



## AGENDA

**Subcommittee:** Planning and Community Development  
**Meeting Date:** October 15, 2019 4:00 p.m.  
**Meeting Time:** 4:00 p.m.  
**Meeting Location:** City Hall Conference Room  
124 N. Cloverdale Boulevard, Cloverdale, CA

### Subcommittee Members:

Chair: Jason Turner  
Councilmember Marta Cruz

Asst. City Manager/CDD Kevin Thompson  
City Manager David Kelley

1. **Call to Order:**
2. **Communications:**
  - a) Letter from José Javier Hernández Ayala regarding urgent climate action in Sonoma County
3. **Public Comment:** Members of the public may, at this time, comment on any item not on this agenda. Please limit comments to three minutes. Members of the public may comment on items on the agenda when the subcommittee considers that item.
4. **Approval of Minutes:** August 20, 2019
5. **Current Items for Discussion**
  - a) Presentation and discussion of Reach Energy Code
  - b) Update on Six Acres Water Company/South Cloverdale Water Company
  - c) Update Community Development Planning Log
6. **Information Only Memos**
7. **Future Agenda Items (subject to change)**
8. **Pending Items**
9. **Good of the Order**
10. **Adjournment:** Adjourn to next scheduled meeting December 17, 2019 at 4:00 p.m.

**CERTIFICATION** – Pursuant to Government Code § 54954.2, the agenda for this meeting was properly posted on 10/8/2019



- b) Discussion of Draft “Right-to-Industry” Ordinance. Assistant City Manager/CDC Thompson stated that staff had worked with Alexander Valley Resort to answer their questions and the ordinance is ready for a recommendation from Planning Commission. It will then go to Council for consideration.

Recommendation: Staff to find alternate date for Planning Commission in September, as the normally scheduled date falls after the Labor Day holiday.

- c) Update on Six Acres Water Company/South Cloverdale Water Company. Assistant City Manager/CDD Thompson stated he has participated in bi-weekly phone calls about how to proceed. A draft pre-annexation agreement was received, under review by the city attorney, that requires the city to do and pay for most of the infrastructure. This is placing an onerous demand on the city and the taxpayers. No deposits have come in, and staff and attorney costs are adding up.

Discussion ensued about the City involving the County in the discussion, as they received taxpayer dollars for many years while doing nothing to improve the infrastructure. There is a 23-acre vineyard at the end of the lane that could be developed; and infrastructure would be brought in as part of the development, but the owners are unwilling to do it.

Recommendation: Keep as a standing item on the agenda. Encourage Sage, Six Acres representative, to attend subcommittee meetings, as there has been no representation from Six Acres at subcommittee meetings. Request that they communicate on discussions with the County about what money the County is offering them.

- d) SB2 Funding Grants for Planning Studies. Associate Planner Miranda summarized what the grant funding can be used for. Concurrence was that the focus should be on the downtown and transit-oriented development. Reduced constraints on zoning density, in-lieu parking fees, a possible vacancy ordinance, reduced setbacks, etc. could be incorporated in the planning processes to accommodate for more housing. The application is due in November and will need a Council resolution. There are sites downtown that could support multi-family and mixed-use development.

Bob Cox supported the idea.

Recommendation: Prepare a resolution for the grant application and take to Council on September 11<sup>th</sup>, with broad concepts for the application. Subcommittee recommends looking at downtown and transit-oriented development.

- e) Discussion regarding the timing and route of Local Route 68. Councilmember Cruz identified stops that need to be added and changed. The north stop at Champlain is unsafe because of the traffic in and out of the Quick Stop. Another stop is needed at First and Jefferson Streets for kids going to Washington School. There is no stop between Chase Bank and Cloverdale Market on Healdsburg Avenue (which could be incorporated into the Alexander Valley Health Care project). Stop D on the north side of South Street is not ADA accessible due to the gravel. A stop needs to be put in at the Del Webb clubhouse, and other stops in Del Webb eliminated as they are underutilized. A new stop at the assisted living facility at Foothill and Treadway needs to be added.

Bob Cox stated that the service should be expanded to include Saturday hours, and the word needs to get out about the free service.

Recommendation: Discuss with Brian at the SCTA, who the city is collaborating with to increase ridership. The ADA site should be first, the clubhouse at Del Webb second, the Citrus Fair third, and Vine Ridge fourth. Saturday hours, even if shorter hours, are desirable. A suggestion was made to have a booth at upcoming events such as Oktoberfest and the Car Show to hand out literature.

- f) Update Community Development Planning Log. Assistant City Manager/CDD Thompson summarized the current status of projects: Baumgartner Ranch, Cherry Creek, Precise Development, Skate Park committee, 2<sup>nd</sup> Street Master Plan CEQA, South Cloverdale Assessment District, Wellness Center.

**6. Information Only Memos - None**

**7. Future Agenda Items (subject to change)**

- a) Update on the Sustainable Groundwater Management Act/Potter Valley Relicensing Project. Public Works Director Rincon will be attending a meeting. This item will be moved to the Public Works Subcommittee.

**8. Pending Items - None**

**9. Good of the Order.** Councilmember Cruz stated that the Boys and Girls club are changing their hours to open earlier to accommodate working parents.

**10. Adjournment:** Chair Turner adjourned the meeting at 5:36 p.m. to next scheduled meeting, October 15, 2019 at 4:00 p.m.

Please include in correspondence for the next council meeting and forward to Planning/CDA subcommittee.

Melanie Bagby  
Mayor, City of Cloverdale  
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From: Jose Hernandez Ayala <[hernan27@sonoma.edu](mailto:hernan27@sonoma.edu)>  
Sent: Monday, September 16, 2019 8:00:53 PM  
To:  
Subject: On the Urgency of Real Climate Action in Sonoma County

My name is José Javier Hernández Ayala, Geographer Climatologist, Assistant Professor and Director of the Climate Research Center (CRC) at Sonoma State University.

A couple of months ago I sent you an open letter titled "Open Letter on the Climate Apocalypse from a Distressed Climatologist", for those of you who didn't get to read it, here is a link to the open letter that was published in the Sierra Club web site (<https://www.sierraclub.org/redwood/blog/2019/07/sonoma-state-u-climatologist-speaks-urgency-climate-change>.)

I'm writing to you today to share my views regarding the Regional Climate Protection Authority (RCPA) plan of drafting a climate emergency resolution that could be adopted by all nine cities in the county. This is my testimony for the RCPA Board meeting of 9/9/19, which I could not attend because I was teaching at Sonoma State University.

In my "Open Letter on Climate Apocalypse from a Distressed Climatologist" and in my presentations at several recent Climate Change Action events in Sonoma County, I have brought up a few very important facts about the state of Climate Change that redefine which Climate Change Action strategies can produce the best results.

The first fact that I want to reiterate is that THERE IS NO CARBON BUDGET LEFT. Now, every ton of anthropogenic GHG added to the atmosphere increases its warming. There's no more time left for humans to emit more GHG (Greenhouse Gases) from burning fossil fuels and from other human activities before the worst impacts of climate change become evident. We are already witnessing an increase in extreme events (wildfires, floods, hurricanes, etc.) that have been exacerbated by human-induced climate change.

I also want to make sure that all officials in the county understand the following fact, THE CLIMATE CHANGE THAT HAS ALREADY OCCURRED IS MOSTLY IRREVERSIBLE. Like I stated in my Open Letter, even if we stopped the burning of all fossil fuels today, our planet will continue to experience more frequent and destructive climate change amplified events like the wildfires and floods that have recently impacted our county. These climate change exacerbated events will be the norm and not the exception for the next hundreds of years or more. Only global and very fast elimination of human GHG emissions and atmospheric carbon capture can mitigate further aggravation of future climate change-related events.

The human-induced climate change that has already occurred is mostly irreversible because the primary drivers of change in the climate system today are not the anthropogenic GHG emissions. Those have become secondary to the SELF-REINFORCING AMPLIFYING FEEDBACKS MECHANISMS (rapid ice sheet disintegration, melting of permafrost on land and on the bottom of oceans, ocean carbon, and heat saturation, slowing of the Gulf Stream) that amplify the warming caused by human activities. These feedback mechanisms are not controllable by humans and accelerate the rate of warming that can lead to a proximate runaway climate change scenario, where irreversible changes to the Earth system would lead to the total collapse of organized civilization.

The Intergovernmental Panel on Climate Change (IPCC) reports are very conservative and have been underestimating the pace of Climate Change. The influence of the major countries and corporations, the pressure for univocality and the siding with conservative estimates in order to prevent from being called an alarmist, have produced IPCC Reports which grossly understate the state and real pace of Climate Change and its impacts. The Climate Change models the IPCC reports use are almost fully focused on anthropogenic GHG emissions, leaving Self-Reinforcing Amplifying Feedbacks out of the models.

With these fundamental facts about the actual state of the Climate, public policy must change to:

- Protect communities and the environment, at emergency speed, with Climate Change Deep Adaptation.

- Acknowledge that Sustainability (stopping human GHG emissions and removing carbon from the atmosphere) can not reverse Climate Change to the much more balanced state it had 50 or more years ago and that it can only mitigate the development of Climate Change if it is done globally and at the highest emergency speed. Sustainability in Sonoma County, and even in all of California, will have the value of inspiring a global mobilization to go CARBON-NEGATIVE, but it will not slow down Global Warming and the unleashing of extreme Climate Change-Related events BY ITSELF.

- Not postpone life-saving actions because of lack of funds. Official declarations of a state of emergency will facilitate getting funds. Think of the Climate Change Emergency Declaration as a preventive massive mobilization that will allocate the needed resources to prepare all of our communities to the more extreme world that we are living in. The funds will allow us to save lives by relocating vulnerable communities, restoring and protecting land and water resources and preparing all of our communities for more extreme events associated with climate change that might include heat waves, wildfires and extreme floods.

- Issue binding Climate Change Emergency Declarations by all our governments, for Sonoma County and its cities to be able to respond in real-time to the emergency that Climate Change has become with all the necessary resources and get funding from the state government.

- Reducing the chances of wildfires and multiplying fire-fighting resources needs to be the first major action for Climate Change Deep Adaptation. Fire-proofing houses and other buildings, creating effective fire buffer zones and organizing residents to prevent and fight fires, would significantly reduce the risk of massive destruction as we experienced with the Tubbs and Nuns Fires. Also, the creation of an independent and resilient electrical power system from sustainable sources, deployed at emergency speed, would serve the dual benefit of cutting down GHG emissions and providing deep adaptation by eliminating long and exposed power lines and breaking the dependence on PG&E and its potentially harmful prolonged power blackouts, while creating a large number of green well paid jobs.

I am working with different local actors on drafting a Climate Change Emergency Declaration that the Sonoma County governments can adapt to the specifics of each locale. Climate Change Emergency Declarations will allow us the opportunity to prepare to mitigate climate change-exacerbated extremes before they impact us again in the near future and to respond much more effectively when they happen. As well as to achieve carbon-negativity much faster.

As we all know, it's more cost-effective to invest in increasing our resilience now than to pay a very high price in life and property when disasters like wildfires or extreme floods strike us again. Let's make Sonoma County a model on real climate action for the world, let's show them that the smartest way to address the imminent impacts of Climate Change is by making our communities more environmentally and economically resilient now, not after another climate change-related disaster.

Climate Apocalypse, as it appears in the title of my open letter, is not a hyperbole. My scientific observations and research, support such a view. Without the level and scope of transformations like the ones I have proposed, Sonoma County has a high probability of joining the list of crumbling human societies and economies that are being greatly impacted by climate change exacerbated events.

As a resident of our beautiful Sonoma County, I humbly ask all of you to accept these hard facts and I encourage you to use them as guidance for your climate action policies. Please for the sake of our children who will more than likely experience the worst impacts of climate change, I ask you to take real climate action and pass a series of city level CLIMATE CHANGE EMERGENCY DECLARATIONS in order to access the necessary resources to make our county a leader in climate change preparedness, resilience and environmental/ economic sustainability.

I look forward to working with all of you on making these CLIMATE CHANGE EMERGENCY DECLARATIONS a reality.

Respectfully,

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# **Building Codes, Reach Codes, and Electric Only Construction**

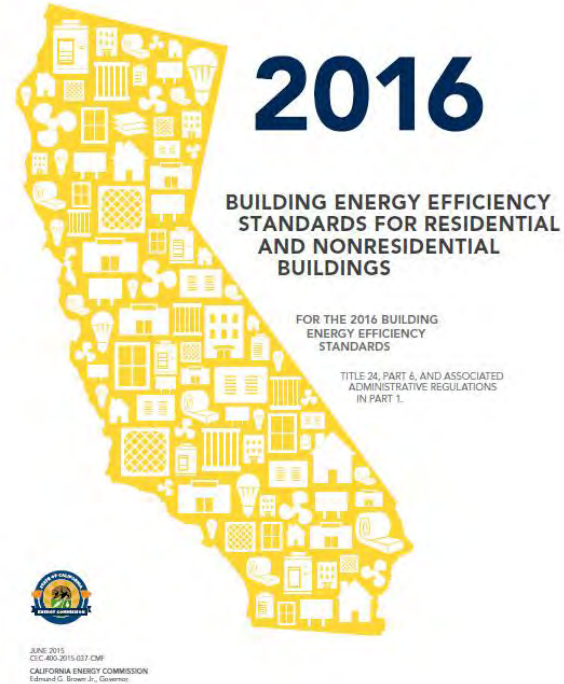
**Cloverdale Builder's Roundtable  
October 15, 2019**



# **Title 24 2020 Updates and Reach Code Basics**

# California Energy Code

- Part 1 - California Building Standards Admin Code
- Part 2 - California Building Code
- Part 3 - California Electrical Code
- Part 4 - California Mechanical Code
- Part 5 - California Plumbing Code
- **Part 6 - California Energy Code**
- Part 7 - California Elevator Safety Construction Code
- Part 8 - California Historical Building Code
- Part 9 - California Fire Code
- Part 10 - California Code for Building Conservation
- Part 11 – California Green Building Standard



# New Code (2019)

Effective January 1, 2020

- Adopted May 9, 2019
- Lighting efficiencies increased – no incandescent lighting (few exceptions)
- 2 x 6 exterior wall framing – standard – (R-20 insulation)
- Efficiency for doors must now be addressed (not just windows)
- HERS Verified Quality Insulation Installation prescriptively required
- PV installation prescriptively required
- Natural Gas is not eliminated from code

## 2019 CALIFORNIA BUILDING CODE

CALIFORNIA CODE OF REGULATIONS | TITLE 24, PART 2, VOLUME 1 OF 2

Based on the 2018 International Building Code®

California Building Standards Commission

CALIFORNIA REPUBLIC

# CALIFORNIA'S 2019 RESIDENTIAL BUILDING ENERGY EFFICIENCY STANDARDS

CALIFORNIA ENERGY COMMISSION

The state's energy efficiency standards for new buildings and appliances have saved consumers billions in lower electricity and natural gas bills. The 2019 Building Energy Efficiency Standards for residential buildings includes a first-in-the-nation requirement to install solar photovoltaic systems. Other features enable homes to reduce the electricity demand from the grid, helping to reduce energy bills and the carbon footprint.

**\$19,000** SAVINGS OVER A 30 YR. MORTGAGE | INITIAL COST \$9,500



## SOLAR PHOTOVOLTAIC SYSTEM

Promote installing solar photovoltaic systems in newly constructed residential buildings. The systems include smart inverters with optional battery storage. This will increase the self-utilization of the electricity generated to power the home's electricity loads including plug-in appliances. California is the first state in the nation to require smart systems on homes.



## DEMAND RESPONSE COMPLIANCE OPTIONS

Encourage battery storage and heat pump water heaters that shift the energy use of the house from peak periods to off-peak periods. Utilities moving to time-of-use pricing assists the grid to meet the state's climate change goals and helps homes reduce energy bills.



## HEALTHY INDOOR AIR QUALITY

Enable using highly efficient filters that trap hazardous particulates from both outdoor air and cooking and improve kitchen ventilation systems. Moving air around and in and out of the home while filtering out allergens and other particles makes the home healthier.



## BUILDING ENVELOPE

Strengthen insulation in attics, walls and windows to improve comfort and energy savings. Keeping the heat out during the summer and warm air during the winter makes a home more resilient to climate change.



# What is a Reach Code?

- In California, Title 24 of the Code of Regulations sets the building code standards for all jurisdictions statewide. However, local governments can **adopt more stringent requirements**, which are known as reach codes.
- All energy efficiency-related reach codes must be proven to be **cost effective**.
- All reach codes must go through a **public process** for approval.
- All reach codes must be **re-approved with each Energy Code update**  
(~ every 3 years)

## **50+ Cities and Counties Interested in 2020 Electric Reach Codes**

- Cloverdale
- Santa Rosa
- Windsor
- Petaluma
- Berkeley
- Fremont
- Hayward
- San Mateo
- Arcata
- Carlsbad
- Cupertino
- Davis
- Healdsburg
- Hillsborough
- Los Altos
- Los Angeles
- Monte Sereno
- Mountain View
- Marin County
- Menlo Park
- Morgan Hill
- Oakland
- Pacifica
- Palo Alto
- Portola Valley
- San Francisco
- San Jose
- San Luis Obispo
- Santa Clara County
- Santa Cruz
- Santa Monica

# What Sectors Would an Electric Reach Code Apply to?

Would apply to:

- new construction single family residential
- new construction of an accessory dwelling unit
- multifamily residential properties under 4 stories in height

Would **NOT** apply to:

- Alterations or additions of single family, multifamily, or commercial properties
- New construction of a commercial property
- New construction of a multifamily property over 4 stories in height

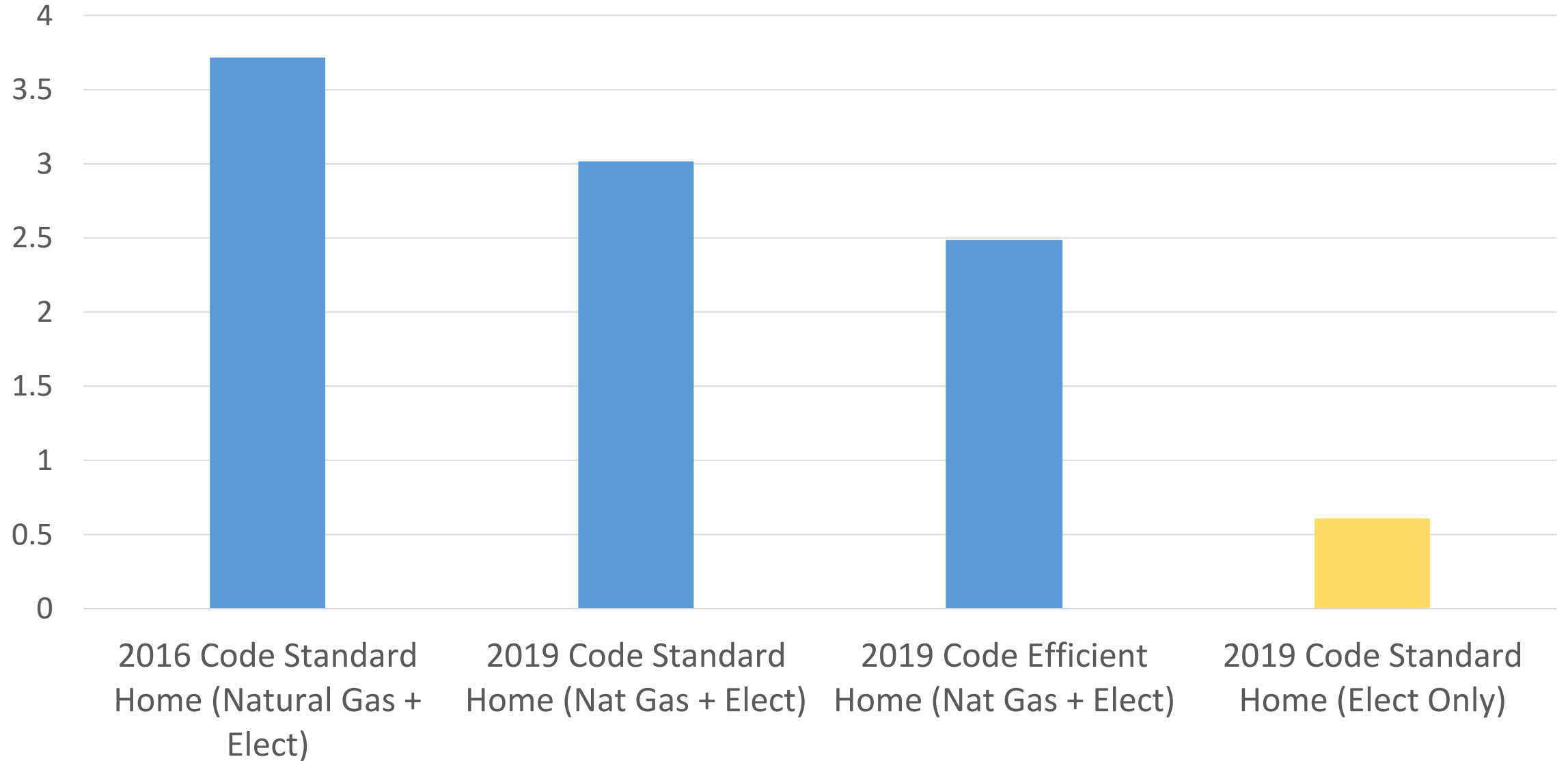
# Popular Energy Reach Code Options

Option	Jurisdictions Considering this Option	Anticipated per home costs beyond 2020 Requirements	Anticipated GHG Impacts	Potential Barriers	Timeframe	Applies to
Adoption of 2019 Energy Code (Business as Usual)	-----	\$0	Assuming 500 homes are built over next three years, <b>500 MT</b> of CO2e annually	None	2019 Code Update Would Go into Effect Jan 1, 2020	All Buildings
All Electric <b>Favored</b> Reach Code	Cloverdale, San Luis Obispo	Unknown range of costs.	Assuming 1/3 of homes choose all-electric option, <b>900 MT</b> of CO2e annually	Need State approval	Could go into effect as soon as January 1, 2020	New construction single family and low-rise multifamily
All Electric Reach Code	Santa Rosa, Petaluma, Windsor	Savings of \$6,171 (or \$3,361 for multifamily unit) compared to a home using natural gas <sup>1</sup>	Assuming 500 homes are built over next three years, <b>1,700 MT</b> of CO2e annually	Need State approval	Could go into effect as soon as January 1, 2020	New construction single family and low-rise multifamily
Natural Gas Ban	Berkeley, San Jose	Savings of \$6,171 (or \$3,361 for multifamily unit) compared to a home using natural gas <sup>1</sup>	Assuming 500 homes are built over next three years, <b>1,700 MT</b> of CO2e annually	Relies on city's police powers	Could go into affect at any time	All buildings

<sup>1</sup> 2019 Energy Efficiency Cost Effectiveness Study, California Codes and Standards

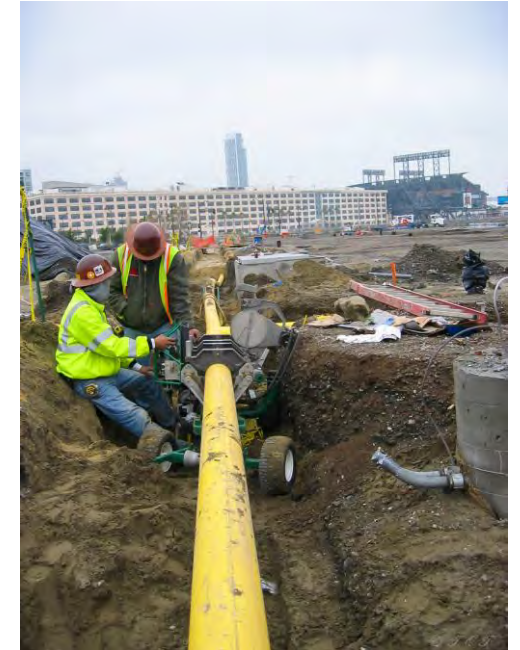


## Yearly Per Home Emissions (MT CO2e)



# Costs of Building All Electric Homes Versus Homes with Gas

Required Measure	Average Cost versus Gas Appliance
Heating/Cooling (Heat Pump)	\$221 in cost savings
Water Heating (Heat Pump Water Heater)	\$0 in cost savings
Dryer (Electric)	\$0 in cost savings
Cooking (Induction)	\$0 in cost savings
Electric Service Upgrade	\$600 in additional costs
Gas Infrastructure	\$6,550 in cost savings
<b>Total Costs</b>	<b>\$6,171 in cost savings</b>



**Questions?**