⁷ Methane gas also caused half the fires after two major California earthquakes.⁸
- **Health:** Gas stoves release smog-forming compounds such as nitrogen dioxide, unburnt hydrocarbons and carbon monoxide pollution that doubles risks for heart and lung disease and triples the use of asthma medications.⁹ ***In fact, studies have shown that children living in homes using gas for cooking have a more than 40% higher risk of having asthma.***¹⁰ Further,

improperly vented gas appliances lead to carbon monoxide poisoning that results in thousands of emergency room visits and several hundred deaths every year.¹¹

- **Climate:** All-electric buildings are a highly visible and practical step forward to address the climate crisis, by breaking the cycle of fossil fuel dependency in buildings. This is the single biggest step that cities can take to address climate this year.
- **Resilience:** Switching from gas to electric at the time of remodel or replacement helps avoid a complex, costly and likely inevitable switch to all-electric heating and appliances in the future, since gas prices are expected to rise sharply, and California is planning to eventually end gas distribution. The California Public Utilities Commission estimates that natural gas rates will increase at twice the rate of electricity through the next 10 years.¹² Converting to **all-electric now will help future-proof our cities and counties.**

We applaud City Council for establishing a new goal this year to reduce emissions and phase out natural gas in buildings by 2030 to limit carbon emissions, and prioritizing greenhouse gas emission reductions. In keeping with these goals and the latest science, we must actively begin a swift transition from polluting and unhealthy fossil fuels like methane gas. That means preventing new fossil fuel devices from committing to decades more use and aiming to end large scale distribution of fossil fuels by 2030.

While it will be very difficult to end methane gas use by 2030, doing so is absolutely possible, if we work together on a pathway to success. The rest of California, and the world, is looking to cities like San Mateo for leadership. We must rise to that challenge and apply our valuable resources of money and time to avoid the worst impacts of the climate crisis. Current and future generations deserve and depend on our best and boldest collaborative efforts.

Thank you for considering our comments. We would be pleased to provide additional information or respond to any questions that might arise.

Sincerely,

Robert M. Gould, MD, President, San Francisco Bay Physicians for Social Responsibility

Kristel Wickham, Chair, Sunnyvale Sustainability Commission

Janet Cox, Climate Action California, (formerly 350 Silicon Valley Legislation/Policy)

Jeff Schmidt, Chief Executive Officer, Ignited

Hoi Y. Poon, Co-Founder & Advisor, Silicon Valley Youth Climate Action

Nicole Kemeny, Former President, 350 Silicon Valley

Robert Whitehair, Co Leader, San Mateo Climate Action Team, 350 Bay Area Action, and Elder Activist

Bret Andersen, Board Member, Carbon Free Palo Alto

Debbie Mytels, Chair, Peninsula Interfaith Climate Action & Board Member, Elders Action Network

Diane Bailey, Executive Director, Menlo Spark

Ole Agesen, Menlo Park

Linh Dan Do, Menlo Park

Cc: Andrea Chow, Sustainability Manager
Kathy Kleinbaum, Assistant City Manager

¹ <https://lao.ca.gov/Publications/Series/1>

² <https://calmatters.org/environment/2022/04/california-climate-change-report-legislature/>

³ <https://keelingcurve.ucsd.edu>

<https://www.axios.com/2022/05/04/april-sets-record-highest-co2-levels>

⁴ <https://www.ipcc.ch/report/ar6/wg3/>

<https://www.bloomberg.com/news/features/2021-08-09/ipcc-report-human-caused-climate-change-unequivocal>

⁵ https://www.nytimes.com/2021/08/09/climate/climate-change-report-ipcc-un.html?te=1&nl=climate-fwd:&emc=edit_clim_20210812

⁶ Rider, Ken, Email correspondence, ken.rider@energy.ca.gov. March 2020.

⁷ Joseph, George. "30 Years of Oil and Gas Pipeline Accidents, Mapped." Citylab. November 30, 2016

Sellers, F., Weintraub, K. and Wootson, C. (2018). "Thousands of residents still out of their homes after gas explosions trigger deadly chaos in Massachusetts." Washington Post. https://www.washingtonpost.com/national/thousands-of-residents-still-out-of-their-homes-after-gas-explosions-trigger-deadly-chaos-in-massachusetts/2018/09/14/802ff690-b830-11e8-94eb-3bd52dfe917b_story.html

⁸ Los Angeles in 1994 and San Francisco in 1989, according to the California Seismic Safety Commission. (2002). "Improving Natural Gas Safety in Earthquakes." SSC-02-03

Taylor, Ann. "The Northridge Earthquake: 20 Years Ago Today." The Atlantic. January 17, 2014.

⁹ Jarvis et al. (1996) "Evaluation of asthma prescription measures and health system performance based on emergency department utilization." <https://www.ncbi.nlm.nih.gov/pubmed/8618483>

¹⁰ Lin, W., Brunekreef, B. & Gehring, U. Meta-analysis of the effects of indoor nitrogen dioxide and gas cooking on asthma and wheeze in children. Int. J. Epidemiol. 42, 1724–1737 (2013).

¹¹ USDN, Methane Math, https://sfenvironment.org/sites/default/files/fliers/files/methane-math_natural-gas-report_final.pdf

¹² "California's Gas System in Transition | Equitable, Affordable, Decarbonized and Smaller." Gridworks, September 29, 2019. https://gridworks.org/wp-content/uploads/2019/09/GW_Calif-Gas-System-report-1.pdf.

CPUC Rate Analysis: <https://www.cpuc.ca.gov/-/media/cpuc-website/divisions/energy-division/documents/en-banc/feb-2021-utility-costs-and-affordability-of-the-grid-of-the-future.pdf>

From: [REDACTED]
To: [Andrea Chow](#)
Subject: Additional comments on the proposed green stretch
Date: Tuesday, August 30, 2022 7:08:43 PM

Please see my additional comments below:

I would like to add a comment regarding the mandating of installing Level-2 car chargers. This is a little bit short-sited for two reasons. The first reason is that with hydrogen cars starting to come on line, many people may prefer to have this solution and the expense of \$500 for a Clipper Creek charger and the \$1000 to install it would be a total was of money. Secondly, the technology of having a UL1741 compliant device that could back feed the grid might make a basic Level-2 charger unneeded. An example of this would be a vehicle that could allow its battery pack to double-purpose as battery for the house to optimize on/off peak usage. This vehicle would have to be UL1741 compliant meaning that it would need to detect if the grid ever went down and self-disconnect. If reach codes don't allow for superior solutions like this as an example, then simply installing a level-2 charger would again be a waste of money.

What is the minimum dollar value of a renovation that would trigger these forced renovations? Would a homeowner have to comply with all of these upgrades if they were only doing a \$10000 remodel?

The upfront cost of increasing the panel estimation of \$500-\$2000 is not realistic for many houses. There needs to be a manner to waive this if the price can be shown being above an agreed upon level of cost. (\$2000 ??).

Why does your slide assume that an upfront cost for a heatpump of \$1500? This is off by an order of magnitude when you factor in the labor and equipment. Again, there should be a waiver for this requirment if no solution can be found for less than ... \$10000?

Pool heating: What size solar system is only going to cost \$1300 when you factor in the solar panels/inverters/labor? Again, there should be a wavier for this requirement if no solution can be found for less than ... \$3000?

Heat pump water heaters: Does this assume the presence of a re-circulation pump to accompany the heat pump water heater or a tankless heater or is this tanked?
If tankless requiring recirculation, there is a tremendous amount of labor required for re-circulation piping and drywall repair.

Bottom line: I'm not certain where the city got these low-ball estimates for costs, but they are not realistic. But, even with the values estimated by the city, this is just a crazy high hurdle to throw at the homeowners as a prerequisite for doing renovations.

Ultimately, this is just going to result in people doing work without permits. There needs to be a dollar cap on how much can be mandated of a prospective home renovator lest we discourage people from doing safe remodels.

Thanks,
Shawn Fahrenbruch

From: [Anjuli Mishra](#)
To: [Andrea Chow](#)
Subject: Adopt a strong building electrification ordinance
Date: Tuesday, August 30, 2022 6:29:03 PM

Hi my name's Anjuli and I'm a high school student in San Mateo. I want to thank the council for taking the time to be mindful about how San Mateo should address electrifying current and existing buildings. As a young person, myself and my generation will have to live with the consequences of climate change, and with the date of 2030—when climate change will be irreversible—is nearing quickly, it is of the utmost importance that we act swiftly. We can not waste time which means we can only pass efficient and impactful resolutions.

I support the measures for new construction outlined in this resolution, but I am concerned that what is being done for existing buildings is not enough. The panel capacity strategy outlined in the electric readiness for homes measure, won't have an immediate impact because it will only require residents to prepare for installing electric appliances.

Additionally, I fear that the scale is not large enough. For example, for the electric-readiness of kitchens, the staff report said that only 98 permits on average have been filed for kitchen renovations per year. Which means only 98 homes will actually be making an effort towards electrification and in addition with the fact that it isn't an immediate change, it makes me question if these reach codes will actually have an impact.

I would urge the council to adopt the Bay Area Reach Codes full model code for existing buildings. A significant part of this model is the exemptions for low-income folks, especially since the staff report on this resolution expresses concern for increasing costs of going electric. The model ordinance also calls for replacing appliances that will be electric at the time they die out, not just preparing for an electric appliance in the future (as the ordinances currently do). This means the entire city would be electric in the coming years not coming decades and has a farther reach beyond new construction and renovations. The council has already passed an objective to decarbonize all buildings and eliminate methane gas use by 2030, so passing the model code would be a significant step to accomplishing this.

I ask the council to create a roadmap to adopt these ordinances:

1. Require new construction to be fully electrified by 2023
2. Require that all replacements of gas equipment in home and business be electric or zero emissions by 2026
3. End the complete flow of gas by 2030

Thank you.

Anjuli Mishra

From: [Emily Morris](#)
To: [Andrea Chow](#)
Cc: [REDACTED]
Subject: Adopt Bay Area Reach Codes Group's full model code
Date: Thursday, August 25, 2022 8:17:29 AM

Dear Andrea Chow,

I'm reaching out as a San Mateo resident to ask that in the City adopt, in October 2022, the Bay Area Reach Codes Group's full model code for existing buildings, with an effective date of Jan 1, 2023 for new construction, and an effective date of Jan 1, 2026 for existing buildings. I also ask that the city couple the adoption of an ordinance with the San Mateo Climate Action Team's roadmap for successful implementation. This issue is of critical importance to me as a resident.

Additional supporting information:

- There are significant revenue sources to make electrification a reality in every San Mateo home and business.
- The Intergovernmental Panel on Climate Change has determined that Earth has about 7 more years, until 2030, beyond which, damage to the planet will be irreversible.
- The Inflation Reduction Act (IRA), is exciting new legislation that makes 100% electrification of San Mateo a real possibility. The IRA provides two types of savings for lower and middle class families: upfront appliance and equipment discounts, and tax credits

The climate crisis is deeply concerning to me. Devastating California fires in recent years have brought this issue home for me, and we have a very limited time to act. We must act now, courageously and swiftly. Thank you for taking up this issue and working to fight the climate crisis in San Mateo.

Appreciate your time,
Emily

From: [Bob Whitehair](#)
To: [Andrea Chow](#)
Cc: [Michelle Hudson](#)
Subject: August 30, 2022 Webinar comments
Date: Monday, August 29, 2022 2:29:20 PM

Good afternoon Andrea,

The San Mateo Climate Action Team is looking forward to tomorrow's webinar on Reach Codes. We are submitting these written comments in advance of the webinar, as not all members of the San Mateo Climate Action Team are able to personally attend.

We wanted you to know that over the weekend, 20 volunteers for the San Mateo Climate Action Team went door to door on Saturday and Sunday, in precincts 26050 and 26049, in Council District 1, in the area between El Camino Real and Alameda de las Pulgas, bounded by Hobart Avenue and Borel Avenue.

We also set up a table at Rediscover San Mateo.

On Saturday and Sunday, we reached out to numerous residents. We had hundreds of meaningful conversations about the climate. We gathered over 200 signatures on our Petition to the City Council that asks for strong Reach Codes for existing buildings. We are just beginning.

One thing stood out to us loud and clear: San Mateo residents wish to electrify their existing homes in response to the climate crisis. We found that to be true of both renters and owners. And most were very clear too: "voluntary" action will not be effective because we all need a push.

The City of San Mateo has so far proposed five electrification measures, which are unfortunately quite weak; however, San Mateans are looking for much stronger action **today**, not down the road.

To restate our position, the San Mateo Climate Action Team asks the City of San Mateo to adopt, in October 2022, an ordinance that:

1. Requires new construction to be fully electrified effective July 1, 2023
2. Requires all permitted replacement of gas equipment in homes and businesses to be electric or zero emission models, effective January 1, 2026
3. Ends the flow of gas in San Mateo effective January 1, 2030, and
4. Contains appropriate exemptions for economic hardship and technical infeasibility.

We further ask that the City couple an electrification ordinance with support programs that include securing financing/funding sources for electrification (just made much easier by the Inflation Reduction Act) so that electrification is affordable for all, and provides education, technical assistance and workforce training.

We will continue to gather signatures on our Petition that asks for the above.

In Partnership,

Robert Whitehair, on behalf of the entire San Mateo Climate Action Team

From: [Michelle Mandel](#)
To: [Andrea Chow](#)
Cc: [Michelle Hudson](#)
Subject: Community Feedback Meeting Aug 30 - Reach Codes
Date: Friday, August 26, 2022 10:24:06 AM

Dear Ms. Chow,

I am a member of the San Mateo Climate Action Group. I have lived in San Mateo for 15 years. I am a mom, elementary school teacher and a former attorney. I am very thankful San Mateo is addressing climate change and looking to cut carbon emissions by electrifying commercial and residential businesses.

Strong reach codes are important to me as a mom and elementary school teacher. I want my children and students to inherit an earth where they can continue to enjoy all the beautiful things our planet has to offer.

The Intergovernmental Panel on Climate Change has determined that the Earth has about 7 more years, until 2030, beyond which, damage to the planet will be irreversible. I am asking San Mateo to adopt, in **October 2022**, the Bay Area Reach Code Group's **full** model code for existing buildings, with an effective date of Jan 1, 2023 for new construction, and an effective date of Jan 1, 2026 for existing buildings. In addition, it is critical that San Mateo create a roadmap for successful implementation of the electrification goals which would include funding and financing options. The recent enactment of The Inflation Reduction Act (IRA) will provide funding and financial incentives that will make electrification in San Mateo possible.

Thank you so much for your time.

Michelle Mandel

From: [James Higbie](#)
To: [Andrea Chow](#)
Cc: [REDACTED]
Subject: electric buildings
Date: Monday, August 29, 2022 1:58:37 PM

Dear Ms. Chow,

Since I moved to California in 1998, I have witnessed a profound change in the way drought and wildfire have affected our state. Many of the beautiful places that first sparked my love of California have been reduced to dead and blackened moonscapes, some having burned so intensely that they cannot regrow, while many of our once-thriving rivers have been reduced to stagnant pools where fish struggle, and often fail, to survive. Even in the cosseted leafy suburbs of San Mateo, we and especially our children, who suffer most, cannot escape the deadly wildfire smoke that is now all too common for much of the year. Unfortunately, the scientific consensus makes it clear that these changes are merely a small foretaste of what is to come if we do not act rapidly to curtail carbon and methane emissions.

Consequently, I am writing to ask that the city of San Mateo adopt (in October 2022) the Bay Area Reach Codes Group's full model code for existing buildings, with starting in 2023 for new construction and 2026 for existing buildings. I further wish to urge that in support of this building code the city follow the San Mateo Climate Action Team's roadmap for successful implementation.

As I'm sure you know, the landmark climate bill recently passed by the Federal government includes highly significant sources of funding for electrification, with particularly focused funding for low- and middle-income households. Most of the work of turning this funding into real, on-the-ground changes in dirty fuel consumption falls to cities and local communities, and San Mateo ought to be in a position to hit the ground running, taking full advantage of the additional federal money with these sensible and hugely beneficial building codes.

Thank you for your consideration,
--James

From: [REDACTED]
To: [Andrea Chow](#)
Cc: [REDACTED]
Subject: Feedback on Proposed Green Building Reach Codes
Date: Tuesday, August 30, 2022 6:31:47 PM

Hello Andrea Chow,

The city website mentioned feedback should be given to you for the San Mateo proposed green reach codes. I have some deep concerns with this.

For starters, I already have 26 solar panels and an electric car with a home-based level 2 charger. I am in the process of installing an electric AC/Heat pump. So, please don't think I am against going green. But, I do have several concern. Mostly, my complaints boil down to having a further dependence on unpredictable rules from the Public Utility Commission and a hostile dependance on PG&E (even with solar panels).

1.) Panel Capacity upgrades. This mandatory upgrade to be married to any remodel is not reasonable. I contacted PG&E 3-4 years ago to consider adding additional service capability for my electric car. The response from PG&E was staggering. They wanted \$thousands of dollars (If I recall, it was actually almost \$10000) just to open their records and determine the feasibility of doing the expansion and this did not even include any actual construction. Further, the timeline for completion would have been on the order of 6 months. For someone trying to navigate a remodel, the requirement to upgrade electrical regardless of need will be very problematic.

2-5.) Electric-Readiness/Heat pump air conditioning/outdoor equipment/Heat pump water heater. San Mateo is not yet ready for this. I am not stating that we do not want to be green or save planet. But, there seems to be an assumption somewhere that all we have to do is put solar panels on every home and the added operating cost of electricity will somehow cancel this out. We are not talking about a few hundred dollars per year in operating cost. We are talking thousands. Case in point, I have 26 solar panels on my roof and am covered under "Net Metering 2" with a "true-up" that is now on an annual basis. As anyone in San Mateo can tell you, solar panels have to over-produce in the months of April through September to take the edge off the high-tier PG&E electrical pricing and carry us through the low-yield solar production of October through March. The utility companies keep trying to push the "true-up" to a MONTHLY basis as opposed to a ANNUAL basis with any over-production month-to-month forfeited. As it is, my annual true-up for solar electrical production is about \$2000. If a monthly true-up were to become law (and they keep trying), my electricity cost would increase by approximately \$2000-\$3000 per year. Our utility company is also trying to alter state law to tax solar production. The point is that our solar panels cannot be guaranteed to save us from getting overly charged from our utility company. Until, we have a stable

situation with the utility companies and the Public Utilities Commission shows a commitment to a long-term stable pricing strategy, we cannot afford to be tied into pure electric dependence that is influenced in an outsized manner by PG&E. At a minimum, all of the reach codes proposed should have an immediate cancellation clause if the Public Utilities Commission ever grants the Utilities a Monthly True Up period for residential solar production. One more point, why force everyone to get a level-2 charger if hydrogen fuel is just around the corner?

One more note: The city website makes the assertion that the lack of EV adoption is primarily due to the lack of chargers at home. This statement is simply not true. While I do have an electric car (since 2017) and a level 2 charger, I will always keep a gasoline car. It is simply not feasible to rely on electric chargers for long-haul driving.

If I may be so bold as to make a suggestion, perhaps a better reach-goal for the city would be to start looking installing hydrogen fill-up stations around the city. Further, perhaps we could start looking into hydrogen storage in residential settings for fuel to accompany the to-be mandated heat/ac pumps. If I had a hydrogen vehicle that I felt I could re-fuel in a few minutes, I wouldn't stress about losing my gasoline car. And then I would not need a level-2 charger in my house.

kind regards,
Shawn Fahrenbruch
San Mateo Resident

From: Cheryl Weiden [REDACTED]
Sent: Tuesday, September 6, 2022 12:15 PM
To: City Council (San Mateo) <CityCouncil@cityofsanmateo.org>
Subject: 350 Silicon Valley supports the Full Model Reach Code

Honorable Mayor, and Members of the City Council

350 Silicon Valley formally and respectfully requests that each member of the San Mateo City Council asks staff to place on the agenda of the September 19, 2022 City Council study session on Reach Codes, a complete discussion of **the Bay Area Reach Codes Group's full model reach code for existing buildings**. We make this request because it is our understanding that staff intends to present the City Council with **only** a limited number of very minor changes to the California Green Building Code.

Specifically, we request a discussion of these items in the full model reach code that:

1. Requires new construction to be fully electrified, effective January 1, 2023;
2. Requires that all replacements of gas equipment in homes and businesses be electric or zero emissions models, effective January 1, 2025;
3. Ends the flow of gas in San Mateo, effective January 1, 2030; and
4. Contains appropriate exemptions for economic hardship and technical feasibility.

We make this request because 350 Silicon Valley is extremely enthusiastic about the full model reach code for existing buildings.

Failure to even discuss the full model reach code for existing buildings will be disappointing to the hundreds of people who signed a Petition for strong Reach Codes for existing buildings.

Failure to even discuss the full model reach code for existing buildings will be disappointing to those who attended the August 30, 2022 feedback meeting, where approximately 85% of attendees expressed that they are extremely concerned about climate change, and approximately 60% stated that staff's Green Building Code proposals do not go far enough.

Failure to even discuss the full model reach code for existing buildings will make it even more difficult for community residents and business owners to take advantage of significant new funding for electrification:

- The Inflation Reduction Act's significant funding for fixed, low, middle income residents, and just about everyone.
- SB1112, Senator Becker's Tariffed on Bill financing, on its way to the governor
- PCE's home upgrade funding, and extensive rebates

- Extensive rebates from BayREN, TECH Clean and so many more sources.

See our summary of some of these funding sources here: <https://www.smclimateaction.org/savings>.

In addition to our request for including the full reach code discussion on the agenda, we propose working together with the City to:

1. Permanently secure financial assistance for electrification (just made so much easier by the Inflation Reduction Act, among other sources);
2. Provide a “One Stop Shop” that helps residents and businesses on all aspects of building electrification.
3. Educate and reach out to residents and businesses on the benefits and technical aspects of building electrification.
4. Develop a sufficient workforce and supply chain for building electrification; and
5. Streamline and expedite the permitting process to go electric.

350 Silicon Valley looks forward to the City Council having the ability to discuss and evaluate **the full model reach code for existing buildings** at the September 19 study session on Reach Codes, and we are extremely grateful for anything you can do to make that a reality.

Respectfully,

Cheryl Weiden

350 Silicon Valley Steering Committee Member



--

From: Elaine Salinger [REDACTED]
Sent: Friday, September 2, 2022 6:42 PM
To: City Council (San Mateo) <CityCouncil@cityofsanmateo.org>
Subject: Citizen Climate Lobby members support the Full Model Reach Code

Dear Mayor Bonilla and Members of City Council,

On behalf of roughly 200 City of San Mateo Citizens Climate Lobby members, I formally and respectfully request that each member of the San Mateo City Council ask staff to place on the agenda of the September 19, 2022 City Council study session on Reach Codes, a complete discussion of **the Bay Area Reach Codes Group's full model reach code for existing buildings**. I make this request because it is my understanding that staff intends to present the City Council with only a limited number of minor changes to the California Green Building Code. (It is perplexing and frustrating that Staff is acting as gate keepers in this matter. I thought their role is to support the City Council, Boards, and Commissions.)

Specifically, Citizens Climate Lobby San Mateo members request a discussion of these items in the full model reach code:

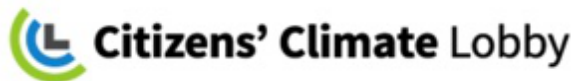
1. Require new construction to be fully electrified, effective January 1, 2023;
2. Require that all replacements of gas equipment in homes and businesses be electric or zero emissions models, effective January 1, 2025;
3. End the flow of gas in San Mateo, effective January 1, 2030; and
4. Contain appropriate exemptions for economic hardship and technical feasibility.

A price on carbon is the most effective tool for eliminating the use of fossil fuels. Without this now, however, we must make a swift transition to all electric buildings in our community to combat the climate crisis. Voluntary action is not enough to get us there. We need a strong electrification ordinance that will decarbonize our City's entire building stock through a funded mandate. The passage of the Inflation Reduction Act has just made this much easier, and many other sources of funding and financing are available as well. It is also clear that public support for fighting climate change - with the undeniable evidence of climate disasters all around us - has never been higher.

As the effects of climate change worsen, I know that our government will pass laws placing a price on carbon. It is just a matter of time. When there is a price on carbon, lower income people and renters who are not in control of building and equipment maintenance, will be disproportionately impacted by the higher prices of methane. Out of concern for social equity, I urge you to help make the transition away from methane. Out of concern for our health and the health of our planet, and out of respect to the overwhelming support seen in the community meeting on Tuesday August 30, I respectfully urge the City Council to act on the political will of the community, and take advantage of the unprecedented level of electrification funding available to Cities, by asking Staff to present the Council with the full model code for existing buildings at the September 19 study session on Reach Codes.

Sincerely with gratitude and respect,

Elaine Salinger, Group Co-Leader
San Mateo County Chapter
650- [REDACTED]



-----Original Message-----

From: HOLLY HEWITT <[REDACTED]>
Sent: Tuesday, September 6, 2022 11:31 AM
Cc: Patrice Olds <polds@cityofsanmateo.org>
Subject: Stricter electric codes

Dear council;

It might be more informative if it mentioned how many people were voting. 80% or 89% of how many?

Just sounds like steamrolling. Such a selective voting group.

Conversion costs will be huge for anyone on a fixed income, like me.

Regards,

Holly Hewitt

Sent from my iPad

-----Original Message-----

From: Jesus Nazereth <[REDACTED]>

Sent: Thursday, September 1, 2022 12:25 PM

To: City Council (San Mateo) <CityCouncil@cityofsanmateo.org>

Subject: Stupid reach goals

These "reach goals " are the stupidest idea of many stupid ideas that San Mateo city council has had. Don't make my life harder and more expensive. You are supposed to be working for me, not sticking a knife in my back. I like my fireplace, and my gas appliances. I don't want an electric car. Quit [REDACTED] me Adam Loraine. Do what you're supposed to do and make my life easier not harder. Alfred Wolfgramm

From: Robert Whitehair [REDACTED]
Sent: Thursday, September 1, 2022 5:56:09 PM
To: City Council (San Mateo) <CityCouncil@cityofsanmateo.org>
Cc: Michelle Hudson [REDACTED]
Subject: Study Session full discussion of model reach code for existing buildings

Honorable Mayor, and Members of the City Council

The San Mateo Climate Action Team (SMCAT) formally and respectfully requests that each member of the San Mateo City Council ask staff to place on the agenda of the September 19, 2022 City Council study session on Reach Codes, a complete discussion of **the Bay Area Reach Codes Group's full model reach code for existing buildings**. We make this request because it is our understanding that staff intends to present the City Council with **only** a limited number of very minor changes to the California Green Building Code.

Specifically, we request a discussion of these items in the full model reach code that:

1. Requires new construction to be fully electrified, effective January 1, 2023;
2. Requires that all replacements of gas equipment in homes and businesses be electric or zero emissions models, effective January 1, 2025;
3. Ends the flow of gas in San Mateo, effective January 1, 2030; and
4. Contains appropriate exemptions for economic hardship and technical feasibility.

We make this request because the 150 members of SMCAT (whose numbers keep growing) and the entire San Mateo Community are extremely enthusiastic about the full model reach code for existing buildings.

Failure to even discuss the full model reach code for existing buildings will be disappointing to the hundreds of people from whom the San Mateo Climate Action Team have gathered signatures on a Petition for strong Reach Codes for existing buildings, and the many more we met over the weekend, as our volunteers walked door to door and staffed a table at the "Rediscover San Mateo" event.

Failure to even discuss the full model reach code for existing buildings will be disappointing to those who attended the August 30, 2022 feedback meeting, where approximately 85% of attendees expressed that they are extremely concerned about climate change, and approximately 60% stated that staff's Green Building Code proposals do not go far enough.

Failure to even discuss the full model reach code for existing buildings will make it even more difficult for community residents and business owners to take advantage of significant new funding for electrification:

- The Inflation Reduction Act's significant funding for fixed, low, middle income residents, and just about everyone.
- SB1112, Senator Becker's Tariffed on Bill financing, on its way to the governor
- PCE's home upgrade funding, and extensive rebates
- Extensive rebates from BayREN, TECH Clean and so many more sources.

See our summary of some of these funding sources here:

<https://www.smclimateaction.org/savings>.

In addition to our request for including the full reach code discussion on the agenda, we propose working together with the City to:

1. Permanently secure financial assistance for electrification (just made so much easier by the Inflation Reduction Act, among other sources);
2. Provide a "One Stop Shop" that helps residents and businesses on all aspects of building electrification.
3. Educate and reach out to residents and businesses on the benefits and technical aspects of building electrification.
4. Develop a sufficient workforce and supply chain for building electrification; and
5. Streamline and expedite the permitting process to go electric.

On behalf of all San Mateo community members, we look forward to the City Council having the ability to discuss and evaluate **the full model reach code for existing buildings** at the September 19 study session on Reach Codes, and we are extremely grateful for anything you can do to make that a reality.

Respectfully,

Robert Whitehair and Michelle Hudson on behalf of the entire San Mateo Climate Action Team

From: [Laurie Meisenheimer](#)
To: [Andrea Chow](#)
Subject: Green codes
Date: Tuesday, September 6, 2022 9:19:46 AM

I understand we all need to do our share to reduce fossil fuel use. Extreme weather events make it obvious. But electric power does go out sometimes, and it is helpful to have some gas backup. a gas backyard grill can provide other looking options. Having a gas fireplace or small heater can give some heat during a power outage. Otherwise it makes sense, as long as folks don't feel like they have to have propane or gasoline powered generators, that wouldn't help much!!!!

Laurie Meisenheimer



San Mateo

Sent with a smile

From: [Kathy Battat](#)
To: [Andrea Chow](#)
Cc: [Bob Whitehair](#)
Subject: Implement Model Code for Existing Buildings
Date: Sunday, August 28, 2022 3:54:26 PM

Dear Ms. Chow,

I encourage the City of San Mateo to adopt, in October 2022, the Bay Area Reach Codes Group's full model code for existing buildings with an effective date of Jan 1, 2023 for new construction, and an effective date of Jan 1, 2026 for existing buildings. I would also ask that you adopt the additional ordinance with the San Mateo Climate Action Team's roadmap for successful implementation that includes finding funding and financing sources for electrification, especially for fixed and middle income households.

There are significant funding sources for electrification now available from local agencies, and the Inflation Reduction Act will provide additional funding for full electrification for low and middle income families.

San Mateo can lead in the fight to reduce methane emissions from our homes, which accounts for over one third of California's overall methane emissions. This potent greenhouse gas must be reduced as soon as possible to maintain a livable planet. As a parent of two sons, I want them to have the same quality of life that I have been blessed with.

Thank you,

Kathy Battat

.....
Kathy Battat

650 |

From: [Bruce Naegel](#)
To: [Andrea Chow](#)
Date: Tuesday, August 30, 2022 6:12:23 PM

To: Andrea Chow, Sustainability Analyst for San Mateo
achow@cityofsanmateo.org.

Cc: [REDACTED]
[REDACTED]

Please adopt in October 2022 the Bay Area Model Code for existing Buildings in October 2022 with an effective date of January 1, 2023 for new buildings and Jan 1 2026 for existing buldings. .

San Mateo has been a leader in sustainability. The next frontier after the initial REACH codes for new buildings is to address REACH codes for existing buildings. Existing buildings represent the largest portion of our total building fleet. We need to address existing buildings if we will have a chance to meet our sustainability goals.

To ensure successful implementation. please couple this to the Climate Action team plan.

One of the challenges for any project is where to get the money for it. With the passage of the IRA, we have an opportunity to use money allocated to address climate change. This level of opportunity is rare and we must take advantage of it now. The IRA provides full electrification for low and middle income households.

Thank you for your consideration of this key opportunity.

Andrea Chow

From: Lara McDowell [REDACTED]
Sent: Tuesday, August 30, 2022 7:12 PM
To: Andrea Chow
Subject: Support for Strong Building Electrification Ordinance

My name is Lara McDowell, a San Mateo high schooler and member of San Mateo Youth Climate Action.

From a young age, I noticed how easy it was for leaders in local, state, and federal governments to dismiss the threat of climate change. As I got older, this became incredibly distressing. The risk of passing the threshold of 1.5° C is nearing, and our window for plausible and impactful climate action is shortening. This reality should not have to shock us into changing our laws and habits, because our generation—and generations moving forward—will have to struggle with these preventable impacts.

I want to thank the City of San Mateo for taking the steps to consider these building reach codes. Almost half of all greenhouse gas emissions in San Mateo come from buildings, and requiring the electrification of appliances that need to be replaced within buildings will greatly reduce these numbers. And as we know, gas appliances do not only contribute to climate change by emitting greenhouse gasses into our environment, but natural gas burning home appliances negatively also impact our respiratory health as well.

I strongly encourage the committee to adopt the Bay Area Reach Codes model for existing buildings. It is a healthy and responsible step forward towards reducing greenhouse gas emissions in our community. In addition, adopting this model will pave the way for other local governments to adopt a similar model to reduce the impacts of climate change.

Thank you.

From: [Michelle Hudson](#)
To: [Andrea Chow](#)
Subject: Please adopt a strong building electrification ordinance for existing buildings
Date: Tuesday, August 30, 2022 5:47:03 PM

Dear Andrea,

I submit this comment on behalf of myself and the other members of my household, not all of whom are able to attend the City's webinar on proposed reach codes for existing buildings this evening.

I am a long time resident of San Mateo. I am also a lifelong Californian who has never lived anywhere else. I have watched California change dramatically from my youth to what it is now: a state that is ground zero for the worst impacts of climate change: persistent drought, heatwaves, frequent wildfires, terrible air quality from wildfire smoke, and sea level rise. I love where I live, and I want my children to be able to call this wonderful City in this wonderful State home for years to come. That is why I am advocating tirelessly for policies that fight climate change at the local level. I want to see San Mateo lead on science-based, bold climate policy so that other cities in the State will follow (just as it happened with Reach Codes for new construction in 2019), and then our State will follow, and then other States will follow, and so on.

Thank you for evaluating Reach Codes for existing buildings. As you know, this is an incredibly powerful tool for fighting climate change at the local level. Fortunately, the Inflation Reduction Act has just made it much easier for San Mateo to implement a strong Reach Code for existing buildings. Other great funding and financing sources are also available to complement the benefits of the IRA. The latest breaking news on this is that SB 1122 (Tariff on Bill financing) appears poised to hit the Governor's desk shortly. Please pursue **all** funding and financing sources for building electrification that are available so that San Mateans can benefit, and so that our City can lead on building electrification.

My family and I ask that the City adopt, **in October 2022**, the Bay Area Reach Codes Group's full model code for existing buildings, with an effective date of Jan 1, 2023 for new construction, and an effective date of Jan 1, 2026 for existing buildings. We also ask that the city couple the adoption of an ordinance with a roadmap for successful implementation that includes, among other things, finding funding and financing for electrification (especially for low, fixed and middle income households), along with education for residents and businesses, one-stop-shop assistance with electrification, workforce development, and streamlining the electrification permitting process.

Thank you,
Michelle Hudson, Joel Scott, Vivienne Scott & Zachary Scott
[REDACTED], San Mateo

From: [Claire Shintani](#)
To: [Andrea Chow](#)
Subject: Please adopt the Bay Area Reach Code Group's full model code
Date: Tuesday, August 30, 2022 12:20:45 AM

Hello Ms. Chow,

I hope you are well. My name is Claire Shintani and I am eighteen years old. As of two weeks ago, I am a freshman at the University of California, Berkeley, but I was born and raised in San Mateo. I am writing to you at 11:32pm on a Monday, prior to my first large exam of the school year, to stress the importance of building reach codes and the electrification of existing buildings for me and my generation.

To begin, I'd like to thank the City of San Mateo for taking up this essential issue. The Intergovernmental Panel on Climate Change has concluded that we have seven more years to act before damage to the Earth becomes irreversible. In seven years, I will be twenty-five years old. Maybe I'll be enrolled in graduate school, pursuing a career in environmental policy; or perhaps, I'll be thinking of starting a family. The state of the planet influences these decisions, especially the latter, as I consider the environmental burden that my future children will have to bear. Therefore, I appreciate the consideration the City is giving to important solutions, namely strong reach codes for existing buildings, that allow us to mitigate the effects of the ongoing environmental crisis.

To combat the horrific impacts of climate change, many of us will have to make sacrifices. Fortunately, these sacrifices are minimized by reach codes for existing buildings. To start, there are revenue sources that make electrification for San Mateo homes and businesses a reality. We can look to Menlo Park as a model of the funding that will be offered to us. In addition, the Inflation Reduction Act provides tax credits and upfront appliance and equipment discounts for lower and middle class families. The Act also offers funding mechanisms for every family, regardless of socioeconomic background. All in all, funding will become available to us, allowing us to uphold our value of equity while also caring for the planet.

With these points in mind, I ask that the City of San Mateo adopt, in October 2022, the Bay Area Reach Codes Group's full model code for existing buildings with an effective date of January 1, 2023 for new construction and January 1, 2026 for existing buildings. I also request that the City provide a roadmap for successful implementation that includes funding and financing options for low, fixed, and middle income households to electrify their homes, alongside the adoption of an ordinance.

Once again, on behalf of the younger generation, I urge that San Mateo adopt the Bay Area Reach Codes Group's full model code before it is too late. Thank you very much for your time and consideration.

Best regards,
Claire Shintani

From: [Megan Strain](#)
To: [Andrea Chow](#)
Subject: Please consider adopting full model reach codes
Date: Tuesday, August 30, 2022 6:22:40 PM

Dear Ms. Chow,

I am so grateful to live in San Mateo, a great city leader in climate action in California and in our nation. I am writing to ask you today to continue San Mateo's leadership by adopting the Bay Area Reach Codes Group's full model reach code. Since I cannot attend the SIC meeting today, I am sending this email to show my support.

As a young woman considering having children, it is hard to turn away from the reality that my generation and my children's generation will suffer some of the worst of climate change if emissions are not drastically curbed by 2030. We can already see the effects around us, with a prolonged drought and worsening fires and "smoke seasons" each year. At the same time, we see some hope and opportunity, as technology and funding sources become more available, especially with the Inflation Reduction Act! It is up to us to use that technology and funding to ensure a better future.

I request that in October 2022, San Mateo adopt the Bay Area Codes Group's full model code for electrification, with an effective date of January 1, 2023 for new construction and an effective date of January 1, 2026 for existing buildings. By taking advantage of available funding, educating residents, and strengthening the workforce, we can make this happen.

Thank you for all you do,

Megan Strain
Resident of San Mateo

From: [REDACTED]
To: [Andrea Chow](#)
Subject: Proposed Reach Codes in San Mateo
Date: Tuesday, August 30, 2022 12:56:24 PM

Dear City of San Mateo Sustainability Department,

Thank you for your leadership and ongoing commitment to protecting our climate. Your deliberations on comprehensive building electrification codes and adoption of science based GHG reduction goals are squarely addressing the root causes of our worsening climate crisis.

I urge you to implement the full set of Bay Area Reach Code model rules including the future existing building requirement to install electric-only appliances from 2026. This timeline for existing buildings is required to stay below 2 degrees warming according to the IPCC. Your city can immediately assist its building owners as they switch to electric appliances by creating an implementation plan to 2026 starting by inventorying and promoting the raft of available incentives and funds now available at the national level with the IRA, from the CPUC and state level and local utilities. Integration and promotion of these resources in your programs will accelerate our local Bay Area market which is already introducing a wave of new retrofit solutions this year.

Palo Alto has also adopted an aggressive GHG reduction goal (80% GHG reduction by 2030) and our city / municipal utility is developing targeted full service electric retrofit programs (starting with Heat Pump Water Heaters) for introduction this year. We value and appreciate the contribution of the San Mateo community to setting high standards for emissions reductions and helping residents go electric faster as well. All area communities will benefit from your example and this important investment in climate protection.

Bret Andersen, Carbon Free Palo Alto

From: [Erin Chumas](#)
To: [Andrea Chow](#)
Cc: [Robert Whitehair](#); [Michelle Hudson](#)
Subject: Re: Sustainability Related Amendments to the 2022 Building Code
Date: Thursday, August 25, 2022 7:04:46 AM

Dear Ms. Chow,

My name is Erin Lautsch Chumas. I grew up in the Parrott Park neighborhood of San Mateo, and after several years of living in New York and Los Angeles, I returned home to raise my kids in my beloved city. My family now calls the Aragon neighborhood “home” and nothing makes me happier than to see my children grow up here.

I want to thank you and the city for taking up the important issue of sustainability and the potential to amend our current building codes and to adopt electrification.

I am a realtor at Coldwell Banker. My opinion that we need to act aggressively now to adopt electrification is sometimes misunderstood amongst my colleagues. It is considered to be very expensive to make the switch from gas to electric, but most people do not know that there are significant revenue sources to make electrification a possibility in every San Mateo home and building. When I speak to homeowners in San Mateo, they are almost always on board with my opinion, especially after hearing that there are ways to reduce the cost of converting their homes.

People care about the future of our beautiful city. They want to preserve our way of life for our children and grandchildren. It is important to pay attention to the climate scientists that say we have 7 more years to act, until 2030, beyond which the damage to our planet will be irreversible. In talking with my clients and homeowners, I know how proud San Mateans would feel to be the first city to formally consider the electrification of existing buildings!

President Biden’s Inflation Reduction Act includes legislation that makes 100% electrification of San Mateo a real possibility. Upfront discounts, tax credits and funding mechanisms make this very doable for every family.

I am asking the city to adopt the Bay Area Reach Codes Group’s full model code for existing buildings, with an effective date of January 1, 2023 for new construction, and an effective date of January 1, 2026 for existing buildings. Please adopt an ordinance with a roadmap for effective implementation that includes finding funding, and financing information for homeowners (especially for fixed and low income households). I ask that you please encourage the city to adopt this in October 2022.

Thank you again, Ms. Chow for your important role in helping San Mateo become a shining example of what cities around the nation can achieve when they act to combat climate change through electrification. We can accomplish this and keep San Mateo a beautiful and healthy city for all future generations.

Best,





Erin Chumas
Realtor | Video Marketer,
Purple Dart Productions

(650) [REDACTED]

www.erinchumas.com



From: [Wendy Chou](#)
To: [Andrea Chow](#)
Subject: reach codes request prior to 8/30 public meeting
Date: Monday, August 29, 2022 12:13:18 PM

Dear Ms. Chow,

I have written to you before on this subject but I find it extremely important — so much so that I am writing again.

As a concerned resident, I respectfully urge the City of San Mateo to adopt, in October 2022, a full reach code for electrification of existing buildings as well as new construction. **The code that I believe the City should support is the one that is recommended by the experts on the Bay Area Reach Codes group, with an effective date of Jan 1, 2023 for new construction, and an effective date of Jan 1, 2026 for existing buildings.**

As a member of the San Mateo Climate Action Team (SMCAT), an all-volunteer group, I further recommend that the city adopt an ordinance reflecting the SMCAT's roadmap for successful implementation.

I recognize these are not easy decisions. it isn't easy to deviate from the comfortable zone we already know (i.e., electric reach codes for new construction) and try for a more challenging goal. But the alternative, which is to only choose the lowest-hanging fruit for decarbonization, leaves too many emissions ignored and contributing to climate instability. In fact, **electrifying our existing building stock is needed if we want to be serious about climate change mitigation.** Thankfully, with the passage of the Inflation Reduction Act, our federal government has clearly signaled that the U.S. is serious about investing in clean energy infrastructure and making the cost burden easier for all through tax credits and incentives. Now let's lead the way with San Mateo's strong local commitment to replacing each and every gas appliance with a cleaner, more efficient, and more cost-effective fossil-free appliance (except in issues of particular hardship, for which exemptions might be granted).

As a renter, I have found it nigh impossible to budge my landlord on making any clean energy improvements. They are simply not interested, and we lack the power to change the situation. This frustrating block could be averted by passing and implementing strong reach codes that compel building owners to take action and retrofit structures to replace gas devices with fossil-free options.

Thank you for soliciting the public's opinion on this critical issue for our health and future well-being. I am looking forward to tomorrow's public meeting and I appreciate all your work in supporting the City.

Sincerely,
Wendy Chou

, San Mateo CA

From: [Mary Rose LeBaron](#)
To: [Andrea Chow](#)
Cc: [Michelle Hudson](#); [Robert Whitehair](#)
Subject: Resident feedback for full electrification of existing buildings
Date: Tuesday, August 30, 2022 12:35:56 PM

Hi Andrea,

I hope this reaches you well. I am a resident of and I work in San Mateo. You get the benefit of someone who is fully invested in this community. :) I plan on attending the community feedback session tonight and I wanted to reach out ahead of time to ask that the City of San Mateo and city staff adopt, in October 2022, the Bay Area Reach Codes Group's full model code for existing buildings, with an effective date of Jan 1, 2023 for new construction, and an effective date of Jan 1, 2026 for existing buildings. Please do this and couple the adoption of an ordinance with the San Mateo Climate Action Team's roadmap for successful implementation.

It is incredibly exciting that there are significant funding sources for electrification now available from local agencies, and from the Inflation Reduction Act! The new legislation is an answer to our prayers as far as providing funding for full electrification for low and middle income families.

You already know the urgency of responding to climate change with the boldest measures possible right? I mean no one is confused about the absolute mess we are in in terms of the climate chaos that is coming our way. I just want to get your agreement that we must do everything that we can NOW before the environmental chaos gets worse and hurts millions more than it has already.

Thank you for your attention to this. I really hope you will act to make San Mateo a leader in building decarbonization and recommend adopting the model codes immediately and without further delay.

All the best,
Mary Rose LeBaron



From: [Gary Trott 2](#)
To: [Andrea Chow](#)
Cc: ["Gary Trott 2"](#)
Subject: San Mateo City Reach Codes input - G. Trott
Date: Tuesday, August 30, 2022 5:20:12 PM

Dear Ms Chow,

Thank you for hosting a public meeting to gather input on the new climate friendly Reach codes.

I would like to demonstrate my strong support for the City of San Mateo to implement the Bay Area Reach Codes Group full model code for existing buildings, with an effective date of Jan 1, 2023 for new construction, and an effective date of Jan 1, 2026 for existing buildings.

With the CA govener proposing to eliminate all gasoline cars by 2035 and the new infrastructure bill H.R.3684 from congress there is new momentum to increase the intensity of San Mateo city efforts to eliminate natural gas in every area of the building infrastructure.

The carbon cycle in the atmosphere has a feedback loop of decades(natural gas) to many decades(CO2). So every little bit gas that is add now will add exponentially to compound the climate change effects in the future. Consequently, we must start now, not in the fuzzy future, to eliminate sources of carbon and natural gas or suffer the long term consequences.

Please recommend the strongest possible Reach Codes to the San Mateo City council.

Warm Regards
Gary Trott

From: [Tom Kabat](#)
To: [Andrea Chow](#)
Cc: [Michelle Hudson](#)
Subject: Strong Support for Science-Based Climate Action
Date: Monday, August 29, 2022 12:09:49 AM

Dear Andrea,

I'm writing to express my strong support for San Mateo council to adopt, in October 2022, the Bay Area Reach Codes Group's full model code for existing buildings, with an effective date of Jan 1, 2023 for new construction, and an effective date of Jan 1, 2026 for existing buildings. I hope that the city will also adopt an ordinance with the San Mateo Climate Action Team's roadmap for successful implementation.

San Mateo's swift action will take maximum advantage of the new federal IRA that provides big tax incentives and upfront discounts to developers builders and homeowners and even renters for implementing building electrification. But the incentives are only available until the end of 2032. So San Mateo's prompt adoption of these electrification policies will assure maximum benefits to your stakeholders.

San Mateo has a good history of being an early adopter of climate preservation policies and it helps other cities see the path forward and come alongside to support the changes we all need to implement.

Please let me know if there is anything I can do to be of assistance in this progress.

Best regards,
-Tom Kabat

From: [Diane Bailey](#)
To: [Andrea Chow](#)
Cc: [City Council \(San Mateo\)](#)
Subject: Support for A Strong Building Electrification Ordinance, Including Existing Buildings to Help Everyone Benefit From the Generous New Federal Incentives
Date: Tuesday, August 30, 2022 5:09:57 PM
Attachments: [image001.png](#)

Dear Andrea,

Thank you for beginning community outreach on the proposed Green Building Reach Code for San Mateo, and for taking up this important issue!

As you know, we are already feeling the impacts of climate change here in San Mateo and everywhere around the world. Scientists overwhelmingly agree that these impacts are slated to worsen without dramatic action to reduce fossil fuel use. Cities like San Mateo can make a big difference helping everyone transition off of fossil fuel use, especially in our homes and buildings, where gas and other dirty fuels directly impact our health.

The new federal climate bill - [the Inflation Reduction Act](#) – just made it much easier for everyone to take action replacing fossil fuels with zero emissions products, with an investment of **\$369 billion in climate solutions and environmental justice**. The investments, which start now and last ten years, will help people electrify their homes and vehicles (among many other important things) through tax credits and generous rebates:

- 30% tax credits for installing residential solar panels and batteries for energy storage;
- Up to \$7,500 tax credit for purchasing an electric vehicle & \$4,000 for Used EVs;
- **Up to \$14,000 for home energy efficiency and electric upgrades, including up to \$8,000 to install a heat pump; and**
- Making these changes could help families save \$1,800 per year on energy bills and make their costs more stable and predictable compared with volatile fossil fuel prices. *(Please note that this figure is a national average.)*

This new funding source essentially helps **local home and building owners save money by switching from gas to electric**, erasing any difference in cost between new electric vs. gas heating or appliances. This makes it that much easier for San Mateo to implement its roadmap to phase out gas use through electrification.

The new climate bill funding also has a strong equity focus, with **direct rebates aimed at low- and moderate-income households**. Households making between 80% and 150% of the area median income can get back half of the cost of specific energy upgrades, while those making less than 80% of the median income can be fully rebated (up to a certain cap).

With this significant financial support for households to switch from gas to electric, I urge you to move ahead with the strong Bay Area Reach Codes model code that includes *Existing Buildings*, requiring all replacements of gas equipment in homes and businesses be electric or zero

emissions models. Fortunately, the [Bay Area Reach Codes Team](#) has provided an excellent model ordinance on Building Electrification and supporting documentation for cities like San Mateo to use.

Thank you for considering this request.

Sincerely,

Diane Bailey

Sources for electrification funding from the IRA:

[Earthjustice overview & benefits](#), [Rewiring America Calculator](#), <https://www.rewiringamerica.org/policy/high-efficiency-electric-home-rebate-act>

Diane Bailey (she/her), Climate Change Professional ([CC-P](#)) | Executive Director

MENLO SPARK



Visit us: www.MenloSpark.org & www.FossilFreeBuildings.org

Find us on [Facebook](#)

Follow us on [Twitter](#)



Climate Neutral for a Healthy, Prosperous Menlo Park

EV, PV & Fossil Free: *Guides for Electric Cars, solar & Fossil Free Homes* at: <http://menlospark.org/what-we-do/>

“Every day that we delay our response to climate change, the situation gets more critical.” - Marina Romanello, research director and lead author on [The Lancet report](#)

From: [Kevin Ma](#)
To: [Andrea Chow](#)
Subject: Support for Existing Building Electrification
Date: Wednesday, August 31, 2022 5:50:24 PM

Dear Sustainability Analyst Chow,

As a Bay Area homeowner, I support strong efforts to push for building electrification. We are on the eve of yet another heat wave, amid news of Pakistan being 1/3rd underwater, Europe having high inflation due to their reliance on natural gas, and the western US continuing in a long drought. The effects of climate change are upon us and getting worse by the year. Every area must do their part to reduce greenhouse gas emissions, especially for such a resource rich area as ours.

I trust our CCAs to do good work to come up with their research and model ordinances on new and existing construction, of which my city of Mountain View will review as we shift our carbon neutral target earlier. And state and federal governments will work to provide funding, such as those in the IRA, to address those of limited means. But cities will need to do their part by implementing frameworks to get themselves carbon neutral as soon as possible, even if there exists some opposition.

As such, I look forward to a strong reach code to begin January 1 of next year and the full CCA model code for existing buildings by 2026 to provide enough time and signal for people to prepare, assisted by groups like SMCAT.

Sincerely,
Kevin Ma

From: [Jared Johnson](#)
To: [Andrea Chow](#)
Cc: [Robert Whitehair](#)
Subject: Sustainability Related Amendments to the 2022 Building Code Public Comment
Date: Tuesday, August 30, 2022 2:47:07 PM

Dear Andrea Chow,

I'm a Bay-Area resident and Sr. Policy Manager for Acterra and on behalf of my organization I first want to thank you for taking up reach codes and including on existing buildings. However, we urge this commission to **recommend that the council adopt the Bay Area Reach Codes Group's full model code for existing buildings, with an effective date of Jan 1, 2023 for new construction, and an effective date of Jan 1, 2026 for existing buildings.**

It is important to recognize that fossil gas is a fuel of the past, and new appliances must be electric if we are to fully decarbonize. And Science tells us that we need to *fully* decarbonize in order to protect ourselves from catastrophic climate change.

Additionally, forcing residents to live in gas-power units exposes them to higher levels of indoor air pollution, during emergencies it takes longer to get power back on to gas homes as opposed to electric homes, and most importantly as the price of renewable energy drops in the future fossil fuels will become more expensive as less as people are paying to maintain the current oversized fossil fuel infrastructure. Modern electric appliances are much more energy efficient than gas appliances, and can help people save money on their utility bills and reduce energy burden in San Mateo, if utilities or government finances the upfront cost.

To that end, the Inflation Reduction Act (IRA) is exciting new legislation that makes 100% electrification of San Mateo a real possibility. So, the adoption of an ordinance can and should be paired with a roadmap for finding funding and financing for electrification & decarbonization projects.

So Acterra urges the commission to present the council with a plan that can achieve your strategic objection of decarbonization and **recommend the council to adopt the Bay Area Reach Codes Group's full model code for new & existing buildings.**

Best regards,
JJ

Jared Johnson (he/him/his)
Senior Manager of Policy & External Relations

Acterra: Action for a Healthy Planet 



acterra.org | [Subscribe](#)

Acterra staff use [self-identified pronouns](#) to support workplace inclusion for everyone. I respectfully acknowledge that my work takes place on the ancestral and unceded land of the Ramaytush Ohlone. [Whose land are you on?](#)

From: [Kelly Petersen](#)
To: [Andrea Chow](#)
Subject: Sustainability Related Amendments to the 2022 Building Code
Date: Monday, August 29, 2022 7:23:29 PM

Dear Andrea,

I would like to thank the City of San Mateo for taking up this very important issue. There are significant revenue sources to make electrification a reality in every San Mateo home and business. San Mateo could be a great example for other Bay Area counties and the state of CA!

The Intergovernmental Panel on Climate Change has determined that Earth has about 7 more years, until 2030, beyond which, damage to the planet will be irreversible.

Our state and communities are beginning to see the very challenging impacts of climate change and I am concerned for our future and our children's future. I am trying to be a part of the effort to make important changes asap, and new reach codes for existing buildings in San Mateo and a broader goal for electrification is one of the key means to make a positive change for our climate - right here in our own community!

The IRA bill that President Biden recently signed, is exciting new legislation that makes 100% electrification of San Mateo a real possibility.

1.
The IRA provides two types of savings for lower and middle class families: upfront appliance and equipment discounts, and tax credits
2.
There are significant funding mechanisms for every family

As a 37 year resident I would like to ask that the City adopt, **in October 2022**, the Bay Area Reach Codes Group's full model code for existing buildings, with an effective date of Jan 1, 2023 for new construction, and an effective date of Jan 1, 2026 for existing buildings. Ask that the city couple the adoption of an ordinance with a roadmap for successful implementation that includes, among other things, finding funding and financing for electrification (especially for low, fixed and middle income households).

Thank you again for being a strong voice for our future and our San Mateo community!

Kelly Petersen

From: [Vida Hayashigatani](#)
To: [Clerk](#)
Subject: 9/19/2022 Meeting - Request for Adoption of Full Model Reach Codes for Existing Buildings
Date: Monday, September 12, 2022 9:23:16 PM

Dear Mr. Mayor and Members of the City Council,

Thank you for the opportunity to address the City Council on this very important issue.

I have been a resident in the city of San Mateo for over 35 years, and I am a member of San Mateo Climate Action Team.

I would like to see that the City Council of the City of San Mateo take into consideration and ideally adopt the full model reach code for existing buildings. This is especially important to do so now, as with the financial opportunity from new state and federal laws (the IRA), there will be significant financing through the Inflation Reduction Act. Coupled with a full model Reach Codes For Existing Buildings. Our residents and businesses will be able take immediate personal action on behalf of the climate.

By adopting a full model reach code for existing buildings (in addition to a reach code for new construction) San Mateo can:

1. Require that all replacements of gas equipment in homes and businesses be electric or zero emissions models, effective January 1, 2025;
2. End the flow of gas in San Mateo, effective January 1, 2030; and
3. Provide appropriate exemptions for economic hardship and technical infeasibility.

Every day we are seeing the impact of climate change in the news, and we are seeing changes close to home with the water shortages. We must do all we can to stem even more damage to our environment. It is our duty as citizens of this earth to ask that you please fully discuss and adopt, the Full Model Reach Codes for Existing Buildings at your September 19, 2022 meeting.

On behalf of all the residents and businesses in San Mateo, your consideration is much appreciated.

Vida Hayashigatani

From: [Marty Jordan](#)
To: [Clerk](#)
Subject: ATTEN: San Mateo City Council - Please discuss and adopt full model reach codes for existing buildings at your September 19, 2022 meeting
Date: Monday, September 12, 2022 12:15:40 PM

Dear Mr. Mayor and Members of the City Council:

I am deeply concerned that the City Council of the City of San Mateo may not be taking full advantage of an exciting opportunity unless it considers and adopts, the full model reach code for existing buildings. Because of new state and federal laws (the IRA) there will be significant financing through the Inflation Reduction Act. Coupled with a full model Reach Codes For Existing Buildings, our residents and businesses will be able take immediate personal action on behalf of the climate.

I believe that the Council also has an opportunity to show regional leadership. By adopting a full model reach code for existing buildings (in addition to a reach code for new construction) San Mateo can:

1. Require that all replacements of gas equipment in homes and businesses be electric or zero emissions models, effective January 1, 2025
2. Provide appropriate exemptions for economic hardship and technical infeasibility

Please adopt the Full Model Reach Codes for Existing Buildings at your September 19, 2022 meeting.

Respectfully,

Marty

Marty Jordan
Constituent and member of San Mate Climate Action Team
[REDACTED]
San Mateo, CA 94401

Democracy is not a spectator sport. It's not what governments do. Democracy is what people do.

From: [Robert Whitehair](#)
To: [Clerk](#)
Cc: [Michelle Hudson](#)
Subject: ATTENTION: CITY COUNCIL c/o City Clerk, for September 19, 2022 Council Meeting
Date: Tuesday, September 13, 2022 2:19:21 PM

Dear Mr. Mayor and Members of the City Council

Thank you for this opportunity. I have owned a home in San Mateo for 40 years, and as you know, I am the co leader of the San Mateo Climate Action Team. I am also a climate activist in the national organization Elders Action Network as well as 350 Bay Area Action. For me, nothing is as important as electrifying everything in our homes and businesses and to assure that every resident and business in San Mateo has that very opportunity.

You are aware that the Inflation Reduction Act gives every San Mateo family a Climate Savings Account in the amount of over \$25,000. Families can spend that on heat pump water heaters, heat pumps for heating and air conditioning, and electric vehicles, to name just a few of the options. Additional funding is available for low income families to do even more. PCE's on bill financing and recent legislation by our Senator Josh Becker will also do so much for our residents and businesses.

Never has there been a better time to electrify, and coupled with your passage of full each codes for existing buildings, this becomes a "funded mandate."

I am deeply concerned that the City Council of the City of San Mateo will not be taking full advantage of such a golden opportunity unless it considers and adopts, the full model reach code for existing buildings. By adopting a full model reach code for existing buildings (in addition to a reach code for new construction) San Mateo can:

1. Require that all replacements of gas equipment in homes and businesses be electric or zero emissions models, effective January 1, 2025;
2. End the flow of gas in San Mateo, effective January 1, 2030; and
3. Provide appropriate exemptions for economic hardship and technical infeasibility.

This issue is personal for me.

I grew up in a house with 6 kids, and I am living proof of the UCLA study about gas usage in homes - children who live in these homes have a much greater chance of asthma. All my siblings and I have suffered from asthma and bronchitis caused by our gas water heater, gas wall furnace and gas stove.

Please fully discuss and adopt, the Full Model Reach Codes for Existing Buildings at your September 19, 2022 meeting.

On behalf of all the residents and businesses, the 215 residents and 135 others who signed a petition calling for adoption of the full model reach code in San Mateo, and the ever growing San Mateo Climate Action Team, I thank you

Robert Whitehair

From: [L. Eberhart](#)
To: [Clerk](#)
Cc: [Michelle Hudson](#); [Robert Whitehair](#)
Subject: ATTENTION: City Council, for the Sept 19, 2022 meeting
Date: Monday, September 12, 2022 9:37:25 AM

Dear City Council of San Mateo members:

Thank you so much for taking up the important issue of full model reach codes for existing buildings. As an Architect I cannot tell you how much I think this is necessary to move the dial in the right direction for climate change. Too often building equipment gets installed in existing buildings at the last minute due to break down and emergency fix-it situations. Most contractors responding are used to doing things in an expedited and familiar manner, so heat and water appliances get installed that rely on fossil fuels. This could so easily be avoided if policy were in place to make it the norm rather than the occasional selection for a cleaner option. I have been in meetings recently where the contractor could not explain why he thought that a heat pump heater (which also supplied AC) was a bad idea, but still he was opposed. There is no longer an argument regarding electric being less efficient or the supply of gas being more efficient than electric. Peninsula Clean Energy is supplying San Mateo with renewable and efficient electrical energy with their plans for resilience only getting better every year. We need to go forward, not languish in the past. Let's be the City to step forward into a cleaner future.

Thank you so much for considering this important measure.
Leane Eberhart,
Architect and San Mateo resident

From: [Noelle Gross](#)
To: [Clerk](#)
Subject: Attention: City Council, Subject: Discuss and Adopt Full Model Reach Codes for Existing Buildings, September 19, 2022 meeting
Date: Tuesday, September 13, 2022 10:27:03 AM

Dear Mr. Mayor and Members of the City Council,

Thank you for the opportunity to address the City Council on this very important issue.

I live in Foster City and I am a member of San Mateo Climate Action Team.

I am deeply concerned that the City Council of the City of San Mateo may not be taking full advantage of an exciting opportunity unless it considers and adopts, the full model reach code for existing buildings.

Because of new state and federal laws (the IRA) there will be significant financing through the Inflation Reduction Act. Coupled with a full model Reach Codes For Existing Buildings, our residents and businesses will be able take immediate personal action on behalf of the climate.

I believe that the Council also has an opportunity to show regional leadership.

By adopting a full model reach code for existing buildings (in addition to a reach code for new construction) San Mateo can:

1. Require that all replacements of gas equipment in homes and businesses be electric or zero emissions models, effective January 1, 2025;
2. End the flow of gas in San Mateo, effective January 1, 2030; and
3. Provide appropriate exemptions for economic hardship and technical infeasibility.

This issue is personal for me. As a nurse and resident of San Mateo county, I am concerned for the health of our community members and wellness of our environment.

Please fully discuss and adopt, the Full Model Reach Codes for Existing Buildings at your September 19, 2022 meeting.

On behalf of all the residents and businesses in San Mateo, I thank you

Noelle Gross

From: [Dylan Ackerman](#)
To: [Clerk](#)
Subject: Discuss and Adopt Full Model Reach Codes for Existing Buildings
Date: Tuesday, September 13, 2022 5:13:06 PM

Dear Mr. Mayor and Members of the City Council,

First of all, I want to thank you for the opportunity to address the City Council on this very important issue. As a San Mateo resident, I have been proud to live in a city at the forefront of climate action and I am hopeful our city will continue to show regional leadership on climate. One exciting opportunity to do so will be to consider and adopt the full model reach code for existing buildings.

In order to continue as a leading city on the most important issue of our lives, San Mateo should adopt the full model reach code for existing buildings in addition to reach codes for existing buildings, specifically:

1. Require that all replacements of gas equipment in homes and businesses be electric or zero emissions models, effective January 1, 2025;
2. End the flow of gas in San Mateo, effective January 1, 2030; and
3. Provide appropriate exemptions for economic hardship and technical infeasibility.

Because of new state and federal laws there will be significant financing through the IRA (Inflation Reduction Act). Coupled with a full model Reach Codes For Existing Buildings, our residents and businesses will be able take immediate personal climate action.

Please fully discuss and adopt the Full Model Reach Codes for Existing Buildings at your September 19, 2022 meeting.

On behalf of current and future residents of San Mateo, including my children, thank you

Dylan Ackerman

From: [Mary Rose LeBaron](#)
To: [Clerk](#)
Subject: Discuss and Adopt Full Model Reach Codes for Existing Buildings, September 19, 2022 meeting
Date: Monday, September 12, 2022 3:54:37 PM

Attention: City Council

Dear Mr. Mayor and Members of the City Council

Thank you for the opportunity to address the City Council on this very important issue.

I live in San Mateo and I am a member of the San Mateo Climate Action Team. I also am an active member of [350.org](#) Bay Area and an active facilitator of a faith based group focused on the environment, climate change and ecosystem regeneration.

I am deeply concerned that the City Council of the City of San Mateo may not be taking full advantage of an exciting opportunity unless it considers and adopts the full model reach code for existing buildings. Because of new state and federal laws (the IRA) there will be significant financing through the Inflation Reduction Act. Coupled with a full model Reach Codes for Existing Buildings, our residents and businesses will be able take immediate personal action on behalf of the climate.

I believe that the Council also has an opportunity to show regional leadership. By adopting a full model reach code for existing buildings (in addition to a reach code for new construction) San Mateo can:

1. Require that all replacements of gas equipment in homes and businesses be electric or zero emissions models, effective January 1, 2025;
2. End the flow of gas in San Mateo, effective January 1, 2030; and
3. Provide appropriate exemptions for economic hardship and technical infeasibility.

This issue is personal for me because of my background in geography, and my passion for following climate news, I know that every degree matters. Our town's actions can make a difference. This difference of reducing methane gas and CO2 will matter to all of our children and grandchildren's lives (I have 2 children and 2 grandchildren).

Please fully discuss and adopt the Full Model Reach Codes for Existing Buildings at your September 19, 2022 meeting.

On behalf of all the residents and businesses in San Mateo, I thank you

Mary Rose LeBaron

From: [Emily Morris](#)
To: [Clerk](#)
Subject: Discuss and Adopt Full Model Reach Codes for Existing Buildings, September 19, 2022 meeting
Date: Tuesday, September 13, 2022 8:31:08 AM

Dear Mr. Mayor and Members of the City Council,

I live in San Mateo, and I'm writing to echo and uplift comments from other members of San Mateo Climate Action Team.

I urge the City Council of the City of San Mateo to consider and adopt the full model reach code for existing buildings.

Because of new state and federal laws (the IRA) there will be significant financing through the Inflation Reduction Act. Coupled with a full model Reach Codes For Existing Buildings, our residents and businesses will be able take immediate personal action on behalf of the climate.

I believe that the Council also has an opportunity to show regional leadership.

By adopting a full model reach code for existing buildings (in addition to a reach code for new construction) San Mateo can:

1. Require that all replacements of gas equipment in homes and businesses be electric or zero emissions models, effective January 1, 2025;
2. End the flow of gas in San Mateo, effective January 1, 2030; and
3. Provide appropriate exemptions for economic hardship and technical infeasibility.

This issue is of great personal importance to me as a resident of San Mateo. The climate crisis is deeply concerning to me. Devastating California fires in recent years have brought this issue home for me, and we have a very limited time to act. We must act now, courageously and swiftly. Thank you for taking up this issue and working to fight the climate crisis in San Mateo.

Please fully discuss and adopt, the Full Model Reach Codes for Existing Buildings at your September 19, 2022 meeting.

Thank you for your time,
Emily

From: [Linh Dan](#)
To: [Clerk](#)
Cc: mHUDSONSCOTT@gmail.com; robertwhitehair2@gmail.com
Subject: Full Model Reach Codes for Existing Buildings
Date: Tuesday, September 13, 2022 9:56:16 AM

Dear Mr. Mayor and City Council Members,
Thank you for the opportunity to address the City Council on this urgent issue.

I live in Menlo Park, and I am a member of the Menlo Park Climate Team.

I am writing to encourage the City Council of the City of San Mateo to consider and adopt the full model reach code for existing buildings.

Our family is deeply committed to the environment - we have switched our gas car for an EV, and we are lucky to live in a location that allows us to walk and bike to almost all of our daily needs. However, as renters, we find it more challenging to take the next step of removing natural gas from our home.

A full model reach code for existing buildings, that among other things would require that all replacements of gas equipment in homes and businesses be electric or zero emissions models, effective January 1, 2025 - coupled with new state and federal laws that provide funding and assistance - would support and enable homeowners, landlords, and renters to fully electrify their homes.

As a resident of a nearby city, it is exciting to see the City of San Mateo take regional leadership that has the potential to inspire ambitious climate action in other cities throughout the region. Please fully discuss and adopt the Full Model Reach Codes for Existing Buildings at your September 19, 2022 meeting.

Thank you,
Linh Dan Do

From: [John McKenna](#)
To: [Clerk](#)
Cc: [Michelle Hudson](#); [Robert Whitehair](#)
Subject: Full Model Reach Codes for Existing Buildings
Date: Tuesday, September 13, 2022 1:10:36 PM

Dear Mr. Mayor and Members of the City Council,

Thank you for the opportunity to address the City Council on this very important issue.

I live in Menlo Park and co-lead the Menlo Park Climate Team. I am also a member of a few other organizations that are committed to inspiring action to address the climate crisis.

The climate crisis is here now and, unless we collectively take bold and immediate action to eliminate the burning of fossil fuels as quickly as is humanly possible, it will get much worse. There are many tentacles to the climate problem and, accordingly, many solutions. One powerful solution at the local level is to decarbonize our buildings. For a typical city in the Bay Area, buildings account for roughly 30-40% of its greenhouse gas emissions. So, this is an area where cities can really make an impact. Requiring that all new buildings are all-electric is a small step in the right direction, but we will not adequately address this issue unless we electrify all existing buildings as well. The IPCC (Intergovernmental Panel on Climate Change) has told us that we only have a few years left to take the actions necessary to stay below a "safe" level of warming and to preserve a livable planet. If anything, the impacts of warming and the associated climate change (more intense, longer, and more frequent extreme weather events, drought, etc.) are happening even sooner than scientists have predicted. The time to act is now, now, now.

Now is the time for the City Council of the City of San Mateo to take full advantage of an exciting opportunity to consider, and adopt, the full model reach code for existing buildings, as developed by the Bay Area Reach Codes organization. Because of new state and federal laws (the IRA), there will be significant financing through the Inflation Reduction Act. There are local incentives and rebates available, as well. Coupled with a full model Reach Codes For Existing Buildings, residents and businesses of San Mateo will be able to take immediate personal, and meaningful, action on behalf of the climate.

I believe that cities in the Bay Area, like San Mateo (and Menlo Park) have an opportunity to show regional leadership, which will spur further action by other local cities and the state. All of which can have positive far-reaching national and global impacts.

By adopting a full model reach code for existing buildings (in addition to a reach code for new construction) San Mateo can:

1. Require that all replacements of gas equipment in homes and businesses be electric or zero emissions models, effective January 1, 2025;
2. End the flow of gas in San Mateo, effective January 1, 2030; and
3. Provide appropriate exemptions for economic hardship and technical infeasibility.

I am writing this letter to you because I am truly concerned about the future for my eight-year-old daughter. I am equally concerned for future generations, and all living things on this beautiful planet. I will close with two quotes:

"We have inherited a garden: we must not leave a desert to our children. Future generations will never forgive us if we miss the opportunity to protect our common home." - a joint appeal signed by Pope Francis, scientists, & religious leaders in 2021

"We cannot solve our problems with the same thinking we used when we created them." - Albert Einstein

We can, and must, solve this problem.

Please fully discuss and adopt the Full Model Reach Codes for Existing Buildings at your September 19, 2022 meeting.

On behalf of my daughter and the youth of the world, thank you.

John McKenna, Co-Leader, Menlo Park Climate Team

Sincerely,

John McKenna
Menlo Park, CA



From: [Sean Armstrong](#)
To: [Clerk](#)
Cc: [CA Building Decarbonization](#)
Subject: Home electrification solves grid constraints, lowers costs, saves GHGs
Date: Tuesday, September 13, 2022 3:48:29 PM

Honorable San Mateo Councilmembers,

Please consider at your Sept 19th meeting an the essential measure for solving climate change--a planned framework for shutting down gas distribution to San Mateo's homes and businesses. As an author of booklets on home electrification, I've learned that Zurich, Switzerland adopted an electrification retrofit policy in 2011, and versions have passed in dozens of European cities since, followed by entire nations like Britain, Germany and Norway--you are simply walking down a well-worn, sensible policy path.

Why? Because:

- 1. Home electrification solves summer grid stress.** Currently the ACs installed throughout California are SEER 14, while reversible ACs (aka "heat pumps") that are used for winter Heating are also incredibly efficient for AC, starting at SEER 19 and going up to SEER 42 (!) (Carrier's ductless minisplits). It may sound ironic, but it's true--if we electrify space heating, we cut summer AC energy use by up to 2/3rds (SEER 14 to SEER 42) and can finally solve the issue of AC-induced black-outs.
- 2. Building electrification lowers bills.** The Legislature mandated in 2022 that the CPUC adopt energy rates that guarantees lower costs for all-electric homes by 2024. You are helping San Mateo citizens lower their bills by adopting a policy that shifts housing to all-electric. With the addition of solar panels, all-electric homes in California today are much lower cost to operate than gas burning homes.
- 3. We are out of time.** The news this summer than we have guaranteed a foot of sea level rise in the coming 20 years from Greenland alone, and that a key glacial "plug" is slipping loose in Antarctica that can release land-based glaciers into the ocean, is an existential threat to San Mateo--1 to 6 feet of unstoppable sea level in our own lifetimes, and it can get much worse if we don't act. Did you know there are 217 feet of sea level rise possible?

The nation looks to California cities to lead on climate change policy. Please take reasonable, proven policy steps. Doing so will guide your citizens towards a lower cost lifestyle, and preserve San Mateo's Bay coastline closer to its current location.

Sincerely,
Sean Armstrong



Sean Armstrong
(he/him for business, but occasionally she/her)
Managing Principal, Redwood Energy

Schedule a meeting with me at:



Arcata, CA 95521

redwoodenergy.net

Clean Energy Champion of the **State of California**-2022

Innovation Award from the **Department of Energy**-2020

Grand Prize Winner of the **United Nations** World Habitat Awards-2017

Sustainability Award of the **SoCal Building Industry Association** of -2017

Grand Prize Winner of the International **PCBC Gold Nugget** Awards-2016

Innovation Award from the **Department of Energy**-2015

From: [Michelle Hudson](#)
To: [Clerk](#)
Cc: [Robert Whitehair](#); [Michelle Hudson](#)
Subject: Petition for San Mateo Climate Action (Reach Codes for Existing Buildings)
Date: Tuesday, September 13, 2022 3:06:34 PM

Dear Mayor Bonilla and San Mateo City Council Members,

Below is a Petition for San Mateo Climate Action, signed by over 350 San Mateo residents, business owners and students, and other local residents. The Petition calls for adoption, this fall, of the Bay Area Reach Codes Group's full model code for existing buildings and new construction, with a delayed implementation timeline and support programs for existing buildings.

Sincerely,
Robert Whitehair and Michelle Hudson
On behalf of the San Mateo Climate Action Team

* * * * *

PETITION FOR SAN MATEO CLIMATE ACTION

THE UNDERSIGNED DECLARE:

The climate crisis is real and here now. Clear evidence of the climate crisis is seen daily: prolonged droughts, devastating wildfires, scorching heat waves, severe floods and other extreme weather events, and the widespread extinction of species.

The burning of fossil fuels is responsible. The climate crisis is the direct result of the burning of fossil fuels. At the local level, the burning of methane gas (aka "natural gas") in buildings is responsible for as much as 42% of San Mateo's total greenhouse gas emissions. Methane gas also contains the carcinogenic chemical benzene, and 20 other chemicals known to be hazardous to human health.

The situation is rapidly getting worse. The Intergovernmental Panel on Climate Change (IPCC) has determined through a scientifically rigorous, peer-reviewed analysis that the world will warm by a dangerous 1.5 degrees Celsius by 2030 unless **immediate** steps are taken to reduce fossil fuel use.

There are powerful local solutions that are available to fight climate change. The Bay Area Reach Codes Group's full model code for new and existing buildings is a powerful, local solution to the climate crisis. If adopted in full, the model code would put San Mateo on the path to eliminating up to 42% of the City's total (and most dangerous) greenhouse gases.

THEREFORE, THE UNDERSIGNED REQUEST that the San Mateo City Council adopt in Fall 2022, the Bay Area Reach Codes Group's full model code for new construction and existing buildings, that:

1. Requires new construction to be fully electrified, effective January 1, 2023;
2. Requires that all replacements of gas equipment in homes and businesses be electric or zero emissions models, effective January 1, 2026;
3. Ends the flow of gas in San Mateo, effective January 1, 2030; and
4. Contains appropriate exemptions for economic hardship and technical infeasibility.

THE UNDERSIGNED ALSO CALL UPON the San Mateo City Council to adopt a roadmap for a successful ordinance that includes:

1. Securing financial assistance for electrification, especially for underserved communities;
2. A “One Stop Shop” that provides assistance with electrification;
3. Education and outreach to residents and businesses on the benefits and steps of electrification;
4. Development of a sufficient workforce and supply chain for electrification; and
5. Streamlining and expediting the permitting process to go electric.

Signed by:

Michelle Hudson, Co-Leader San Mateo Climate Action Team, San Mateo Resident
Claire Shintani, Junior Mentor of Silicon Valley Youth Climate Action, San Mateo County Team, San Mateo Resident
Caitlin Kaliski, San Mateo Resident
Kristel Wickham, Sunnyvale Sustainability Commission Chair, Local Resident
Dale Shintani, San Mateo Resident
Nancy Tierney, Local Resident
Zongyun Deng, Local Resident
Cheryl Weiden, Local Resident
Anjali Mishra, Student Leader and Founder of San Mateo County Team of SVYCA, San Mateo Student
Grace Xia, San Mateo Resident
Joel Scott, San Mateo Resident
Zach Scott, San Mateo Resident
Vivienne Scott, San Mateo Resident
Alexandra Agosta-Lyon
Logan Xu, San Mateo Student
Amy Mishra, Local Resident
Jasmyn M, Local Resident
Emmy Lee, San Mateo Resident
Melia Kramer, San Mateo Resident
Ann Charleston, San Mateo Resident
Leo Stol, San Mateo Student

Claire Nguyen, San Mateo Resident
Laura Wood, San Mateo Resident
Devika Mathur, San Mateo Student
Sophia Heath, San Mateo Resident
Lena Chow, San Mateo Student
Sam Pasternak, San Mateo Student
Katherine Borgeson, Local Resident
Cecilia Lunaparra, Local Resident
Ines Pajot, San Mateo Student
Ella Beebe, San Mateo Resident
Charlotte Rosario, San Mateo Student
Emma Zwaanstra, Local Resident
Megan Strain, San Mateo Resident
virginia fitzgerald, San Mateo Resident
Gary Trott, Local Resident
Daniel Contreras, Local Resident
Gita Dev, Local Resident
Josephine Gaillard, Local Resident
Felix Mbuga, Local Resident
John McKenna, Local Resident
Christian Frank, Local Resident
Bruce Naegel, Local Resident
Ines Koch, Local Resident
Jared Johnson, San Mateo Buisness
Cheryl Schaff, Local Resident
Peri Caylor, Local Resident
Mark Hoffberg, Local Resident
Patricia Lang, Local Resident
Diane Bailey, Local Resident
Kevin Ma, Local Resident
Leane Eberhart, Architect, San Mateo Resident
Matt Passell, 350 Palo Alto Volunteer, Local Resident
Mel Kronick, Local Resident
Arnab Mishra, San Mateo Resident
Craig Wiesner, San Mateo Business
Wendy Chou, San Mateo Resident
Mary Rose LeBaron, San Mateo Resident
Mark Shintani, San Mateo Resident
Sue Blockstein, San Mateo Resident
Michelle Mandell, San Mateo Resident
Nancy Schneider, San Mateo Resident
Rebecca Young, Local Resident
Diya Kandhra, Local Resident
Elaine Salinger, SMC Citizens Climate Lobby Chapter Leader, Local Resident
Elsa Schafer, Local Resident

Alan Matlage, San Mateo Resident
Henry McDaniels, San Mateo Student
Jacob Reed, San Mateo Resident
Marty Jordan, San Mateo Resident
Sara Miskovich, San Mateo Resident
Debbie Denton, Local Resident
B Zimmerman, Unincorporated San Mateo County Resident
Jay Kershner, Local Resident
David Brittain, Local Resident
Belinda Chlouber, San Mateo Resident
Roisin McElarney, Citizens Climate Lobby Chapter Leader, San Mateo Resident
Elijah Lurie, San Mateo Resident
John Kershner, San Mateo Resident
Kevin Hearle, PH.D., San Mateo Resident
JoAn Vaughan, San Mateo Resident
Stephanie Marsico, San Mateo Resident
Kelly Petersen, San Mateo Resident
Linh Dan Do, Menlo Park City Team Local Resident
Jake Kim, Local Resident
Lin He, San Mateo Resident
Sarah Hubbard, San Mateo Resident
Ginny Fleming, San Mateo Resident
Catherine Levey, Local Resident
Emily Morris, San Mateo Resident
Laura Porter, San Mateo Resident
David Prager, San Mateo Resident
Jaela Marquez, Former San Mateo Resident
Dylan Ackerman, San Mateo Resident
Mary Phillips, San Mateo Resident
Joseph Spieler, San Mateo Resident
Mina Bressler, San Mateo Resident
Sarah Blake, San Mateo Resident
George Lee, San Mateo Resident
Karen Irwin, Local Resident
Ted McKinnon, San Mateo Resident
Maggie Bobbin, San Mateo Resident
Mary Klipp, San Mateo Resident
Dr. Gary Trott, Unincorporated San Mateo County Resident
Robert Whitehair, Co-Leader San Mateo Climate Action Team, San Mateo Resident
Ricki McGlashan, San Mateo Resident
Teri Whitehair, San Mateo Resident
Peter Paffrath, San Mateo Resident
Dough McGlashan, San Mateo Resident
Libby Traubman, Board member of Elders Action Network, San Mateo Resident
Lynda Paffrath, San Mateo Resident

Mike Sokolsky, San Mateo Resident
Mady Sokolsky, San Mateo Resident
Debbie Mytels, Local Resident
Winnie Quach, Local Resident
Leah Simmons, San Mateo Resident
Noelle Gross, Local Resident
Sarah Kaprielian, San Mateo Resident
Crystal Hernandez, San Mateo Resident
Aran O'Sullivan, San Mateo Resident
Nick Ketcham, San Mateo Resident
Fred Ho, San Mateo Resident
Britney Garcia, San Mateo Resident
Ethan Haywood, San Mateo Resident
Garret Scafani, San Mateo Resident
Elizabeth Scafani, San Mateo Resident
Yun Qi Zhuo, San Mateo Resident
Aditya Vemula, Local Resident
Heather Arters, Local Resident
Cary Kletter, San Mateo Resident and Business Owner
Henry Yao, Local Resident
Yenting Lin, Local Resident
Krittika Iyengar SVYCA, Local Resident
Rohan Rawat (Co-Lead, State Advocacy, SVYCA), Local Resident
Jamie Nguyen, Local Resident
Ciara Begley, Local Resident
Purva Marfatia, Local Resident
Neelam Shukla, Local Resident
Maurice Yarrow, Local Resident
Anthony Lee, Local Resident
Simi Mundkur, Local Resident
Justin Sell, San Mateo Resident
Misty Blue Foster, San Mateo Resident
Allie Zhang, San Mateo Resident
Emma Broyles, San Mateo Resident
Maame Alara Kome-Mensah, San Mateo Resident
Rebecca Reisman, San Mateo Resident
Sean Spencer, San Mateo Resident
Chloe Kwon, Silicon Valley Youth Climate Action, Local Resident
Alina Galata, Local Resident
Anna Lieb, San Mateo Resident
Jordan Brooks, San Mateo Resident
Pragya Natarajan, Local Resident
Nia Huang, San Mateo Resident
Nirvana Petlick, San Mateo Resident
Natalia Esparza SVYCA Sunnyvale Co-Lead, Local Resident

Lara Heisler, San Mateo Resident
Ed Chung, San Mateo Resident
Mayumi Chung, San Mateo Resident
Sophie Park, Local Resident
Sherry Kung, San Mateo Resident
Soumily Maji, Local Resident
Kathlene Urbano, Local Resident
Dan Penalosa, Organizer at the Coalition for Social Justice in ESUHSD and FUHSD, Local Resident
Tarini Maram, Local Resident
Joey Baek, Local Resident
jenny huang, Local Resident
Theresa Vu, Local Resident
Brad Bao, San Mateo Resident
Nancy Drake, San Mateo Resident
Ray Yoro, San Mateo Resident
Robert Brundage, San Mateo Resident
Bob Dillard, San Mateo Resident
Aleesa Haro, San Mateo Resident
Vaishali Ravikumar, Local Resident
Adrienne Abrams, San Mateo Resident
Elena Lucas, Local Resident
Aayushi Shukla, Local Resident
Jeremy Sonpar, San Mateo Resident
Gabriel Marvin Sy, Local Resident
Ashley Sailor, Local Resident
Kehaulani Likio, San Mateo Resident
Thomas Fung, Local Resident
T. Tassone, San Mateo Resident
Bret Andersen, Carbon Free Palo Alto, Local Resident
James Higbie, San Mateo Resident
Alex Wagonfeld, San Mateo Resident
Jeffrey Perrone, Local Resident
Shruti Boddu, San Mateo Resident
Sophia Tseng, San Mateo Resident
Robert M. Gould, MD, President, San Francisco Bay Physicians for Social Responsibility, representing hundreds of physicians and other health professionals throughout the Bay Area, including many in San Mateo County
Praniti Sinha, Local Resident
Shivansh Shukla, Local Resident
Jared Johnson, Local Resident
Sonny Kumar, San Mateo Resident
Nancy Mailing, San Mateo Resident
Ray Zuniga, Local Resident
Laura Ild, San Mateo Resident

Ben LeRoy, San Mateo Resident
Jordan Grimes, San Mateo Resident
Thomas Morgan, San Mateo Resident
Asel Orumbaeva, San Mateo Resident
AnnaMarie Hoos, San Mateo Resident
Beixian Xiong, San Mateo Resident
Yiyi Yin, San Mateo Resident
Dean Jost, San Mateo Resident
Ellie Qassenzadeh, San Mateo Resident
Pam Rittelmeyer, San Mateo Resident
Kenny Jiang, San Mateo Resident
Miguel Orellana, San Mateo Resident
Edith Escobedo, San Mateo Resident
Andrea Young, San Mateo Resident
Neha Ramachandran, San Mateo Resident
Clifton Funakura, San Mateo Resident
Nane Funakura, San Mateo Resident
Jennifer Alfaro, San Mateo Resident
Jenny Banjee, San Mateo Resident
Joshua Marron, San Mateo Resident
Melita Foster, San Mateo Resident
Julie Schmittiel, San Mateo Resident
John Schwarzkopf, San Mateo Resident
Adam Harris, San Mateo Resident
Hao Hua, San Mateo Resident
Chris Cooper, San Mateo Resident
Michelle Mickey, San Mateo Resident
Elizabeth Montabana, San Mateo Resident
NyAsia Ward, San Mateo Resident
Diana Tsuania, San Mateo Resident
Paige Christini, San Mateo Resident
Elvin Padilla, San Mateo Resident
Kathy Revelo, San Mateo Resident
Robyn Fusciani, San Mateo Resident
Bruce Fowler, San Mateo Resident
Inger Olson, San Mateo Resident
Ed Cheng, San Mateo Resident
Justin Cheng, San Mateo Resident
Walter Hsiao, San Mateo Resident
Aaron Rowley, San Mateo Resident
Albert Candia, San Mateo Resident
Iam Clarke, San Mateo Resident
Michael Liu, San Mateo Resident
Jean Yates, San Mateo Resident
Michael Murphy, San Mateo Resident

Gene Stern, San Mateo Resident
Aldina Mendoza, San Mateo Resident
Pedro Cortes, San Mateo Resident
Victoriano Lopez, San Mateo Resident
Violeta Guerrero, San Mateo Resident
Chloe Medina, San Mateo Student
Eleanor Arron, San Mateo Student
Jackson Bohren, San Mateo Resident
Mia Garcia, San Mateo Student
Thomas Rimer, San Mateo Student
Justin Chou-Belden, San Mateo Student
Archie Boyer, San Mateo Student
Char Perry, San Mateo Student
Margot Salles, Local Resident
Annli Zhu, San Mateo Resident
Gabriel Hawkins, San Mateo Student
Cami Yen, San Mateo Student
Sasha Gordon, San Mateo Resident
Jason Chen, San Mateo Student
Grace Chan, San Mateo Student
Davis Dietzen, San Mateo Student
Anand Velaga, San Mateo Student
Stephanie Liu, San Mateo Student
Luki Deitchman, San Mateo Resident
Mira Hitz, San Mateo Student
Ashwin Rengarajan, San Mateo Resident
Robert J Fleming, San Mateo Resident
Gigi Silver, Local Resident
Albert Huang, San Mateo Student
Matthew Oakland, Local Resident
Gabriel Bernstein, San Mateo Student
Kevin Hwong, San Mateo Resident
Wendy Espinoza, San Mateo Student
Kira Fanelli, San Mateo Student
Liza Percer, Local Resident
Peter Choi, San Mateo Student
Xander Yang, San Mateo Student
Christine Zhao, San Mateo Resident
Jonathan Hwang, San Mateo Student
Pearl Yeh-Lee, Local Resident
Aura Mukherjee, San Mateo Student
Isabelle Ho, San Mateo Resident
Janis Kelly, San Mateo Resident
Thomas Penderquist, San Mateo Resident
Audrey Hudson, San Mateo Resident

Adriane Lonzarich, San Mateo Resident
Ben Selcow, San Mateo Resident
Mario E. Quehl, San Mateo Resident
Andrea Anderson, San Mateo Resident
Kyle Hudson, San Mateo Resident
Dheeban Sen, San Mateo Resident
Thomas McEnery, San Mateo Resident
Katherin Kong, San Mateo Resident
Kat Ackerman, San Mateo Resident
Peter Bostrom, San Mateo Resident
Gabrielle Lundquist, San Mateo Resident
Greg Baker, San Mateo Resident
Michael Cavanaugh, San Mateo Resident
Jessica Mulreany, San Mateo Resident
Kelly Dodge, San Mateo Resident
Erik Dodge, San Mateo Resident
Payal Shah, San Mateo Resident
Thomas O'Connell, San Mateo Resident
Kendra Ceccato, San Mateo Resident
Mariano Ceccato, San Mateo Resident
Frederick Ho, San Mateo Resident
Steve Vaderlyn, San Mateo Resident
Peter Stiles, San Mateo Resident
Guillermo Cockrum, San Mateo Resident
Raghuram Ganti, San Mateo Resident
Jennifer Soto, San Mateo Resident
XiaoXing Xu, San Mateo Resident
Yumi Tomita, San Mateo Resident
Serena Devito, San Mateo Resident
Kate Maloney, San Mateo Resident
Claire Buckley, San Mateo Resident
Ben Meyers, San Mateo Resident
Roy Yeh, San Mateo Resident
Nicole Hui, San Mateo Resident
Jennifer Lee, San Mateo Resident
Andrew McLaughlin, San Mateo Resident
Maya Perakash, Local Resident
Arielle Percer, San Mateo Student
Molly Schuster, San Mateo Resident
Corey Fish, San Mateo Resident
Cameron Gilbert, San Mateo Resident
David Meng, San Mateo Resident
Sarah Arron, Unincorporated San Mateo Highlands Resident
Ellie Kearns, San Mateo Student
Joseph Arron, Local Resident

Vida Hayashigatani, San Mateo Resident
Mike Caggiano, San Mateo Resident
Kathleen Goforth, Citizens' Climate Lobby, Volunteer, Local Resident
Bruce Karney, Founder of Carbon Free Silicon Valley, Local Resident
Katrina Castillo, San Mateo Resident
Samara Bainton, San Mateo Student
Wayne westerman, Local Resident
Abhineet Gupta, Local Resident
Elisa Nayeli Altamirano, San Mateo Resident
Laura Brash, San Mateo Resident
Karen Irwin, Local Resident
Grace F-O, San Mateo Student
Linda Ann Rarden, San Mateo Resident
Carolyne Bosque, Local Resident
Kayte Chan, San Mateo Student
Angie Xu, San Mateo Resident
Dimitri Gavallos, San Mateo Student
Jared Johnson, Sr. Manager of Policy & External Relations, Acterra, Local Resident
Peter Heller, San Mateo Resident
Zach Heller, San Mateo Resident
Bridget Bertrand, San Mateo Business Owner
Matt Paulson, San Mateo Resident
Bellamy Cramer, Local Resident
Terese Piazza Fuss, San Mateo Resident

From: [Steve Schmidt](#)
To: [Clerk](#)
Subject: Please support urgent action to decarbonize our homes
Date: Monday, September 12, 2022 1:06:35 PM

Respected Neighbors --

Thank you for all you are doing to address our common climate crisis.

Our biggest challenge is migrating existing buildings off fossil fuels. The needed technologies already exist, but the scale of the effort is daunting and we have no time to lose -- each new natural gas appliance installed in homes today locks in many years of future emissions. Best efforts by motivated individuals is wonderful, but clearly will take too long to get to scale.

We need government help.

Momentum for aggressive action is building at the state and federal level. You have an opportunity to demonstrate clear leadership here in the Bay Area, and many local governments will follow your lead.

Please vote to require the replacement of natural gas appliances with electric heat pumps as soon as possible!

Steve Schmidt
Commissioner, Los Altos Hills Environmental Committee
Member, Carbon Free Silicon Valley
Past Director, SVCE

From: [Ann Edminster](#)
To: [Clerk](#)
Subject: Re: Model Reach Codes, Attn: City Council
Date: Tuesday, September 13, 2022 9:44:57 AM

Subject: Discuss and Adopt Full Model Reach Codes for Existing Buildings, September 19, 2022 meeting

Esteemed Mayor and City Council members,

Protecting the climate is both my day job and a passion. I have been working towards transformation of building energy performance for the better part of three decades -- for most of that time as a San Mateo County resident. I was raised in Pacifica and participated in developing the first green building standards for both the County and the City of Pacifica.

I am writing to urge you to adopt the full model reach code for existing buildings that is before you for review and approval. New State budget allocations and the Inflation Reduction Act will soon make significant financing available for building electrification. This confluence represents an unprecedented opportunity for the City to show both regional and national leadership, and for San Mateo residents to take significant, meaningful, and affordable action to reduce greenhouse gas emissions.

With adoption of the full model reach code for existing buildings alongside the reach code for new construction (with appropriate exemptions), San Mateo will accomplish a tremendously powerful thing: ensure that all replacements of gas equipment in homes and businesses be electric or zero emissions models, effective January 1, 2025, and end the flow of gas in San Mateo, effective January 1, 2030. This needs to happen *everywhere*, and it won't happen unless one city has the courage to lead. Please take this opportunity to be that leader. Your city and people all over the world will thank you.

Sincerely,

Ann V. Edminster, M.Arch. (*she/her*)
Design AVEnues LLC www.annedminster.com

From: [Diane Bailey](#)
To: [Clerk](#)
Cc: [Andrea Chow](#); [Kathy Kleinbaum](#)
Subject: Support for a Comprehensive Reach Code to phase out gas from both New and Existing Buildings
Date: Tuesday, September 13, 2022 1:52:44 PM
Attachments: [image001.png](#)
[FFBSV Support Letter to the City of San Mateo for a Strong Existing Building Reach Code.pdf](#)

Dear Mayor Bonilla and Council Members,

Please accept these comments attached on behalf of the Campaign for Fossil Free Buildings in Silicon Valley (FFBSV), our 39 member organizations, and many others signed onto the letter. We urge you to fully consider a *comprehensive* Reach Code for new and *existing* buildings based on the model code provided by the [Bay Area Reach Codes team](#) (the “Time of Permit – Electric-Required,” available [here](#)). It is essential that the city consider all reasonable measures to prevent new uses of gas and facilitate the necessary transition from fossil gas at the speed and scale called for by the Intergovernmental Panel on Climate Change, as well as to address the air quality, health, and safety impacts of current fossil gas use in our homes and other buildings.

We appreciate the efforts of city staff and Commissioners so far to discuss reach codes. However, the proposal under current consideration includes only a limited number of minor changes compared to the current reach code in place. Specifically, we request a discussion at your Council Meeting on September 19th, including these items for consideration in the next reach code to be finalized by the end of the year:

1. Require new construction to be fully electrified, effective January 1, 2023;
2. Require that all replacements of gas equipment in homes and businesses be electric or zero emissions models, effective January 1, 2025;
3. End the flow of gas in San Mateo, effective January 1, 2030; and
4. Include appropriate exemptions for economic hardship and technical feasibility.

With at least 350 people signing a petition calling for the above listed items and significant support throughout San Mateo communities, as well as strong consensus from scientists the world over calling for urgent action to phase out fossil fuels, we implore you to fully consider and discuss these options.

Sincerely,
Diane Bailey

Diane Bailey (she/her), Climate Change Professional ([CC-P](#)) | Executive Director

MENLO SPARK

diane@menlospark.org | 650-281-7073

Visit us: www.MenloSpark.org & www.FossilFreeBuildings.org

Find us on [Facebook](#)

Follow us on [Twitter](#)



Climate Neutral for a Healthy, Prosperous Menlo Park

EV, PV & Fossil Free: Guides for Electric Cars, solar & Fossil Free Homes at: <http://menlospark.org/what-we-do/>

**"Half of humanity is in the danger zone from floods, droughts, extreme storms and wildfires."
António Guterres, UN Secretary General July 18, 2022**

From: [Michelle Hudson](#)
To: [Clerk](#)
Subject: Support for Full Model Reach Code for Existing Buildings
Date: Tuesday, September 13, 2022 2:49:42 PM

Dear Mayor Bonilla and San Mateo City Council Members,

My name is Michelle Hudson, and I'm a long time resident of San Mateo, mother of two kids, and a Co-Leader of the San Mateo Climate Action Team.

Thank you for your continued climate leadership in San Mateo. I am writing to you once again regarding the critically important topic of electrification of existing buildings.

You are aware that the Inflation Reduction Act has just made electrification of existing buildings so much easier and cost effective. In addition, local rebates, coupled with PCE's on-bill financing and recent legislation by our State Senator, Josh Becker, will provide further funding and financing to electrify our residences and businesses.

The recent increases in funding and financing sources for electrification means that the stars have aligned for your passage of the Bay Area Reach Codes Group's full model code for existing buildings. While this once seemed too costly for a number of San Mateans, it is now a golden opportunity for San Mateo to yet again demonstrate true climate leadership. However, I am deeply concerned that the City Council of the City of San Mateo will not be taking full advantage of such a golden opportunity, given that Staff has focused on a handful of relatively minor measures from the full model code to date. I, and the climate concerned members of this community, ask that you go much further than these minor measures.

Specifically, **I urge this City Council to adopt the Bay Area Reach Codes Group's full model reach code for existing buildings this fall.** By adopting a full model reach code for existing buildings (in addition to a reach code for new construction), San Mateo can:

1. Require that all replacements of gas equipment in homes and businesses be electric or zero emissions models, effective January 1, 2025;
2. End the flow of gas in San Mateo, effective January 1, 2030; and
3. Provide appropriate exemptions for economic hardship and technical infeasibility.

This issue is personal to me. In recent years, the climate crisis has risen to the top of my concerns as a mother because we now have a serious air pollution problem as a result of the increase in the number and severity of wildfires, and this has been very detrimental to my kids' health, as both my kids have asthma. I never knew what to do about this increasingly worsening problem until I learned that our homes and buildings are responsible for a significant percentage of our City's greenhouse gas emissions. And on top of that, the methane gas that we are using is a super pollutant that is also harming our health, especially that of our children. I want to see our great City, and others like ours, be the heroes of this climate story, and take bold action to

get methane gas out of our homes and buildings.

Thank you,

Michelle Hudson

San Matean, and Co-Leader of the San Mateo Climate Action Team

From: [Tom Kabat](#)
To: [Clerk](#)
Cc: [Robert Whitehair](#); [Michelle Hudson](#)
Subject: Supporting Electrification Reach Codes
Date: Tuesday, September 13, 2022 12:12:30 AM

Dear Mr. Mayor and Members of the City Council

I'm an energy engineer working on a pro-bono project helping San Mateo County explore electrification of existing buildings.

One of our first client homes is right here in San Mateo where the owners have put in heat pump water heating and are planning out the other installs to take advantage of the new incentives from the feds, state, BayREN and PCE.

The world is changing around us very quickly as governments begin to look for ways to preserve a more viable climate.

The recently enacted Inflation Reduction Act (IRA) and significant other state, regional, and Peninsula Clean Energy incentives have made electrification of each device as it burns out, a much better choice than replacing it with another similar gas fired furnace or water heater etc.

Our county study is also finding ways to electrify most homes with more efficient-right sized furnaces, water heaters and car chargers so the home panel does not need to be upsized and so less stress is placed on the grid. The other thing that is changing is that gas rates are headed up as state-wide customers start leaving the gas utility. You have the chance to help you residents and businesses avoid stranding new gas devices that will become too **expensive to run**.

You have a chance to take full advantage of this exciting opportunity by adopting, the full model reach code for existing buildings.

I've crunched the numbers and found that incentives make electrification economic, but long lasting inertia has kept more than 98% of device replacement being just another new dirty gas machine to replace the old one.

With the incentives making electrification economic, the prudent path is to adopt the full electric Reach Code so the customers and the trades can pivot away from inertia and move towards climate safety.

I think many cities will be able to follow San Mateo again in adopting strong Reach Codes on the peninsula.

Cities are just looking for a first bold mover so they can shed their inertia as well and they can build on your progress.

By adopting a full model reach code for existing buildings (in addition to a reach code for new construction) San Mateo can:

1. Require that all replacements of gas equipment in homes and businesses be electric or zero emissions models, effective January 1, 2025;
2. End the flow of gas in San Mateo, effective January 1, 2030; and
3. Provide appropriate exemptions for economic hardship and technical infeasibility.

Please fully discuss and adopt, the Full Model Reach Codes for Existing Buildings at your September 19, 2022 meeting.

Thank you,

Tom Kabat

Energy Engineer
Menlo Park resident