

POST-PACKET PUBLIC COMMENTS

THE FOLLOWING PUBLIC COMMENTS WERE SUBMITTED
AFTER THE RELEASE OF THE AGENDA PACKET AND
PUBLISHED AT 4PM ON THE DAY OF THE COUNCIL
MEETING

From: [Robert Whitehair](#)
To: [Rick Bonilla](#); [Joe Goethals](#); [Diane Papan](#); [Eric Rodriguez](#); [Amourance Lee](#); [Drew Corbett](#); [Kathy Kleinbaum](#); [Andrea Chow](#); [Sustainability & Infrastructure Commission](#); [Clerk](#)
Cc: [Michelle Hudson](#); [Robert Whitehair](#)
Subject: Agenda Item 24, October 17 City Council Meeting - Reach Codes for Existing Residential Building Remodels
Date: Friday, October 14, 2022 5:24:29 PM
Attachments: [Copy of BayREN Policy Calculator-V1.3 locked.xlsx](#)

Dear Mayor Bonilla, City Council Members, City Manager, Assistant City Manager and Sustainability Staff,

The San Mateo Climate Action Team appreciates the efforts over several years of the City Council, City Staff, and the Sustainability and Infrastructure Commissioners to discuss and act on Reach Codes. We support Staff's excellent proposal on the October 17th Council agenda, for all-electric new construction, as well as the five considerations for remodels of existing residential buildings.

However, the current proposal could be strengthened to include important provisions for remodels that avoid perpetuating gas use. Specifically, we request a discussion of these items for consideration in the current Reach Code:

1. Existing Building Reach Code - Add Remodel Trigger for Installation of Heat Pumps for Heating and Cooling. Under the current proposal, heat pump water heaters In single family homes and duplexes would be required during addition and alteration projects that include water heater replacement. This is a very important provision. However, the other large gas appliances - furnaces - must also be included, because alongside gas water heaters, these two appliances comprise 85% of residential gas use.

We respectfully request adding heat pump HVAC to the proposed requirement for heat pump water heaters for all additions and remodels. Adding heat pump HVAC for remodels would be a single line in the ordinance, and a very easy item that would not require additional outreach or vetting.

Utilizing BayREN's policy calculator (attached), it is clear that the City of San Mateo cannot come close to making its 2030 gas phaseout goal for buildings without earlier actions. The current Reach Code helps achieve 2% of that goal. A replace on burnout ordinance that goes into effect in 2025 will get 20% of the way there. Electric replacements for all remodels will achieve more that 50% of progress towards a 2030 gas phase out. Expediting an End of Gas ordinance sooner rather than later, would achieve the City's 2030 goal but would be extremely challenging without earlier requirements that guide home- and building owners away from gas.

This is a very moderate and reasonable step, given the significant funding from the Inflation Reduction Act, the new PCE rebates (\$3500) expected to start this month, and the state's recent TECH rebate renewal (\$3,000). For low- to moderate income families, the cost difference between a heat pump and a gas

furnace is erased. For the highest income bracket, it's fairly close to parity with \$6500 in rebates & \$2000 in tax credits.

2. Existing Building Reach Code - Resolve Some Possible Confusion About When to Replace an Existing Furnace and Air

Conditioning. Measure #3 of the proposed Reach Code for Existing Building Remodels is described as: "Requires installation of heat pump air conditioning when new air conditioning is installed or replaced, *in conjunction with furnace replacement (emphasis added).*"

As written, this proposed measure would only require the installation of a heat pump when a homeowner intends to install new or replacement air conditioning **AND** a new furnace at the same time. This requirement would rarely, if ever, get triggered.

As written, we could see situations arise where a new gas furnace would be allowed to be installed when a simple air conditioning unit is newly installed or replaced. This should not be allowed because a heat pump is simply air conditioning that works in reverse.

Accordingly, we respectfully request that this measure be revised to eliminate possible confusion so that the installation of a heat pump for heating and cooling is required at any time when new air conditioning is newly installed or replaced.

3. Revision to Status Update to Staff's Work plan for #27 of City

Objectives. As relevant to Objective #27 of the City Objectives, the City Council directed Staff at the City Council study session on Reach Codes on September 19, 2022 to study and develop, over the course of 3-6 months, a full Reach Code for existing buildings based on the Bay Area Reach Codes Group's model ordinance to take effect on January 1, 2025. The Status Update for Item #27 of the City Objectives states as follows: "Staff is working on updates to the 2023 Building Code and will be bringing policy options to City Council for review in September for an effective date of January 2023. Following the completion of the code updates, staff will work on a decarbonization plan evaluating how to achieve the 2030 goal." We respectfully request that the Status Update be revised to reflect that the Council has directed Staff to study and develop over the course of 3-6 months, a full Reach Code for existing buildings based on the Bay Area Reach Codes Group's model ordinance that would take effect on January 1, 2025. Adopting an End of Flow Gas ordinance, sooner, rather than later, would be in everyone's best interest and would be much easier to achieve with a full Reach Code for existing buildings.

On behalf of the 440 community members who signed the San Mateo Climate Action Team's Petition for San Mateo Climate Action, we urge you to adopt Staff's proposed Reach Codes for new construction and existing buildings this fall, and that the above minor revisions be incorporated into the Reach Codes.

Additionally, we respectfully request that the current Council members and Staff do everything necessary to meet the commitments made to the community to adopt the Bay Area Reach Codes Group's full model code for existing buildings in 3-6 months from 9/19/22, and for that ordinance to take effect on January 1, 2025.

Lastly, we note that funding from the Inflation Reduction Act, as well as local rebates, now make it more affordable for low and fixed and middle income households to go electric when appliances fail than to buy new gas appliances. However, many members of the community, and some candidates for local offices, are either not aware of this and/or are declining to acknowledge this when electrification cost concerns get raised. We ask that our current City Council members - who have pledged their enthusiasm for electrifying our City's building stock - help spread the word that new funding has leveled the playing field in terms of the cost of going electric versus sticking with gas at the October 17 City Council meeting when Reach Codes are considered. In addition, we ask that Sustainability staff likewise spread the word in all future presentations on building electrification, and on the sustainability portal of the City's website.

(Please Note: *if cost is a concern with respect to an ordinance applicable to existing buildings, the City of Denver has excellent language concerning cost in their electrification ordinance: The electrification ordinance adopted by Denver mandates (with a permit) that a Heat Pump be Required upon Replacement when cost-effective. This "cost-effective" provision limits the cost to "Near Cost Parity", meaning that "the cost of a replacement of a natural gas space or water heating system to a partially electric heat pump system, including all incentives, that is within 5-15% of a like-for-like natural gas system replacement, including the social cost of carbon dioxide of the gas system over its lifetime)*

Sincerely,

The San Mateo Climate Action Team

From: [Thomas Morgan II](#)
To: [City Council \(San Mateo\)](#)
Subject: Agenda item 24
Date: Monday, October 17, 2022 9:26:47 AM

Dear Mayor and Council

I have rewatched the July SIC and September Study Session and read respective staff reports. After doing so I have the following concerns:

- **Impact on businesses**

- Many businesses along Delaware and Amphlett had to deal with impacts related to the PG&E pipeline replacement in addition to the impact of shutdowns during Covid-19. I would be reluctant to move forward too aggressively as this could potentially make San Mateo a less competitive place and create difficulty attracting new business to our city. While forcing others to close up shop. Business owners will likely cut staffing levels to deal with any additional costs. It sounds like no other Peninsula City is implementing as many reach codes as being proposed in the staff report.

- If businesses close in San Mateo we will likely need to drive to neighboring Cities. We are potentially trading one type of pollution for another. It does not make sense to have the city with over 100K people driving to cities of 30K to 50K residents for goods and services versus the other way around. Perhaps a solution would have automatic trigger to implement/adopt the various measures (i.e. as Redwood City and Burlingame adopt, then San Mateo would also adopt) Early adoptions will likely move San Mateo businesses to neighboring city as they tend to work better with businesses.

- Seems from the Daily Journal that Belmont may have passed an ambitious set of reach codes. Perhaps we can attract their businesses to open locations in San Mateo or move their businesses to San Mateo.

- May result in a decrease in City revenues through the loss of sales and business taxes.

- **Housing affordability**

- Measures seem to apply to Single Family homes and duplexes, not sure if this was intentional. Seems to be disproportionately burdening these homeowners and housing providers who provide the most affordable rents often lower than affordable housing rates in new developments. When I look on Zumper apartments seem extremely high \$3k-8K, however when I look at Zillow a single-family home seems to max out \$4.5K to 5.5K. Not sure why there is such a large difference but would seem we would want to save this type of housing versus vilifying them.

- If condos and townhomes are not included and keep natural gas the fixed infrastructure cost will be shed over fewer users and cost will go up. In the initial roll out of solar it seems we let the users of solar to get out of paying for their full impact on the grid. I would not want to repeat a similar mistake.

- If condos and townhomes are excluded, I would anticipate this would make this type of entry level housing more expensive and further out of reach for those starting out. Especially if electricity rates are higher than projected.

<!--[if !supportLists]--> <!--[endif]-->Higher food prices and food scarcity natural gas is also used to create fertilizers, do these changes consider a replacement source for existing fertilizers, or consider the supply will be shifted to more fertilizer production and encourage additional usage by that industry group? It is my understanding that we already use too much fertilizer, and a gas is created that hangs around the atmosphere. Again, here it seems like we might be trading one pollution for another.

<!--[if !supportLists]--> <!--[endif]-->I am at odds with option 4b on the one hand it might be good, but it feels like the City is attempting to takeaway a property right which I am strongly opposed to.

- **Miscellaneous**

- At numerous planning committee meetings, it seems developers were given higher score for installing solar water heaters versus actual solar. I hope this mistake is cleared up in the current code. I Did not hear this discussed in meetings but would be a tremendous failure of oversight if this continues to persist.

- Seems a shutoff date should consider the CAP Ex schedule of PG&E. If we are planning a shutoff date, and PG&E would be in a situation where they simply retire capex versus making the capex investment to bridge a short period needed to make it to the shut off date.

- **Questions**

- <!--[if !supportLists]--> <!--[endif]-->If San Mateo sets a shut off date does this mean the main pipeline running through San Mateo will be deactivated at the same time?

- <!--[if !supportLists]--> <!--[endif]-->If we adopt measures from PCE and/or the Bay Area Reach codes group does this impact tax measures such as Measure S or Measure CC's must be spent in San Mateo (seems to benefit/ have indirect influence of a regional group).

- <!--[if !supportLists]--> <!--[endif]-->Are there any conflicts of interest with PCE the Bay Area Reach Codes Group?

- <!--[if !supportLists]--> <!--[endif]-->Over the various Climate actions plans existing building seem to have a larger impact than previous versions, curious as to the methodology for increased reductions in Greenhouse gasses?

From: [REDACTED]
To: [City Council \(San Mateo\)](#)
Subject: Agenda Item 24; Amendments to 2022 California Building Standards Code
Date: Monday, October 17, 2022 11:11:21 AM

Honorable Council Members,

In my opinion, limiting the use of natural gas is not wise. Affordable and adequate supply of energy is critical to our economy and our quality of life.

When the electricity goes out – it is comforting to have gas for cooking, showers, and heat.

I urge you not to approve anything that limits natural gas and increases housing costs. Give the consumer a choice.

Tom

Thomas Weissmiller (Weißmüller)

San Mateo, CA | Cell [REDACTED]

Reply to [REDACTED]

From: [Carolyn Healy](#)
To: [City Council \(San Mateo\)](#)
Subject: All electric existing homeowners
Date: Monday, October 17, 2022 1:25:40 PM

Dear City Council,

I am concerned and against any decision requiring existing homeowners to convert all their appliances to electric. Why don't you start with no more gas fireplaces which is a completely optional feature to their home? The local fireplace companies are still installing gas fireplaces. With all the new multi-unit construction, I think that should be the focus, not existing homeowners who own single family homes. One home conversion costs almost \$100,000 for one, two or three people living in it. How does that make a statistical difference compared to multi-units which have hundreds of people living in them? Why don't you have the wealthy existing multi-unit landlords update their properties first? Aren't some of those city council members or have businesses related to property management? Not sure why this isn't on the front page in bold in the Journal.

Carolyn Healy

From: [Dennis Murphy](#)
To: [City Council \(San Mateo\)](#)
Subject: All Electric Reach Code
Date: Monday, October 17, 2022 8:54:03 AM

Council, I implore you to make sure that any reach codes set should allow for a choice for residents in existing homes. The potential financial burden for residents to replace gas appliances with all electric could cost the average resident over \$17,000. This isn't right, and you need to do the right thing and allow that to be a choice for residents to make.

Sincerely,

Dennis Murphy
President, San Mateo Glendale Village Neighborhood Association

From: [Jen Sprowls](#)
To: [City Council \(San Mateo\)](#)
Subject: All electric requirement
Date: Monday, October 17, 2022 8:44:59 AM

Hi,

Please vote No to require existing homes to convert to all electric. I did an extensive remodel three years ago and would not be able to afford replacing my stove, oven, water heater and gas fireplace to meet this requirement.

San Mateo is already an expensive place to live with cost of housing, taxes, and everyday expensive. Please do not crush the middle class with this mandate.

We would seriously need to think about relocating as it would be such a financial burden.

Please vote NO!

Jen

From: [Craig O](#)
To: [City Council \(San Mateo\)](#)
Subject: City Council Meeting to look at ways to reduce greenhouse gas emissions inside the home!
Date: Sunday, October 16, 2022 10:36:26 AM

Hello,

I am writing to express my very strong support for the proposal to enact laws to mandate electrification of new homes and remodels!

Please consider this a vote from my family to try to address the climate crisis one step at a time!

Cheers,
Craig Husfeld



From: [Mike Germano](#)
To: [Clerk](#)
Subject: City Council: Opposed to mandated home appliances
Date: Monday, October 17, 2022 1:20:53 PM

Dear City Clerk,

Please forward my opposition to the City Council members for their discussions of mandated home appliances for SM residents.

Thank you.

To my City Council Members,

Re: Appliance Mandates

I am opposed to the mandating specific home appliances to owners of existing property in our city. As a citizen of this country, state, and city I want to maintain my rights to choose.

Thank you.

Mike Germano



From: [Angie Fuqua](#)
To: [City Council \(San Mateo\)](#)
Subject: Council Meeting 10.17.22 - Reach Codes
Date: Monday, October 17, 2022 8:58:06 AM

We are writing to you about reach codes for new and existing homes. We feel strongly that any reach codes set should allow for choice for residents in existing homes.

Thank you.

Mark & Fuqua



From: [Gary Germano](#)
To: [City Council \(San Mateo\)](#)
Subject: Electric Appliance Mandates
Date: Monday, October 17, 2022 12:23:28 PM

Dear San Mateo City Council Members,

It has been brought to our attention today that you will be discussing "Reach Codes", regarding mandated use of electric appliances.

We wish to advise you that we are **totally opposed to MANDATES forcing electric appliances to be the only choice in homes and living units**, and ESPECIALLY in already existing and older homes, regardless of age.

We urge you to please reject imposing any such mandate.

Sincerely,

Gary and Janet Germano



From: [Patrice Olds](#)
To: [Martin McTaggart](#); [Erin Fellers](#); [Andrea Chow](#)
Subject: FW: All electric requirement
Date: Monday, October 17, 2022 8:50:52 AM

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

From: Jen Sprowls <[REDACTED]>
Sent: Monday, October 17, 2022 8:45 AM
To: City Council (San Mateo) <CityCouncil@cityofsanmateo.org>
Subject: All electric requirement

Hi,

Please vote No to require existing homes to convert to all electric. I did an extensive remodel three years ago and would not be able to afford replacing my stove, oven, water heater and gas fireplace to meet this requirement.

San Mateo is already an expensive place to live with cost of housing, taxes, and everyday expensive. Please do not crush the middle class with this mandate.

We would seriously need to think about relocating as it would be such a financial burden.

Please vote NO!

Jen

From: [Patrice Olds](#)
To: [Martin McTaggart](#); [Erin Fellers](#)
Subject: FW: City Council Meeting to look at ways to reduce greenhouse gas emissions inside the home!
Date: Sunday, October 16, 2022 10:58:19 AM

From: Craig O <[REDACTED]>
Sent: Sunday, October 16, 2022 10:36 AM
To: City Council (San Mateo) <CityCouncil@cityofsanmateo.org>
Subject: City Council Meeting to look at ways to reduce greenhouse gas emissions inside the home!

Hello,

I am writing to express my very strong support for the proposal to enact laws to mandate electrification of new homes and remodels!

Please consider this a vote from my family to try to address the climate crisis one step at a time!

Cheers,
Craig Husfeld

[REDACTED]
[REDACTED]

From: [Patrice Olds](#)
To: [Andrea Chow](#); [Martin McTaggart](#); [Erin Fellers](#)
Subject: FW: Gas appliances
Date: Monday, October 17, 2022 10:11:59 AM

From: Lisa Taner [REDACTED]
Sent: Monday, October 17, 2022 10:10 AM
To: [REDACTED]
Cc: City Council (San Mateo) <CityCouncil@cityofsanmateo.org>
Subject: Re: Gas appliances

Love it!

On Mon, Oct 17, 2022 at 10:00 AM Anna Kuhre [REDACTED] wrote:

Dear Council Members,

The logistics of forcing citizens to remove existing gas appliances is the most ridiculous, poorly thought out plan ever conceived by this Commission and this Council.

Stupid ideas like this will surely get you all bounced out of City Hall.

Get some commissioners who can relate to the citizens.

Sincerely, Anna Kuhre

From: [Patrice Olds](#)
To: [Martin McTaggart](#); [Erin Fellers](#)
Subject: FW: Input for SMCity Council meeting 10/17/22 item #24 Green Energy Reach Codes
Date: Monday, October 17, 2022 8:51:29 AM

From: Gary Trott 2 [REDACTED]
Sent: Monday, October 17, 2022 8:39 AM
To: City Council (San Mateo) <CityCouncil@cityofsanmateo.org>; Drew Corbett <dcorbett@cityofsanmateo.org>; Kathy Kleinbaum <kkleinbaum@cityofsanmateo.org>; Andrea Chow <achow@cityofsanmateo.org>
Cc: 'Gary Trott 2' [REDACTED]
Subject: Input for SMCity Council meeting 10/17/22 item #24 Green Energy Reach Codes

Dear Mayor Bonilla, City Council Members, City Manager, Assistant City Manager and Sustainability Staff,

I appreciate the efforts of the City Council, City Staff, and the Sustainability and Infrastructure Commissioners to discuss and act on Reach Codes. I support Staff's proposal for all-electric new construction, as well as their proposed five measures for remodels of existing residential buildings.

However, I request that the current proposal for existing buildings be strengthened to include The San Mateo Climate Action Team's suggested revisions to the remodel measures, including the following:

1. Existing Building Reach Code. Please add a remodel trigger for installation of heat pump HVAC for heating and cooling.
2. Existing Building Reach Code. Please clarify that new or replacement air conditioning is a sufficient trigger for the requirement of installation of heat pump HVAC.
3. Revision to Status Update to Staff's Work plan for #27 of City Objectives. Please revise the status update to reflect that the Council has directed Staff to study and develop over the course of 3-6 months, a full Reach Code for existing buildings based on the Bay Area Reach Codes Group's model ordinance that would take effect on January 1, 2025.

I urge you to adopt Staff's proposed Reach Codes for new construction and existing buildings this fall, and that the above minor revisions be incorporated into said Reach Codes.

Additionally, I respectfully request that the current Council members and Staff do everything necessary to meet the commitments made to the community to adopt the Bay Area Reach Codes Group's full model code for existing buildings in 3-6 months

from 9/19/22, and for said ordinance to take effect on January 1, 2025.

➔ I believe it is imperative that San Mateo City begin the transition process to eliminate natural gas in existing building as soon as possible. There will be resistance and impediments to such a bold stance. However one has to begin somewhere. Plus, as there is no estimate from the staff as to how long the process will take, there are no milestones to even gauge progress. Meanwhile the climate hazardous will continue to increase in severity. It is a train wreck a long time coming with no effective actions to stop it. ⬅

Lastly, please take a leadership role in communicating to the community that funding from the Inflation Reduction Act, as well as local rebates, now makes it more affordable for low, fixed and middle income households to go electric when appliances fail, as compared to the cost of buying new gas appliances. Many members of the community are either not aware of this and/or are declining to acknowledge this when electrification cost concerns get raised.

Sincerely,

Dr. Gary Trott

Climate concerned citizen of San Mateo

From: [Patrice Olds](#)
To: [Martin McTaggart](#); [Erin Fellers](#); [Andrea Chow](#)
Subject: FW: Please retain choice for gas vs. electrical in homes
Date: Monday, October 17, 2022 8:50:27 AM

From: LOUISE BEKINS [REDACTED]
Sent: Monday, October 17, 2022 8:45 AM
To: City Council (San Mateo) <CityCouncil@cityofsanmateo.org>
Cc: LOUISE BEKINS [REDACTED]
Subject: Please retain choice for gas vs. electrical in homes

Dear Council Members

It is important that you/we retain a **choice** for electrical or gas appliances, etc. in our homes. Please vote accordingly.

More specifically, it will be impossible for some residents to afford the costs of going all electric.

Thank you,
Louise Bekins
[REDACTED]

From: [Patrice Olds](#)
To: [Martin McTaggart](#); [Erin Fellers](#)
Subject: FW: Reach code vote
Date: Monday, October 17, 2022 7:57:14 AM

From: Elaine Salinger [REDACTED]
Sent: Sunday, October 16, 2022 10:09 PM
To: City Council (San Mateo) <CityCouncil@cityofsanmateo.org>; Drew Corbett <dcorbett@cityofsanmateo.org>; Kathy Kleinbaum <kkleinbaum@cityofsanmateo.org>; Andrea Chow <achow@cityofsanmateo.org>
Subject: Reach code vote

Dear Mayor Bonilla, City Council Members, City Manager, Assistant City Manager and Sustainability Staff,

I am writing for myself, for the almost 1000 CCL members of SMC, and 200 members of the City of San Mateo.

I appreciate the efforts of the City Council, City Staff, and the Sustainability and Infrastructure Commissioners to discuss and act on Reach Codes. I support Staff's proposal for all-electric new construction, as well as their proposed five measures for remodels of existing residential buildings.

However, I request that the current proposal for existing buildings be strengthened to include The San Mateo Climate Action Team's suggested revisions to the remodel measures, including the following:

1. Existing Building Reach Code. Please add a remodel trigger for installation of heat pump HVAC for heating and cooling.
2. Existing Building Reach Code. Please clarify that new or replacement air conditioning is a sufficient trigger for the requirement of installation of heat pump HVAC.
3. Revision to Status Update to Staff's Work plan for #27 of City Objectives. Please revise the status update to reflect that the Council has directed Staff to study and develop over the course of 3-6 months, a full Reach Code for existing buildings based on the Bay Area Reach Codes Group's model ordinance that would take effect on January 1, 2025.

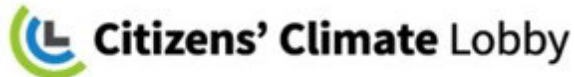
I urge you to adopt Staff's proposed Reach Codes for new construction and existing buildings this fall, and that the above minor revisions be incorporated into said Reach Codes.

Additionally, I respectfully request that the current Council members and Staff do everything necessary to meet the commitments made to the community to adopt the Bay Area Reach Codes Group's full model code for existing buildings in 3-6 months from 9/19/22, and for said ordinance to take effect on January 1, 2025.

Lastly, please take a leadership role in communicating to the community that funding from the Inflation Reduction Act, as well as local rebates, now makes it more affordable for low, fixed and middle income households to go electric when appliances fail, as compared to the cost of buying new gas appliances. Many members of the community, and some candidates for local offices, are either not aware of this and/or are declining to acknowledge this when electrification cost concerns get raised.

Sincerely,

Elaine Salinger, Group Co-Leader and San Mateo resident
San Mateo County Chapter



From: [Patrice Olds](#)
To: [Martin McTaggart](#); [Erin Fellers](#); [Andrea Chow](#)
Subject: FW: Reach Codes
Date: Monday, October 17, 2022 8:51:52 AM

From: Kitty Van Beckum [REDACTED]
Sent: Monday, October 17, 2022 8:38 AM
To: City Council (San Mateo) <CityCouncil@cityofsanmateo.org>
Subject: Reach Codes

Please vote for codes set that allow for a **choice** for San Mateo residents in existing homes. The expense of changing from gas to electric can be a burden to those of us on a fixed income.

Sincerely,
Katherine Van Beckum

From: [Petrice Olds](#)
To: [Andrea Chow](#); [Martin McTaggart](#); [Erin Fellers](#)
Subject: FW: Reach Codes
Date: Monday, October 17, 2022 10:03:57 AM

From: Steve Zakula <stevezakula@gmail.com>
Sent: Monday, October 17, 2022 9:02 AM
To: City Council (San Mateo) <CityCouncil@cityofsanmateo.org>
Subject: Reach Codes

Please do not mandate that existing gas appliances must be replaced with electric when those appliances reach the end of their useful lives. The cost to do so is an extreme financial burden. Owners should have the option to replace gas with gas.
Respectfully submitted,

Steve Zakula

[REDACTED]

Steven Zakula

[REDACTED]

[REDACTED]



From: [Patrice Olds](#)
To: [Martin McTaggart](#); [Erin Fellers](#)
Subject: FW: Reach Codes
Date: Monday, October 17, 2022 1:27:25 PM

From: Kathy Battat [REDACTED]
Sent: Monday, October 17, 2022 11:56 AM
To: City Council (San Mateo) <CityCouncil@cityofsanmateo.org>; Drew Corbett <dcorbett@cityofsanmateo.org>; Kathy Kleinbaum <kkleinbaum@cityofsanmateo.org>; Andrea Chow <achow@cityofsanmateo.org>
Subject: Reach Codes

Dear Mayor Bonilla, City Council Members, City Manager, Assistant City Manager and Sustainability Staff,

Thank you to the leadership of the City Council, City Staff, and the Sustainability and Infrastructure Commissioners on strong Reach Codes for the City San Mateo. I support the proposal for all-electric new construction, as well as the proposed five measures for remodels of existing residential buildings.

I request that the current proposal for existing buildings be strengthened to include The San Mateo Climate Action Team's suggested revisions to the remodel measures, including the following:

1. Existing Building Reach Code. Please add a remodel trigger for installation of heat pump HVAC for heating and cooling.
2. Existing Building Reach Code. Please clarify that new or replacement air conditioning is a sufficient trigger for the requirement of installation of heat pump HVAC.
3. Revision to Status Update to Staff's Work plan for #27 of City Objectives. Please revise the status update to reflect that the Council has directed Staff to study and develop over the course of 3-6 months, a full Reach Code for existing buildings based on the Bay Area Reach Codes Group's model ordinance that would take effect on January 1, 2025.

I urge you to adopt Staff's proposed Reach Codes for new construction and existing buildings this fall, and that the above minor revisions be incorporated into said Reach

Codes.

Additionally, I encourage Council members and Staff do everything necessary to meet the commitments made to the community to adopt the Bay Area Reach Codes Group's full model code for existing buildings in 3-6 months from 9/19/22, and for said ordinance to take effect on January 1, 2025.

Please also communicate to constituents the benefits of taking full advantage of the Inflation Reduction Act, as well as local rebates to go electric when appliances fail, as compared to the cost of buying new gas appliances. Many members of the community, and some candidates for local offices, are either not aware of this and/or are declining to acknowledge this when electrification cost concerns get raised.

Sincerely,

Kathy Battat
Sierra Club, Loma Prieta Chapter Environmental Legislative Action committee member

From: [Patrice Olds](#)
To: [Martin McTaggart](#); [Erin Fellers](#); [Andrea Chow](#)
Subject: FW: Reach Codes/Allow for Choice
Date: Monday, October 17, 2022 8:51:11 AM

From: Lisa Taner [REDACTED]
Sent: Monday, October 17, 2022 8:44 AM
To: City Council (San Mateo) <CityCouncil@cityofsanmateo.org>
Cc: Patrice Olds <polds@cityofsanmateo.org>
Subject: Reach Codes/Allow for Choice

Dear Council.

As you discuss reach Codes this evening for existing homes, I send a second letter supporting CHOICE for your constituents to avoid a heavy financial burden as rebates to convert to all electric are few, and if you don't use much gas (Ex: one elderly person living alone or even a household of two) the gas draw won't be enough for those issuing rebates to consider you. THIS HAS HAPPENED to a resident right here in San Mateo. They deem a low draw unworthy of 'incentivizing' change.

Further, I am providing a link of a recent study to show just how much we are talking about to convert your home to all electric even when just replacing a single appliance: https://www.samcar.org/userfiles/file/Electrification_Case_Study_20210827.pdf?fbclid=IwAR2uG_bsloAaWTDfmf5g0S8OEua4WOenNwdExNNMffBOYDRkeF3-TOd04_MAttached

Your constituents may yet be unaware of what a removal of choice could mean for them. I ask that you point your green efforts to new construction and allow those in existing homes the choice to convert if and when they can afford to do so. So many, like myself, have gone that route as they can with solar panels, electric cars, etc. Please do not place undue hardship on residents, not to mention our terrible electric grid.

Thank you,

Lisa Taner

From: [Patrice Olds](#)
To: [Andrea Chow](#); [Martin McTaggart](#); [Erin Fellers](#)
Subject: FW: require EXISTING homes having to go ALL ELECTRIC
Date: Monday, October 17, 2022 7:59:38 AM

From: [REDACTED]
Sent: Sunday, October 16, 2022 6:22 PM
To: City Council (San Mateo) <CityCouncil@cityofsanmateo.org>
Subject: Re: require EXISTING homes having to go ALL ELECTRIC

Council Members,

In regards to mandatory replacement of all gas appliances, we have the following comments:

1. Too authoritarian
2. This is a misguided attempt to put "all eggs in one basket"
3. What happens during a power outage?
4. What about residents that have spent their life savings in gas appliances?
5. Why do governmental agencies feel that they have the authority to DICTATE appliances we have used all our lives?
6. The stated goals may be well meaning, but highly misdirected.
7. If we experience a power outage, how are people going to use their natural gas generators that they have spent THOUSANDS of dollars purchasing?
8. Is the City of San Mateo going to reimburse any homeowner/apartment building owner/restaurant owner that has to replace all appliances?

We believe a more acceptable approach to residents would be to require any REPLACED appliances should be electric.

AND

Any new construction would require all electric appliances.

Sincerely TWO VERY CONCERNED 33 year residents!

Valerie and Brent Harnish

From: [Patrice Olds](#)
To: [Martin McTaggart](#); [Erin Fellers](#)
Subject: FW: Support for all-electric reach codes
Date: Monday, October 17, 2022 7:57:39 AM

From: [REDACTED]
Sent: Sunday, October 16, 2022 9:47 PM
To: City Council (San Mateo) <CityCouncil@cityofsanmateo.org>; Drew Corbett <dcorbett@cityofsanmateo.org>; Kathy Kleinbaum <kkleinbaum@cityofsanmateo.org>; Andrea Chow <achow@cityofsanmateo.org>
Subject: Support for all-electric reach codes

Dear Mayor Bonilla, esteemed Members of City Council, City Manager, Assistant City Manager, and Sustainability Staff:

I'm writing to say thank you to the City Council, City Staff, and the Sustainability & Infrastructure Commissioners for proposing real progress in our city's Reach Codes. **I support Staff's proposal for all-electric new construction, as well as their proposed five measures for remodels of existing residential buildings.**

Because I feel strongly that we must address the climate crisis swiftly and by putting a wide variety of actions into play, I **request that the current proposal for existing buildings be strengthened to include The San Mateo Climate Action Team's suggested revisions** to the remodel measures, including the following:

Existing Building Reach Code. Please add a remodel trigger for installation of **heat pump HVAC** for heating and cooling.

Existing Building Reach Code. Please clarify that new or replacement air conditioning is a sufficient trigger for the requirement of installation of **heat pump HVAC**.

Revision to Status Update to Staff's Work plan for #27 of City Objectives. Please revise the status update to reflect that the Council has directed Staff to study and develop over the course of 3-6 months, a full Reach Code for existing buildings based on the Bay Area Reach Codes Group's **model ordinance** that would take effect on January 1, 2025.

In summary, I urge you to please adopt Staff's proposed Reach Codes for new construction and existing buildings this fall, and that the above minor revisions be incorporated into said Reach Codes.

Additionally, I respectfully request that the current Council members and Staff do everything necessary to meet the commitments made to the community to adopt the Bay Area Reach Codes Group's full model code for existing buildings in 3-6 months from 9/19/22, and for said ordinance to take effect on January 1, 2025.

It is also my hope that City Staff and the City Council will take a leadership role in communicating to the community that funding from the Inflation Reduction Act, as well as local rebates, now makes it **more affordable** for low, fixed and middle income households to go electric when appliances fail, as compared to the cost of buying new gas appliances. Many members of the community are either not aware of this and/or are declining to acknowledge this recent development lowering electrification costs.

Thank you for being good stewards of the only planet that we can call home. Thank you for giving so much of your time and expertise to serve as thoughtful leaders of this unique community.

Sincerely,
Wendy Chou
Resident of San Mateo

From: [Robert Whitehair](#)
To: [City Council \(San Mateo\)](#); [Clerk; Sustainability & Infrastructure Commission](#); [Kathy Kleinbaum](#); [Andrea Chow](#); [Drew Corbett](#)
Cc: [Michelle Hudson](#); diane@menlospark.org
Subject: Great news from PCE today - rebates and Zero interest loans for replacements of gas water heaters and gas furnaces
Date: Monday, October 17, 2022 11:22:37 AM

Dear All

You may have already received this notice from PCE, but this is great news for those San Mateo residents wanting to replace with electric, their gas water heater or furnace, either because the units have failed or because of a remodel.

Announced ***TODAY***, significant new funding is now available from Peninsula Clean Energy, with an extra boost for low income customers. This is in addition to other significant funding from the Inflation Reduction Act.

Replacing gas units with electric models is at parity, and for some, it is now even ***LESS*** expensive to replace with electric, compared to gas. I know that because had the IRA and PCE funding been available when I completely electrified my home this year, our family's costs would have been reduced, to ***ZERO*** out of pocket for the heat pump water heater, and to less than the gas replacement cost for heating and cooling.

Thank you for all you do for San Mateo residents!

Robert Whitehair

co lead

San Mateo Climate Action Team



Peninsula Clean Energy Offers New Zero-Percent Loans, Rebates For Electric Home Upgrades

Interest-free loans and expanded rebates target electric appliances

REDWOOD CITY, CA – Oct. 17, 2022 – Peninsula Clean Energy is providing homeowners in San Mateo County and the City of Los Banos interest-free financing and new rebates to install electric appliances and make other energy-efficiency upgrades.

The agency's new [Zero Percent Loan program](#) will provide interest-free financing for up to \$10,000 per home for projects that include installation of electric heat pump equipment, including water heaters and HVAC (heating, ventilation and air conditioning) units. Gas-powered equipment will not be eligible for the financing.

The loans will range from two to 10 years and be repaid on monthly electric bills. They do not require a credit check but do require the customer to have a zero past-due balance on their previous three PG&E billing statements.

Peninsula Clean Energy is also offering all of its customers in San Mateo County and the City of Los Banos a new rebate of up to \$3,500 for installing an [electric heat pump HVAC unit](#) and is increasing an existing rebate to \$3,000 for installing a [heat pump water heater](#). Additional rebates of up to \$1,000 are available from BayREN for San Mateo County residents, with certain restrictions, and may be layered on top of the Peninsula Clean Energy rebates.

	Peninsula Clean Energy Rebate	BayREN Rebate	Total
Heat pump water heater	\$3,000	\$1,000	\$4,000
Heat pump HVAC system	\$3,500	\$0-1,000	\$3,500-4,500
Electrical panel upgrade	\$1,500	\$0	\$1,500
Additional rebate for CARE/FERA customers	\$1,000	\$0	\$1,000

[For details and eligibility see the Peninsula Clean Energy webpages about [water heaters](#) and [heating and air conditioning](#).]

An additional \$1,500 rebate is available for Peninsula Clean Energy customers in both San Mateo County and the City of Los Banos to upgrade their electrical panel, if that is needed.

Income-qualified residents under the California Alternate Rates for Energy (CARE) and Family Electric Rate Assistance (FERA) programs in all of Peninsula Clean Energy's service territory can receive an additional \$1,000 rebate for installing an electric heat pump HVAC or water heater.

Nearly 60 percent of the methane gas, an unhealthy and potentially hazardous pollutant, used by homes is for heating water. Space heating is the second-largest residential use for methane gas. Heat pump HVAC designs can provide heat for less than one third the energy of a gas furnace and also keep you cool in the summer.

"These rebates and zero-percent loans allow more customers to switch from combusting methane gas to more-efficient electric appliances, powered by the 100 percent clean electricity delivered by Peninsula Clean Energy," **Peninsula Clean Energy CEO Jan Pepper said.**

"Making the switch from methane helps all our communities and region address some of the fastest growing sources of heat-trapping pollutants responsible for our changing climate," **San Mateo County Supervisor and Peninsula Clean Energy Co-Founder Dave Pine said.**

About Peninsula Clean Energy

Peninsula Clean Energy is a Community Choice Aggregation agency. It is the official electricity provider for San Mateo County and for the City of Los Banos. Founded in 2016 with a mission to reduce greenhouse gas emissions, the agency serves a population of 810,000 by providing more than 3,600 gigawatt hours annually of electricity that is 50 percent renewable, 100 percent clean and at lower cost than PG&E. As a community-led, not-for-profit agency, Peninsula Clean Energy makes significant investments in its communities to expand access to sustainable and affordable energy solutions. Peninsula Clean Energy is on track to deliver electricity that is 100 percent renewable by 2025. The agency has earned investment grade credit ratings from Moody's and Fitch. Follow us at [PenCleanEnergy.com](#), [Twitter](#), [Facebook](#) and [LinkedIn](#).

Media Contact

Darren Goode

Peninsula Clean Energy

dgoode@peninsulacleanenergy.com

This email was sent to diane@menlospark.org

Peninsula Clean Energy, 2075 Woodside Rd, Redwood City, CA 94061, United States

[Unsubscribe](#)

From: [Gary Trott 2](#)
To: [City Council \(San Mateo\)](#); [Drew Corbett](#); [Kathy Kleinbaum](#); [Andrea Chow](#)
Cc: ["Gary Trott 2"](#)
Subject: Input for SMCity Council meeting 10/17/22 item #24 Green Energy Reach Codes
Date: Monday, October 17, 2022 8:39:23 AM

Dear Mayor Bonilla, City Council Members, City Manager, Assistant City Manager and Sustainability Staff,

I appreciate the efforts of the City Council, City Staff, and the Sustainability and Infrastructure Commissioners to discuss and act on Reach Codes. I support Staff's proposal for all-electric new construction, as well as their proposed five measures for remodels of existing residential buildings.

However, I request that the current proposal for existing buildings be strengthened to include The San Mateo Climate Action Team's suggested revisions to the remodel measures, including the following:

1. Existing Building Reach Code. Please add a remodel trigger for installation of heat pump HVAC for heating and cooling.
2. Existing Building Reach Code. Please clarify that new or replacement air conditioning is a sufficient trigger for the requirement of installation of heat pump HVAC.
3. Revision to Status Update to Staff's Work plan for #27 of City Objectives. Please revise the status update to reflect that the Council has directed Staff to study and develop over the course of 3-6 months, a full Reach Code for existing buildings based on the Bay Area Reach Codes Group's model ordinance that would take effect on January 1, 2025.

I urge you to adopt Staff's proposed Reach Codes for new construction and existing buildings this fall, and that the above minor revisions be incorporated into said Reach Codes.

Additionally, I respectfully request that the current Council members and Staff do everything necessary to meet the commitments made to the community to adopt the Bay Area Reach Codes Group's full model code for existing buildings in 3-6 months from 9/19/22, and for said ordinance to take effect on January 1, 2025.

➔ I believe it is imperative that San Mateo City begin the transition process to eliminate natural gas in existing building as soon as possible. There will be resistance and impediments to such a bold stance. However one has to begin somewhere. Plus, as there is no estimate from the staff as to how long the process will take, there are no milestones to even gauge progress. Meanwhile the climate hazardous will continue to increase in severity. It is a train wreck a long time coming with no effective actions to stop it. ⬅

Lastly, please take a leadership role in communicating to the community that funding from the Inflation Reduction Act, as well as local rebates, now makes it more affordable for low, fixed and middle income households to go electric when appliances fail, as compared to the cost of buying new gas appliances. Many members of the community are either not aware of this and/or are declining to acknowledge this when electrification cost concerns get raised.

Sincerely,

Dr. Gary Trott

Climate concerned citizen of San Mateo

From: [Linda Tolosano](#)
To: [City Council \(San Mateo\)](#)
Subject: October 17th City Council Meeting "Reach Codes"
Date: Monday, October 17, 2022 12:27:55 PM

We have been hearing about the possibility of the City of San Mateo instituting mandatory compliance for replacement of gas appliances/HVAC when new equipment is necessary. This places a huge cost burden on current homeowners who now have gas in their homes. Unless the City of San Mateo is willing to somehow subsidize the costs involved, many people will not be able to afford such a mandate. The City has already burdened homeowners with paying for sewer connections and other City services that have slowly dwindled over the years.

We are in favor of requiring new development to be 100% electric. Putting the burden of installing electric for gas replacement is unfair and an undue burden on homeowners. Time to think about your neighbors and what you are asking them to do and how it will effect their ability to stay in their homes.

Linda Tolosano

[REDACTED]
[REDACTED]

From: [LOUISE BEKINS](#)
To: [City Council \(San Mateo\)](#)
Cc: [LOUISE BEKINS](#)
Subject: Please retain choice for gas vs. electrical in homes
Date: Monday, October 17, 2022 8:45:52 AM

Dear Council Members

It is important that you/we retain a **choice** for electrical or gas appliances, etc. in our homes. Please vote accordingly.

More specifically, it will be impossible for some residents to afford the costs of going all electric.

Thank you,
Louise Bekins



From: [Michelle Hudson](#)
To: [City Council \(San Mateo\)](#); [Drew Corbett](#); [Kathy Kleinbaum](#); [Andrea Chow](#)
Subject: Please Support Electrification Measures (and Combat the Misinformation) - Comment on Item #24 on 10/17 City Council Agenda
Date: Monday, October 17, 2022 10:29:22 AM

Dear Mayor Bonilla, City Council Members, City Manager, Assistant City Manager and Sustainability Staff,

I appreciate the efforts of the City Council, City Staff, and the Sustainability and Infrastructure Commissioners to discuss and act on Reach Codes. I support Staff's proposal for all-electric new construction, as well as their proposed five measures for remodels of existing residential buildings.

However, I request that the current proposal for existing buildings be strengthened to include The San Mateo Climate Action Team's suggested revisions to the remodel measures, including the following:

1. Existing Building Reach Code. Please add a remodel trigger for installation of heat pump HVAC for heating and cooling.
2. Existing Building Reach Code. Please clarify that new or replacement air conditioning is a sufficient trigger for the requirement of installation of heat pump HVAC.
3. Revision to Status Update to Staff's Work plan for #27 of City Objectives. Please revise the status update to reflect that the Council has directed Staff to study and develop over the course of 3-6 months, a full Reach Code for existing buildings based on the Bay Area Reach Codes Group's model ordinance that would take effect on January 1, 2025.

I urge you to adopt Staff's proposed Reach Codes for new construction and existing buildings this fall, and that the above minor revisions be incorporated into said Reach Codes.

Additionally, I respectfully request that the current Council members and Staff do everything necessary to meet the commitments made to the community to adopt the Bay Area Reach Codes Group's full model code for existing buildings in 3-6 months from 9/19/22, and for said ordinance to take effect on January 1, 2025.

Beyond the above, I wish to address the misinformation that is circulating in the community with respect to the current Reach Code proposal, as well as electrification in general. Much of the misinformation seems politically motivated to hurt or help certain City Council candidates. I urge you to see the negative comments regarding the current Reach Code proposal for what they are - at best, they are the result of a misunderstanding of the current proposal owing to the misinformation campaign, and at worst, they are politically motivated. Please educate those who are misinformed about the

current proposal, which is very limited in scope and applicable to new construction and remodels only.

For the sake of all of our futures, I do hope there will be a time in the near future when the City does consider a stronger electrification ordinance, as the current Council has assured us will happen. I remind you that 440 community members have signed a Petition asking for this. To lay the groundwork for much-needed broad electrification, **please take a leadership role in communicating to the community that funding from the Inflation Reduction Act, as well as increased local rebates, now makes it more affordable for low, fixed and middle income households to go electric when appliances fail, as compared to the cost of buying new gas appliances.** Many members of the community are either not aware of this and/or are declining to acknowledge this when electrification cost concerns get raised. There also seems to be much unfounded concern regarding grid capacity, and the need for panel upgrades, in connection with electrification. **Again, your leadership role in educating the community on these issues is much needed** and would be greatly appreciated by those of us who support electrification as a climate solution for no reason other than we want a livable planet.

Sincerely,

Michelle Hudson,
Resident of San Mateo
Mother of two

From: Philip Thompson
To: City Council (San Mateo)
Subject: Please, no Reach Codes for existing homes: costs are a nightmare for older homeowners
Date: Monday, October 17, 2022 12:20:50 PM
Attachments: (null).(null)

Hello. I urge you *not* to require that owners of existing San Mateo homes replace their gas appliances and systems with electric. I've considered it already, but the costs are horrifying, particularly for older homeowners on a fixed income (I myself currently have NO income). As an example, I got a quote for replacing my gas furnace with an electric heat pump this year, and the cost for a small system was appalling (\$21,000) so we had to decline. We can't afford that. The costs for making my house ALL-electric, including all the systems updating that would be required, is a truly terrifying prospect for us. I'm attaching here a report on estimated costs associated with that kind of project, and I assure you that that cannot happen to us, it would be devastating.

When you discuss REACH codes tonight, please have compassion on homeowners, especially older ones. Thanks for listening.

Thank you,
Phil Thompson

SAN MATEO COUNTY ASSOCIATION of REALTORS®

Potential Cost Range of All-Electric Conversion
Building Electrification Cost Study Published: August 27, 2021

STRUCTURAL COSTS	Low End*	High End*
APPLIANCES		
Air/Heating System	\$15,000	\$25,000
Range Cooktop	\$1,500	\$4,000
Water Heater	\$1,000	\$5,000
Clothes Dryer	\$1,000	\$2,000
SERVICES		
Installing a new all-electric system	\$5,000	\$10,000
Construction Access to Electrical	\$1,000	\$6,000
Abatement of Asbestos & Lead	\$1,000	\$10,000
Replacement Housing During Asbestos Removal & Construction	\$1,000	\$10,000
SPRINKLERS		
Electric Panel Upgrade from 60-100 to 200 amp	\$4,000	\$6,000
Undergrounding of lines	\$1,000	\$10,000
To Accommodate 200 Amp Service, Replacement of 2 inch Pipe with 3 inch Pipe Under Driveway from House to Street	\$1,000	\$20,000
PG&E Capping Off Gas Line	\$15,000	\$15,000
SUBTOTAL APPLIANCES & SERVICES	\$56,500	\$123,000
ADDITIONAL FACTORS		
Solar Panels	\$25,000	\$60,000
New Roof	\$25,000	\$40,000
Backup Battery	\$5,000	\$20,000
Severing Gas/Gas Conversion**	\$5,000	\$10,000
Trigger for fire sprinklers?		
Trigger for sewer lateral?		
**Discouraged by pool company due to significant inefficiency		
TOTAL STRUCTURAL COST	\$118,500	\$153,000

Sources: Based on a study commissioned by the SAMCAR Government Affairs Committee with estimates from eight (8) electrical contractors in San Mateo County and a pool service company.

These appliances, services, and range of costs comprise a "menu" of possible options. Some homes will require only few of the options, others will require most, and some may require all.

800 Woodside Way, San Mateo, California 94401 (650) 650-8200 fax: (650) 642-7309 www.samcar.org

Electrification_Case_Study_202108

27

PDF Document - 256 KB

Sent from my phone

From: [Barbara Denny](#)
To: [City Council \(San Mateo\)](#)
Subject: Re: Reach codes
Date: Monday, October 17, 2022 10:01:16 AM

Sorry for the incomplete message. I was forced to use my cell phone to make sure you received my thoughts in a timely manner. I accidentally hit the send button as a result.

I believe that plans for existing homes should allow the home owner to have a choice in whether they convert to something electric. This is because the cost for what is needed can escalate the cost of the project by a large amount and the work involved could exceed just that one work item. I realize reducing the use of fossil fuels is important in the fight against rising temperatures but I think people's ability to control their financial expenditures and well being could be at stake given the potential cost. Beside the financial issue, I think making electric requirements could also potentially impact people's ability to address their needs because of the additional time needed to do the work. Some employees do not have much flexibility in when and how much time they can take off to be present in their home for such tasks.

Thanks for your time and hard work,

Barbara Denny

On Monday, October 17, 2022 at 09:47:20 AM PDT, Barbara Denny <b_a_denny@yahoo.com> wrote:

I believe that plans for existing homes should allow the home owner have a choice in whether they convert to something to electric. This is because the cost for what is needed can escalate the cost of the project by a large amount and the work involved could exceed just that one work item. I realize reducing the use of fossil fuels is important in the fight against rising temperatures but people's

From: vharnish@astound.net
To: [City Council \(San Mateo\)](#)
Subject: Re: require EXISTING homes having to go ALL ELECTRIC
Date: Sunday, October 16, 2022 6:21:40 PM

Council Members,

In regards to mandatory replacement of all gas appliances, we have the following comments:

1. Too authoritarian
2. This is a misguided attempt to put "all eggs in one basket"
3. What happens during a power outage?
4. What about residents that have spent their life savings in gas appliances?
5. Why do governmental agencies feel that they have the authority to DICTATE appliances we have used all our lives?
6. The stated goals may be well meaning, but highly misdirected.
7. If we experience a power outage, how are people going to use their natural gas generators that they have spent THOUSANDS of dollars purchasing?
8. Is the City of San Mateo going to reimburse any homeowner/apartment building owner/restaurant owner that has to replace all appliances?

We believe a more acceptable approach to residents would be to require any REPLACED appliances should be electric.

AND

Any new construction would require all electric appliances.


Sincerely TWO VERY CONCERNED 33 year residents!

Valerie and Brent Harnish

From: [Harvey Jerome](#)
To: [City Council \(San Mateo\)](#)
Subject: Reach Code -going electric
Date: Monday, October 17, 2022 9:46:48 AM

We are totally against being forced to go electric. We have used gas for many years, never used electric.
We cannot afford to convert to electric.

The Jerome Family



From: [Elaine Salinger](#)
To: [City Council \(San Mateo\)](#); [Drew Corbett](#); [Kathy Kleinbaum](#); [Andrea Chow](#)
Subject: Reach code vote
Date: Sunday, October 16, 2022 10:09:32 PM

Dear Mayor Bonilla, City Council Members, City Manager, Assistant City Manager and Sustainability Staff,

I am writing for myself, for the almost 1000 CCL members of SMC, and 200 members of the City of San Mateo.

I appreciate the efforts of the City Council, City Staff, and the Sustainability and Infrastructure Commissioners to discuss and act on Reach Codes. I support Staff's proposal for all-electric new construction, as well as their proposed five measures for remodels of existing residential buildings.

However, I request that the current proposal for existing buildings be strengthened to include The San Mateo Climate Action Team's suggested revisions to the remodel measures, including the following:

1.
Existing Building Reach Code. Please add a remodel trigger for installation of heat pump HVAC for heating and cooling.
2.
Existing Building Reach Code. Please clarify that new or replacement air conditioning is a sufficient trigger for the requirement of installation of heat pump HVAC.
3.
Revision to Status Update to Staff's Work plan for #27 of City Objectives. Please revise the status update to reflect that the Council has directed Staff to study and develop over the course of 3-6 months, a full Reach Code for existing buildings based on the Bay Area Reach Codes Group's model ordinance that would take effect on January 1, 2025.

I urge you to adopt Staff's proposed Reach Codes for new construction and existing buildings this fall, and that the above minor revisions be incorporated into said Reach Codes.

Additionally, I respectfully request that the current Council members and Staff do everything necessary to meet the commitments made to the community to adopt the Bay Area Reach Codes Group's full model code for existing buildings in 3-6 months from 9/19/22, and for said ordinance to take effect on January 1, 2025.

Lastly, please take a leadership role in communicating to the community that funding from the Inflation Reduction Act, as well as local rebates, now makes it more affordable for low, fixed and middle income households to go electric when appliances fail, as compared to the cost of buying new gas appliances. Many members of the community, and some candidates for local offices, are either not aware of this and/or are declining to acknowledge

this when electrification cost concerns get raised.

Sincerely,

Elaine Salinger, Group Co-Leader and San Mateo resident
San Mateo County Chapter



From: [Maureen Galindo](#)
To: [City Council \(San Mateo\)](#)
Subject: Reach Code
Date: Monday, October 17, 2022 12:20:21 PM

Dear City Council Members,

As a citizen who voluntarily chose to purchase solar panels for my home, I am very concerned about your wish to "force" the citizens of San Mateo to switch over to an all electric home model. I don't agree that newly built homes should be required to include only electric appliances, nor do I believe that replacing older appliances should be restricted to electric versions. I understand that you believe that the alternative energy sources will provide for our increased electrical needs, but the grid is already struggling to meet demand and this action will make San Mateo residents (many of whom rely on electricity for essential care) even more vulnerable to any grid shutdowns. Just a few weeks ago Governor Newsom had to ask the electric car owners not to charge their cars because the grid could not handle it. In addition, we have endured a number of electrical outages and when this occurs even the solar panels don't function, unless there is a battery attached, which is extremely expensive.

I respectfully request that you do more research on this subject. Years ago, gas was considered a clean energy source, and even today, it is more efficient for cooking and heating. In addition, the price of electricity continues to rise at a rapid rate. With high inflation and rising interest rates hurting many residents these days, the additional cost of a high electric bill would be overwhelming. Please focus your efforts on offering San Mateo residents a variety of affordable energy sources and allow residents the flexibility to choose the energy sources that meet their individual needs.

Thank you for your consideration.

Sincerely,

Maureen Galindo

From: [Ivana Sebastian](#)
To: [City Council \(San Mateo\)](#)
Subject: Reach Codes - heavy \$\$ burden
Date: Monday, October 17, 2022 10:11:51 AM

Hello from two residents,

We are writing to express our concern about reach code that our homes would have to go all electric. This would be a heavy financial burden if it would require current gas appliances to be replaced by electric. Any reach codes set should allow for CHOICE for residents in EXISTING HOMES.

Kind regards,

Ivana Sebastian

[REDACTED]

[REDACTED]

and Long time residents:

Javier and Sara Sebastian

[REDACTED]

[REDACTED]

From: [Belinda Chlouber](#)
To: [Kathy Kleinbaum](#); [Andrea Chow](#); [City Council \(San Mateo\)](#); [Drew Corbett](#)
Subject: Reach Codes and Electrification
Date: Monday, October 17, 2022 10:38:02 AM

Dear Mayor Bonilla, City Council Members, City Manager, Assistant City Manager and Sustainability Staff,

I very much appreciate the efforts of the City Council, City Staff, and the Sustainability and Infrastructure Commissioners to discuss and act on Reach Codes. I realize it is a difficult issue.

I support Staff's proposal for all-electric new construction, as well as their proposed five measures for remodels of existing residential buildings.

However, I request that the current proposal for existing buildings be strengthened to include The San Mateo Climate Action Team's suggested revisions to the remodel measures, including the following:

1. Existing Building Reach Code. Please add a remodel trigger for installation of heat pump HVAC for heating and cooling.
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I urge you to adopt Staff's proposed Reach Codes for new construction and existing buildings this fall, and that the above minor revisions be incorporated into said Reach Codes.

Additionally, I respectfully request that the current Council members and Staff do everything necessary to meet the commitments made to the community to adopt the Bay Area Reach Codes Group's full model code for existing buildings in 3-6 months from 9/19/22, and for said ordinance to take effect on January 1, 2025.

Lastly, please take a leadership role in communicating to the community that funding from the Inflation Reduction Act, as well as local rebates, now makes it more affordable for low, fixed and middle income households to go electric when appliances fail, as compared to the cost of buying new gas appliances. Many members of the community are either not aware of this and/or are declining to

acknowledge this when electrification cost concerns get raised.

Sincerely,

Belinda Chlouber

P.S. I also, personally, would encourage that under the hardship clause a program be created where the city, for a nominal fee, purchases working appliances from people who have elected to transition to electric and then for a nominal fee, sell these used appliances that are in good working order to elderly people with limited income that can't afford to, or aren't capable of transitioning to all electric. This would be a way we can halt new sales of gas appliances. Many times elderly people have a great deal of deferred maintenance with issues of asbestos and lead. When we transitioned to all electric we had to get rid of our asbestos.

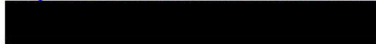
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Belinda Chlouber



website <http://www.belindachlouber.com>

email



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[Pinterest](#)

Fine Art, paintings, mixed media and prints inspired by nature, and poetry.

~ Find Joy in the everyday, while crafting a life rich through nature, beauty and compassion.

From: [Linda Bogue](#)
To: [City Council \(San Mateo\)](#)
Subject: Reach codes re: appliance conversion
Date: Monday, October 17, 2022 12:02:33 PM

Requiring new builds to employ electric power is OK.

Requiring those with existing gas hookups to change over, either by an arbitrary date certain or when an appliance is replaced is not.

Natural gas (and nuclear if we would open ourselves to that) are the necessary transition fuels as the technology and economics of renewables evolve for scale. And today's truth is that our baseline electric power requires fossil fuels — preferably not imported, as California does, from Venezuela and other much 'dirtier' producers than are U.S. producers.

The United Nation's own climate models predict that even were the entire U.S. to get to net zero carbon emissions, that would have negligible mitigating impact on climate change. The problems are with China, India, and will increasingly will come from Africa, whose people need the economic and agricultural development fossil fuels afford. That's where U.S. assistance with investment in renewables would have a payback.

I urge this Council to make sensible, gradual transitions that do not impose needless costs on the community pointlessly, in terms of impact on global climate change.

Let's focus on community sustainability, such as LEED certification for new commercial developments, reversing the tree loss we are experiencing (and in this and other ways risking an urban heat zone), asking commercial developers to plant grasses, shrubs, trees on rooftops, recycling waste water (as underway), etc. etc.

Respectfully submitted.

From: [Dorothy Radyk](#)
To: [City Council \(San Mateo\)](#)
Subject: Reach Codes set should allow for Choice for residents in existing homes. Common sense must prevail! Mrs Dorothy Radyk
Date: Monday, October 17, 2022 11:14:41 AM

From: [Libby Traubman](#)
To: [City Council \(San Mateo\)](#)
Cc: [Clerk](#)
Subject: Reach Codes
Date: Sunday, October 16, 2022 12:13:46 PM

Dear Mayor and City Council Members,


Rather than go into the details regarding the Reach Code ordinance for electrification of remodels of existing residential buildings and electrification of new buildings you will address once again at the Council meeting, I want to simply say this is no time to hesitate and worry about resistance to making very difficult decisions. It couldn't be more clear that we must act NOW to respond to the climate crisis. If we don't want our children and grandchildren to ask us "what did you do when you knew?" then we must DO everything in our power to make tough changes with the hope of saving our beautiful living system. We must be prepared to make tough choices and even sacrifice our creature comforts to say we gave our all.

Please don't cater to people who resist change because it is too difficult. We are just beginning to understand what difficult looks like. Now is the time to ACT.

Thank you for giving this your most thoughtful consideration. Now is the time.

Libby Traubman

Libby Traubman

A large black rectangular redaction box covers the signature and any accompanying text or contact information.

One Earth, One Humanity, One Future

From: [Kitty Van Beckum](#)
To: [City Council \(San Mateo\)](#)
Subject: Reach Codes
Date: Monday, October 17, 2022 8:38:23 AM

Please vote for codes set that allow for a **choice** for San Mateo residents in existing homes.
The expense of changing from gas to electric can be a burden to those of us on a fixed income.

Sincerely,
Katherine Van Beckum

From: [Steve Zakula](#)
To: [City Council \(San Mateo\)](#)
Subject: Reach Codes
Date: Monday, October 17, 2022 9:02:11 AM

Please do not mandate that existing gas appliances must be replaced with electric when those appliances reach the end of their useful lives. The cost to do so is an extreme financial burden. Owners should have the option to replace gas with gas.

Respectfully submitted,

Steve Zakula



Steven Zakula



From: [Mary Williams](#)
To: [City Council \(San Mateo\)](#)
Cc: [Clerk](#)
Subject: reach codes
Date: Monday, October 17, 2022 9:28:44 AM

Dear Members of the San Mateo City Council,

I am very concerned that the San Mateo City Council is going ahead with mandating not only a ban on natural gas usage in new construction but also the conversion of all existing homes to all electric. This is a terrible and outrageous idea.

My family has paid taxes here since 1951. We have lived here on and off (same house) for that time. There has been no change in the weather here (or the climate). But property taxes have doubled in the past ten years; electricity has doubled in the past five; the water bill has doubled; the garbage bill has doubled, as have many other items

First, you have bought into the socialist climate agenda and, without any evidence, want to totally redo the energy industry and how people live. Such a proposal will profoundly damage both this area and this country. The intended purpose has nothing to do with climate (our climate is not changing and banning natural gas on homes will do nothing about any greenhouse gases). The purpose is power--the power to dictate to people what they must do, to take control of the energy industry, and thereby to take control of this country in order to create a new socialist form of government.

Second, gas is inexpensive, clean, and abundant in the United States. There is no reason to require such a ban. You are creating an imaginary problem and then rushing in to "solve" what does not exist. In doing so, you are helping to put our nation's security and its economy at great risk.

Third, you are insisting on all electric. Where will that electric power come from? The state now wants to ban hydroelectric, another clean and cheap source of electric power. Renewables will not be able to provide sufficient power for our grid or our state. Yes, California glosses over this now by buying power from out of state. But if gas is banned, the need for power will be so great that windmills and solar will not be able to satisfy it and other purchases will not either. This will put people in danger because there will be power outages, food will spoil, and stores will close. And water delivery (according to Cal Water) depends on electricity for delivery. How long do people live without water?

Fourth: I note that restaurants are exempt from the electric "reach codes." If in such an "emergency" there are exceptions because food tastes better cooked on gas ranges, why are

the people of San Mateo forbidden to have better-tasting food, but restaurants can put the planet at "risk"? Maybe because there is no emergency?

Fifth, the demand that all energy be electric will be tremendously costly. Our rates have been going up every month. People cannot afford the green agenda now, and they certainly won't be able to do so in the future. The requirement of all electric in homes will astronomically increase costs for all of us. And it is not necessary.

Sixth, the cost for a single-home conversion to all electric power will be huge. A new electrical box will run \$6000 or more. A water heater plus installation will be \$5000-6000. And then there is the range and heater. Sure, you all will probably get kickbacks from the plumbers and electricians and PG&E. But we citizens of San Mateo will have to pay for this nonsense. And continue to pay, and pay, and pay.

Six, who the hell are you to tell me what I can and cannot do with my home? It is my home and my property, not yours.

Sincerely,

Mary Frances Williams, Ph.D.

San Mateo, CA 94403

From: [Ronnie](#)
To: [City Council \(San Mateo\)](#)
Subject: Reach codes
Date: Monday, October 17, 2022 9:30:14 AM

To members of the San Mateo City Council:

My family and I do not support mandatory reach codes. We are very concerned about the cost of having to change over appliances; keeping our heads above water is a real challenge as everything, absolutely everything, is far more expensive now.

Instead, we hope the council will support and work to provide homeowners incentives and rebate opportunities for upgrades when they need to replace their appliances. Taking this route will also help with supply chain problems. It will be very costly and difficult to acquire new appliances if demand surges suddenly.

Thank you,

Bruce and Ronnie Eaton

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From: [Barbara Denny](#)
To: [City Council \(San Mateo\)](#)
Subject: Reach codes
Date: Monday, October 17, 2022 9:47:29 AM

I believe that plans for existing homes should allow the home owner have a choice in whether they convert to something to electric. This is because the cost for what is needed can escalate the cost of the project by a large amount and the work involved could exceed just that one work item. I realize reducing the use of fossil fuels is important in the fight against rising temperatures but people's

From: [Gari Patton](#)
To: [City Council \(San Mateo\)](#)
Subject: Reach Codes
Date: Monday, October 17, 2022 10:25:50 AM

To the City Council,

I understand that at tonight's City Council meeting you will be discussing "Reach Codes" for new and existing housing. I'd like to ask that any reach codes you set allow for residents in existing homes to choose whether or not to go all electric.

Thank you for your consideration.

Gari Patton


From: [REDACTED]
To: [City Council \(San Mateo\)](#)
Subject: Reach Codes
Date: Monday, October 17, 2022 10:38:15 AM

As the City Council meets tonight to discuss Reach Codes, please be sure NOT to make this a mandatory change for existing residents. When replacing existing gas appliances, residents should have the CHOICE as to replacement devices. Painting all situations with a broad brush is not appropriate.

Our home has a relatively new tankless water heater that is efficient. It uses electricity for control and natural gas as a heat source. Unlike a device with a tank, it is only "on" when the demand exists, you are not continually using energy to heat a tank of water. However, and as I understand it, other changes in our home (under REACH) could very well require the unnecessary replacement of this appliance. This is silly and unjustified. It is also a requirement that would affect (senior citizen) long term residents of San Mateo. Why replace an efficient costly appliance that is functioning properly?

There may very well be a future in California that will include a more robust electrical grid. We are not there yet. It is ironic that within months of residents being warned *not* to operate electrical devices at particular times of the day (demand outstrips supply), still this proposal to greatly increase electrical *demand* is put forward. Please don't do this.

Bert and Eva Carlson
Sunnybrae

From: [Kathy Battat](#)
To: [City Council \(San Mateo\)](#); [Drew Corbett](#); [Kathy Kleinbaum](#); [Andrea Chow](#)
Subject: Reach Codes
Date: Monday, October 17, 2022 11:56:34 AM

Dear Mayor Bonilla, City Council Members, City Manager, Assistant City Manager and Sustainability Staff,

Thank you to the leadership of the City Council, City Staff, and the Sustainability and Infrastructure Commissioners on strong Reach Codes for the City San Mateo. I support the proposal for all-electric new construction, as well as the proposed five measures for remodels of existing residential buildings.

I request that the current proposal for existing buildings be strengthened to include The San Mateo Climate Action Team's suggested revisions to the remodel measures, including the following:

1.
Existing Building Reach Code. Please add a remodel trigger for installation of heat pump HVAC for heating and cooling.
2.
Existing Building Reach Code. Please clarify that new or replacement air conditioning is a sufficient trigger for the requirement of installation of heat pump HVAC.
3.
Revision to Status Update to Staff's Work plan for #27 of City Objectives. Please revise the status update to reflect that the Council has directed Staff to study and develop over the course of 3-6 months, a full Reach Code for existing buildings based on the Bay Area Reach Codes Group's model ordinance that would take effect on January 1, 2025.

I urge you to adopt Staff's proposed Reach Codes for new construction and existing buildings this fall, and that the above minor revisions be incorporated into said Reach Codes.

Additionally, I encourage Council members and Staff do everything necessary to meet the commitments made to the community to adopt the Bay Area Reach Codes Group's full model code for existing buildings in 3-6 months from 9/19/22, and for said ordinance to take effect on January 1, 2025.

Please also communicate to constituents the benefits of taking full advantage of the Inflation Reduction Act, as well as local rebates to go electric when appliances fail, as compared to the cost of buying new gas appliances. Many members of the community, and some candidates for local offices, are either not aware of this and/or are declining to acknowledge this when electrification cost concerns get raised.

Sincerely,

Kathy Battat

Sierra Club, Loma Prieta Chapter Environmental Legislative Action committee member

From: [nancy hobbs](#)
To: [City Council \(San Mateo\)](#)
Subject: Reach Codes
Date: Monday, October 17, 2022 12:20:55 PM

Do Not do this to existing home owners. Outrageous idea until we get the Russia/Ukraine situation behind us and this year's fire season!!

Vote NO on requiring current home owners to replace appliances with all electric!!
Nancy and Larry Hobbs



From: [Meg Horrigan](#)
To: [City Council \(San Mateo\)](#)
Subject: Reach Codes
Date: Monday, October 17, 2022 12:24:45 PM

Hi San Mateo City Council,

I was just made aware that the Council will be discussing Reach Codes for new and existing homes. I know from experience that upgrading a home's panel is very expensive (and only getting more expensive, as electricians are in high demand); I can not even imagine the expense of needing to replace an appliance AND upgrade an electrical panel. The idea of even considering Reach Codes, as food prices are climbing and gas prices are out of control, is shocking and out of touch.

Thank you for your time,
Mary Diepenbrock
San Mateo Resident

Sent from my iPhone

From: [Melodie Lew](#)
To: [City Council \(San Mateo\)](#)
Subject: REACH Codes
Date: Monday, October 17, 2022 12:38:54 PM

Greetings San Mateo City Council Members--

We applaud the San Mateo City Council members for being environmentally aware and concerned and working to do what is in its control to control climate change.

We are very concerned, though, that the REACH Codes which is on this evening's agenda will not be *modified to accommodate residents in existing homes* which have gas appliances and/or heat. *These residents should be given a choice as to whether or not they are able to convert to electrical.*

Likewise, some of these residents are in all likelihood, very concerned about the environment, have limited budgets (our situation), and make other accommodations to further the effort to combat climate warming. As an example, we have never had a mechanical clothes dryer, either electrical or gas driven. Our clothes dryer is our clothes line outside. We also conserve in many other ways including having solar panels.

Please do NOT take away our ability to choose how we fight climate change; thank you.

Sincerely,

Wei & Melodie Lew

From: [Lisa Taner](#)
To: [City Council \(San Mateo\)](#)
Cc: [Patrice Olds](#)
Subject: Reach Codes/Allow for Choice
Date: Monday, October 17, 2022 8:44:13 AM

Dear Council.

As you discuss reach Codes this evening for existing homes, I send a second letter supporting CHOICE for your constituents to avoid a heavy financial burden as rebates to convert to all electric are few, and if you don't use much gas (Ex: one elderly person living alone or even a household of two) the gas draw won't be enough for those issuing rebates to consider you. THIS HAS HAPPENED to a resident right here in San Mateo. They deem a low draw unworthy of 'incentivizing' change.

Further, I am providing a link of a recent study to show just how much we are talking about to convert your home to all electric even when just replacing a single appliance: https://www.samcar.org/userfiles/file/Electrification_Case_Study_20210827.pdf?fbclid=IwAR2uG_bsloAaWTDfmf5g0S8OEua4WOenNwdExNNMffBOYDRkeF3-TOd04_MAttached

Your constituents may yet be unaware of what a removal of choice could mean for them. I ask that you point your green efforts to new construction and allow those in existing homes the choice to convert if and when they can afford to do so. So many, like myself, have gone that route as they can with solar panels, electric cars, etc. Please do not place undue hardship on residents, not to mention our terrible electric grid.

Thank you,

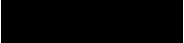
Lisa Taner

From: [jack dickinson](#)
To: [City Council \(San Mateo\)](#)
Subject: Removing Gas Appliances
Date: Monday, October 17, 2022 11:45:20 AM

Replacing existing gas appliances with electric units may be the way for the future, but there are unrepresented concerns with this idea. Some of these are:

- Gas fired electric plants generate a large share of the electricity and as a result, use millions of gallons of water daily for cooling purposes. Losses are due to evaporative cooling and wastewater discharges. While recycled water is used, potable water is also blended and there are concerns regarding the salts discharge to the sanitary sewer negatively affecting the wastewater treatment plant's performance.
- While wind power may be an option, the massive bird strikes are not environmentally friendly. Recall the 150 eagles killed by ESL and the fine EPA issued \$8 million.
- If gas discharges are the problem, then put your energy into capping the million leaking gas wells that the big oil companies are not correcting. They are making record profits, but shirking or defraying their responsibilities.

Thank you,
Jack Dickinson



From: [Virginia McIsaac](#)
To: [City Council \(San Mateo\)](#)
Subject: Replacement of gas appliances in existing homes
Date: Monday, October 17, 2022 11:14:46 AM

I think that we all should have a choice for existing home owners on replacement of gas appliances to electric. It would be burdensome for many of the San Mateo homeowners and would make a significant decrease in desirability of home sales.
In addition the electrical grid cannot support this with their current generation of power.
Virginia McIsaac

From: [Wendy Chou](#)
To: [City Council \(San Mateo\)](#); [Drew Corbett](#); [Kathy Kleinbaum](#); [Andrea Chow](#)
Subject: Support for all-electric reach codes
Date: Sunday, October 16, 2022 9:47:26 PM

Dear Mayor Bonilla, esteemed Members of City Council, City Manager, Assistant City Manager, and Sustainability Staff:

I'm writing to say thank you to the City Council, City Staff, and the Sustainability & Infrastructure Commissioners for proposing real progress in our city's Reach Codes. **I support Staff's proposal for all-electric new construction, as well as their proposed five measures for remodels of existing residential buildings.**

Because I feel strongly that we must address the climate crisis swiftly and by putting a wide variety of actions into play, I **request that the current proposal for existing buildings be strengthened to include The San Mateo Climate Action Team's suggested revisions** to the remodel measures, including the following:

Existing Building Reach Code. Please add a remodel trigger for installation of **heat pump HVAC** for heating and cooling.

Existing Building Reach Code. Please clarify that new or replacement air conditioning is a sufficient trigger for the requirement of installation of **heat pump HVAC**.

Revision to Status Update to Staff's Work plan for #27 of City Objectives. Please revise the status update to reflect that the Council has directed Staff to study and develop over the course of 3-6 months, a full Reach Code for existing buildings based on the Bay Area Reach Codes Group's **model ordinance** that would take effect on January 1, 2025.

In summary, I urge you to please adopt Staff's proposed Reach Codes for new construction and existing buildings this fall, and that the above minor revisions be incorporated into said Reach Codes.

Additionally, I respectfully request that the current Council members and Staff do everything necessary to meet the commitments made to the community to adopt the Bay Area Reach Codes Group's full model code for existing buildings in 3-6 months from 9/19/22, and for said ordinance to take effect on January 1, 2025.

It is also my hope that City Staff and the City Council will take a leadership role in communicating to the community that funding from the Inflation Reduction Act, as well as local rebates, now makes it **more affordable** for low, fixed and middle income households to go electric when appliances fail, as compared to the cost of buying new gas appliances. Many members of the community are either not aware of this and/or are declining to acknowledge this recent development lowering electrification costs.

Thank you for being good stewards of the only planet that we can call home. Thank you for giving so much of your time and expertise to serve as thoughtful leaders of this unique community.

Sincerely,

Wendy Chou
Resident of San Mateo

From: [Tom Kabat](#)
To: [City Council \(San Mateo\)](#); [Drew Corbett](#)
Cc: [Kathy Kleinbaum](#); [Andrea Chow](#)
Subject: Supporting Science Based Climate Policy and strong reach codes
Date: Monday, October 17, 2022 10:47:32 AM

Dear Mayor Bonilla, City Council Members, City Manager, Assistant City Manager and Sustainability Staff,

As an Environmental Quality Commissioner in a nearby city, I understand the need for each city to make steps to implement science based policies to achieve our science based goals of cutting greenhouse gas emissions (primarily from methane and other fossil fuels).

Studies now show us that the emissions from just the **existing** fossil fired machinery run for the rest of its useful lives will drive global temperatures past the 1.5 degree rise target and a little past the 2 degree rise Paris Accord limit. This is sobering! It means any **replacement** fossil fuel device has all of its emissions over the top of the two degree rise limit, even before we get there. (Temperature rise is 1.3 degrees C so far and the damage is expected to quadruple for each 1/2 of a degree rise we allow.)

This is why it is so important that San Mateo demonstrate the leadership that other cities can follow to implement strong science based Reach Codes for existing buildings.

I appreciate the efforts of the City Council, City Staff, and the Sustainability and Infrastructure Commissioners to discuss and act on Reach Codes. I support Staff's proposal for all-electric new construction, as well as their proposed five measures for remodels of existing residential buildings.

However, I request that the current proposal for existing buildings be strengthened to include The San Mateo Climate Action Team's suggested revisions to the remodel measures, including the following:

1.
Existing Building Reach Code. Please add a remodel trigger for installation of heat pump HVAC for heating and cooling.
2.
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I urge you to adopt Staff's proposed Reach Codes for new construction and existing buildings this fall, and that the above minor revisions be incorporated into said Reach

Codes.

Additionally, I respectfully request that the current Council members and Staff do everything necessary to meet the commitments made to the community to adopt the Bay Area Reach Codes Group's full model code for existing buildings in 3-6 months from 9/19/22, and for said ordinance to take effect on January 1, 2025.

Lastly, please take a leadership role in communicating to the community that funding from the Inflation Reduction Act, as well as local rebates, now makes it more affordable for low, fixed and middle income households to go electric when appliances fail, as compared to the cost of buying new gas appliances. Many members of the community, and some candidates for local offices, are either not aware of this and/or are declining to acknowledge this when electrification cost concerns get raised.

Sincerely,

Tom Kabat, Menlo Park Environmental Engineer and Mechanical Engineer

From: [Tom Oertli](#)
To: [City Council \(San Mateo\)](#)
Subject: Switching to electric appliances
Date: Monday, October 17, 2022 12:02:48 PM

I am strongly against the City requiring that we change over to electric appliances. You can suggest, you can subsidize but you should not make it mandatory. It is Unfair to saddle San Mateo residents with costs.
Tom Oertli

Sent from my iPhone

From: [Patrice Olds](#)
To: [Andrea Chow](#); [Martin McTaggart](#); [Erin Fellers](#)
Subject: FW: Changes to home
Date: Monday, October 17, 2022 2:56:10 PM

From: Worldview Worldview [REDACTED]
Sent: Monday, October 17, 2022 2:54 PM
To: City Council (San Mateo) <CityCouncil@cityofsanmateo.org>
Subject: Fw: Changes to home

----- Forwarded Message -----

To San Mateo City Council

I am aware of the meeting tonight concerning potential and recommended changes to homeowner's utility possessions „Your potential moves would be a disaster for all concerned . I realize that you huddle in small groups and very little interference is tolerated.

I put on SOLAR ENERGY from SOLAR CITY in 2013 and got a \$3000 federal rebate. I was happy to do such and assume maybe it has paid for itself (cost was about \$7500 net to me) I also installed a new three shingle roof the same year that will outlive me and the CERTAIN TEED manufacturing rep said the warranty goes for 40 years and it will outlive me „,good roof so no city person can object to that .

I put in a new gas heater about four years ago and have no intentions of replacing it as they usually die after ten years and will replace with an electric on at that time if necessary. I do not want to remove it now as this is a costly unnecessary heavy short term expense.

I put in a new gas stove about 8 years ago and it works well and burns cleanly. I do not now want to replace it „,If it dies of course I will consider an electric stove. I do not cook much so for me to switch this out for an electric model would be absurd and again costly.

I spent \$6600 this spring to remove all the old insulation in my attic and repaired any holes and put in new insulation made by CORNING WARE. This was necessary and this is definitely up to code.

My washing machine and dryer are both electric and about 20 years old and I do not want to be forced to buy new ones.

About four months ago I had to replace my electric dish washer with a new electric assume this is acceptable .

I remodeled the kitchen and put in new electric panels (no fuses) and this was done 20 years ago and know this was done up to code

Bottom line is that to expect homeowners to replace appliances and that were bought within the past 20 years is unfair and reminds me of GESTAPO TACTICS as this ordering of homeowners

possessions is truly way over proper governance. I do understand the climate problems and changes and attempts to reduce air pollution. My next vehicle if I buy one will be electric „I donated my gas vehicle in 2018 and bought an electric bicycle and also use my 40 year old Schwinn to get around San Mateo.

Additionally, no one wants to add the costs of city workers time to visit each house and debate with home owners about what should be done. The best way to do anything would be to put it into CODES so when a change is done, the proper paperwork would be available for review.. The buyer will be notified by the seller and real estate people. Additionally, to do audits of homes every few years would be another costly unnecessary expense. Yes of course any remodeled home or condo could be required to make such changes and new buildings would also fit in this category. . Home sales now require new pipes to the main lines from the homes and one is being done on Maple street today and paid in the sales price. ..

To force homeowners to go thru huge potential cost changes is absurd and an over kill . NOT ENOUGH DISCUSSION of this topic has been done and I saw no workshops at San Mateo Library on this topic,,,To expect everyone to go online and do face time with say 200 people is not effective and yes it is a tool but ineffective

Is this a ploy to make more revenues for the city or various vendors or delivery companies or BUILDING UNION MEMBERS ???

thanks for listening I look forward to any remarks for rebuttals ...

Rick Karr



From: [Patrice Olds](#)
To: [Andrea Chow](#); [Martin McTaggart](#); [Erin Fellers](#)
Subject: FW: Forcing homes to go all electric?
Date: Monday, October 17, 2022 2:52:39 PM

From: Marilyn Stockdale Green [REDACTED]
Sent: Monday, October 17, 2022 2:51 PM
To: City Council (San Mateo) <CityCouncil@cityofsanmateo.org>
Subject: Forcing homes to go all electric?

If what I am reading on Nextdoor is correct, there is a proposal to force everyone to convert to electric appliances in a very short timeframe. While I support almost every effort to protect the environment, address climate change, etc., etc., this proposal -- at least as described on Nextdoor -- will place a huge financial burden on many households without giving them sufficient time to prepare for it. Please do NOT make this proposal a reality.

Marilyn Stockdale Green
[REDACTED]

From: [Patrice Olds](#)
To: [Martin McTaggart](#); [Erin Fellers](#)
Subject: FW: Support for a Comprehensive Reach Code to phase out gas from Buildings (Agenda Item 24)
Date: Monday, October 17, 2022 2:57:33 PM
Attachments: [image001.png](#)
[FFBSV Support Letter to San Mateo for a Strong Existing Building Reach Code 10 17 22.pdf](#)

From: Diane Bailey [REDACTED]
Sent: Monday, October 17, 2022 2:57 PM
To: City Council (San Mateo) <CityCouncil@cityofsanmateo.org>
Cc: Kathy Kleinbaum <kkleinbaum@cityofsanmateo.org>; Andrea Chow <achow@cityofsanmateo.org>
Subject: Support for a Comprehensive Reach Code to phase out gas from Buildings (Agenda Item 24)

Dear Mayor Bonilla and Council Members,

On behalf of the Campaign for Fossil Free Buildings in Silicon Valley (FFBSV) and the many undersigned, please find our comments attached in support of the staff proposed Energy Reach Code and Green Building Ordinance including all-electric new construction requirements, provisions to address electrification in remodels, and EV Charging Infrastructure requirements. In addition we ***urge you to consider adding an extremely important and high carbon impact provision for heat pump heating and cooling systems where feasible.*** It is essential that San Mateo, a longtime leader on green building, 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.

The staff proposal as well as our proposed improvement to it contain ample safeguards to ensure no hardship for any home-owners and to avoid or cap additional costs. The proposal is not only a cost-effective action to reduce local pollution, it will reduce exposure to harmful chemicals and pollution for many residents.

Sincerely,
Diane Bailey

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

[REDACTED]

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

October 17, 2022

City of San Mateo
City Hall 330 W. 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 (Agenda Item 24)

Dear Mayor Bonilla and Council Members,

We, the undersigned, on behalf of the Campaign for Fossil Free Buildings in Silicon Valley (FFBSV), write in support of the staff proposed Energy Reach Code and Green Building Ordinance including all-electric new construction requirements, provisions to address electrification in existing buildings, and EV Charging Infrastructure requirements. However, ***we urge you to consider adding an extremely important and high carbon impact provision for heat pump heating and cooling systems where feasible***, as explained further below. It is essential that San Mateo, a longtime leader on green building, 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.

[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.

We very much support the proposed Green Building Code, especially including the provisions for existing buildings, and we are grateful for the effort of city staff and commissioners. However, furnaces, which are the most carbon intense and long-lasting of gas appliances, are left out of the current proposal for existing buildings. We urge you to add a provision preventing the installation of gas furnaces in remodels to avoid perpetuating this large gas use for 20 more years or longer. Specifically, we request that Heat pump HVAC Systems in Single family homes and duplexes would be required during addition and alteration projects that include a gas furnace.

This is a very moderate and reasonable step, given the significant funding from the Inflation Reduction Act, which provides up to \$14,000 in rebates to low income families for electric upgrades. In addition, PCE had announced a new rebate of \$3500,¹ and the state has recently renewed the TECH rebate (\$3,000). For low- to moderate income families, the cost difference between a heat pump and a gas furnace is erased. For the highest income bracket, it is fairly close to parity with \$6500 in rebates and \$2000 in tax credits.

Further, the electrification ordinance adopted by Denver, which requires with electric heating & appliances required at the time of replacement (with a permit) Heat Pump Required upon Replacement *when cost-effective*.² This cost-effective provision limits the cost to “Near Cost Parity”, meaning that *“the cost of a replacement of a natural gas space or water heating system to a partially electric heat pump system, including all incentives, that is within 5-15% of a like-for-like natural gas system replacement, including the social cost of carbon dioxide of the gas system over its lifetime.”* The policy in Denver also includes an Economic Hardship Exemption. Both of these items could be used by Palo Alto to alleviate cost concerns while staying on course to meet climate commitments.

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.³ 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.⁴

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.⁵ 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.⁶ 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 2050.⁷ That means we need to begin phasing out fossil fuels immediately, including methane gas used for heating and cooking.

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 appliance retailers) costs roughly one-third less on utility bills to operate than the most efficient gas water heater.⁸ In addition, electric heat pump space heating systems also provide 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.⁹ Methane gas also caused half the fires after two major California earthquakes.¹⁰
- **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.¹¹ ***In fact, studies have shown that children living in homes using gas for cooking have a more than 40% higher risk of having asthma.***¹² Further, improperly vented gas appliances lead to carbon monoxide poisoning that results in thousands of emergency room visits and several hundred deaths every year.¹³
- **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. Requiring the installation of energy efficient electric appliances during addition or alteration projects or whenever gas powered appliances are being replaced 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.¹⁴ **Converting to all-electric now will help future-proof San Mateo.**

In keeping with 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. 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,

Lauren Weston, Executive Director, Acterra: Action for a Healthy Planet

Robert Whitehair, co lead, San Mateo Climate Action Team, and member, Elders Action Network

Michelle Hudson, co lead, San Mateo Climate Action Team

Leane Eberhart, Architect San Mateo

Kathy Battat, Sierra Club, Loma Prieta Chapter, Environmental Legislative Action committee

Tom Kabat, Board Member, Carbon Free Silicon Valley

Diane Bailey, Executive Director, Menlo Spark

Bruce Naegel, Sustainable Silicon Valley

Kathleen Goforth, CRBA San Mateo County Policy Action

Bret Andersen, Carbon Free Palo Alto

Gary Latshaw, Chair of the Guadalupe Group of the Sierra Club, and Staff Scientist at
securethefuture2100

Linh Dan Do, 350 Silicon Valley Menlo Park Climate Team

Debbie Mytels, Chair, Peninsula Interfaith Climate Action

Anjuli Mishra, Student leader of San Mateo Climate Action Team

John McKenna, 350 Silicon Valley Menlo Park Climate Team

Suzanne Henderson Emerson, San Carlos Green

Ole Agesen, Menlo Park

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

¹ <https://www.peninsulacleanenergy.com/heating-and-cooling/>

² <https://denvergov.org/Government/Agencies-Departments-Offices/Agencies-Departments-Offices-Directory/Climate-Action-Sustainability-Resiliency/High-Performance-Buildings-and-Homes/Energize-Denver-Hub/Regulation-Basics/Electrification-Requirements>

³ <https://lao.ca.gov/Publications/Series/1>

⁴ <https://calmatters.org/environment/2022/04/california-climate-change-report-legislature/>

⁵ <https://keelingcurve.ucsd.edu>

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

⁶ <https://www.ipcc.ch/report/ar6/wg3/>

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

⁷ https://www.nytimes.com/2021/08/09/climate/climate-change-report-ipcc-un.html?te=1&nl=climate-fwd:&emc=edit_clim_20210812

⁸ Rider, Ken, Email correspondence, ken.rider@energy.ca.gov. March 2020.

⁹ 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

¹⁰ 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.

¹¹ 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>

¹² 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).

¹³ USDN, Methane Math, https://sfenvironment.org/sites/default/files/fliers/files/methane-math_natural-gas-report_final.pdf

¹⁴ "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: [Patrice Olds](#)
To: [Martin McTaggart](#); [Erin Fellers](#)
Subject: FW: Agenda Item 24: Sustainability related amendments to the Building Code
Date: Monday, October 17, 2022 3:37:29 PM

From: Linh Dan <linhdan@gmail.com>
Sent: Monday, October 17, 2022 3:36 PM
To: Clerk <clerk@cityofsanmateo.org>; City Council (San Mateo) <CityCouncil@cityofsanmateo.org>; Drew Corbett <dcorbett@cityofsanmateo.org>; Kathy Kleinbaum <kkleinbaum@cityofsanmateo.org>; Andrea Chow <achow@cityofsanmateo.org>
Subject: Agenda Item 24: Sustainability related amendments to the Building Code

Dear Mayor Bonilla, City Council Members, City Manager, Assistant City Manager and Sustainability Staff,

As a resident in nearby Menlo Park, I am excited to see the city of San Mateo move forward on electrification of existing buildings.

I appreciate the efforts of the City Council, City Staff, and the Sustainability and Infrastructure Commissioners to discuss and act on Reach Codes. I support Staff's proposal for all-electric new construction, as well as their proposed five measures for remodels of existing residential buildings.

However, I request that the current proposal for existing buildings be strengthened to include The San Mateo Climate Action Team's suggested revisions to the remodel measures, including the following:

1. Existing Building Reach Code. Please add a remodel trigger for installation of heat pump HVAC for heating and cooling.
2. Existing Building Reach Code. Please clarify that new or replacement air conditioning is a sufficient trigger for the requirement of installation of heat pump HVAC.
3. Revision to Status Update to Staff's Work plan for #27 of City Objectives. Please revise the status update to reflect that the Council has directed Staff to study and develop over the course of 3-6 months, a full Reach Code for existing buildings based on the Bay Area Reach Codes Group's model ordinance that would take effect on January 1, 2025.

I urge you to adopt Staff's proposed Reach Codes for new construction and existing buildings this fall, and that the above minor revisions be incorporated into said Reach Codes.

Additionally, I respectfully request that the current Council members and Staff do

everything necessary to meet the commitments made to the community to adopt the Bay Area Reach Codes Group's full model code for existing buildings in 3-6 months from 9/19/22, and for said ordinance to take effect on January 1, 2025.

Lastly, please take a leadership role in communicating to the community that funding from the Inflation Reduction Act, as well as local rebates, now makes it more affordable for low, fixed and middle income households to go electric when appliances fail, as compared to the cost of buying new gas appliances. Many members of the community, and some candidates for local offices, are either not aware of this and/or are declining to acknowledge this when electrification cost concerns get raised.

Sincerely,

Linh Dan Do

Menlo Park resident and 350 Silicon Valley Menlo Park Climate Team

From: [Andrea Chow](#)
To: [Martin McTaggart](#)
Subject: FW: Reach Codes Comment
Date: Monday, October 17, 2022 3:44:51 PM

From: Ronald Stillian [REDACTED]
Sent: Monday, October 17, 2022 3:42 PM
To: Andrea Chow <achow@cityofsanmateo.org>
Subject: Reach Codes Comment

Dear Ms. Chow:

I would like to voice my concern regarding proposed Reach Codes for the City of San Mateo for the upcoming new year.

I believe that any reach codes set should allow for CHOICE for residents in EXISTING HOMES.

Respectfully,

Ronald Stillian
[REDACTED]

From: [Patrice Olds](#)
To: [Andrea Chow](#); [Martin McTaggart](#); [Erin Fellers](#)
Subject: FW: Reach codes.
Date: Monday, October 17, 2022 3:18:37 PM

From: Don Robertson [REDACTED]
Sent: Monday, October 17, 2022 3:07 PM
To: City Council (San Mateo) <CityCouncil@cityofsanmateo.org>
Cc: Lisa Taner [REDACTED]
Subject: Reach codes.

Please leave the decision to switch to all electric to the homeowners and not a commission or state agency

Regards,

Don & Nina Robertson

[REDACTED]

From: [Derek Daily](#)
To: [Clerk](#)
Cc: [REDACTED]
Subject: SM CITY council mtg Oct 17. Topic 24
Date: Monday, October 17, 2022 3:31:55 PM
Attachments: [image0.png](#)
[image1.png](#)

Council Members
Clerk, Mayor

Re: Section 16 REMOVE the Amendment

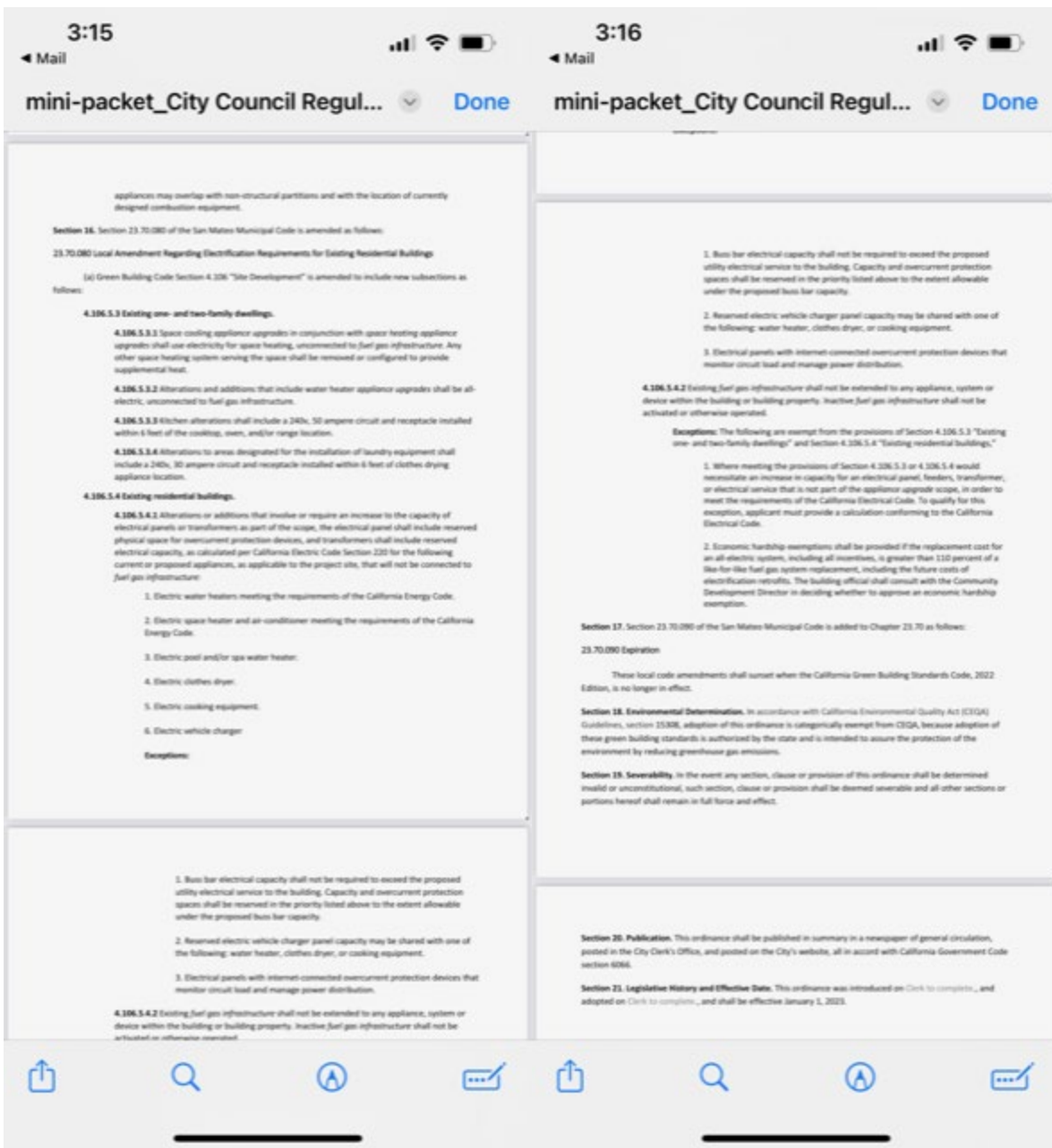
While we appreciate the concept of act locally, reach globally, please abandon this proposed over reach concept of requiring replacement of gas appliances in existing properties to convert to all electrical.

It is short sighted of consideration for infrastructure, recycle capability, energy use, supply chain constraints and more. This objection comes prior to even considering the home or business owner economics simply not working.

Too much, too soon.

From someone who has overseen a project targeting LEED certifiable commercial property, when logical, we are all for environmentally sensitive construction. This proposed code amendment does not meet that criteria.

Abandon it.



Derek Daily
Tiffany Daily
CNA neighbors
dtdaily@yahoo.com