



MINUTES

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:** Chair Turner called the meeting to order at 4:00 p.m.
2. **Communications:**
 - a) Letter from José Javier Hernández Ayala regarding urgent climate action in Sonoma County
3. **Public Comment:**
4. **Minutes Approved:** August 20, 2019
5. **Current Items for Discussion**
 - a) **Presentation and discussion of Reach Energy Code.** Rachel Kuykendall, Sonoma Clean Power, reviewed the upcoming requirement for solar that are being codified into the building code for new construction. The purpose is to address the GHG reduction targets set forth by new senate and assembly bills. She reviewed her power point presentation. Local jurisdictions can adopt more stringent requirements, which are known as “reach codes.” The Electric Reach Code would apply to all new construction of single family residential, ADU’s and multifamily residential properties under 4 stories in height. It would not apply to residential alterations or additions, new construction of commercial property or new construction of multifamily property over 4 stories in height. Discussion ensued about new appliances that would be required, such as heat pumps, heat pump water heaters, tankless water heaters, induction cooking, etc. City Manager Kelley indicated that staff needs to better understand the impact on the budget. Chair Turner asked for clarification of the impact this will have on Cloverdale’s future, noting the potential for conflict with the push for all electric vs. PG&E power shutoffs. This needs to be clarified before he makes a policy decision. Concern was expressed about the impact on lower income residents of town. Assistant City Manager/CDD Thompson asked what the portfolio mix on standard accounts is. Ms. Kuykendall stated that Sonoma Clean Power is about 93% GHG free, coming from geothermal, solar, wind, hydro and biomass sources. Chair Turner asked if the baselines and best management practices could be submitted by the next subcommittee meeting on December 17, and Ms. Kuykendall said it should not be a problem. Chair Turner stated that the impacts are very important to him.

Recommendation: No recommendation was made.

b) **Update on Six Acres Water Company/South Cloverdale Water Company.** Assistant City Manager/CDD Thompson stated there have been monthly calls, but the City seems to be doing all the work. An agreement is being drafted, but while the residents want to be in the city and enjoy services, they want to also retain their rights in the unincorporated area. Chair Turner commented that he has had trouble getting together with Supervisor Gore to discuss the matter.

Recommendation: Chair Turner requested that Six Acres representation be present at the next meeting.

c) **Update Community Development Planning Log.** Assistant City Manager/CDD Thompson discussed infrastructure and drainage issues associated with the Wellness Center permit. Mr. Turner acknowledged the site challenges in the area. A road and a storm drain are needed, and it should not be the Wellness Center's sole responsibility. The school needs to be more involved. The City has committed a lot of staff time to try to make a good project, but cooperation is needed by all parties if it is to benefit the community to reduce congestion, improve circulation, and improve pedestrian safety in the area. Improvements could be incorporated into the conditions of development. The City is getting pushback from the Citrus Fair, Alexander Valley Wellness, and the school. The school wants the skate park moved, which would require purchase of a portion of Thymes Square and could become complicated. Collaboration and cooperation are needed and there are significant policy issues involved.

Recommendation: Hold an agendaized joint workshop with school board with a list of items to discuss and will include this issue.

6. **Information Only Memos:** None
7. **Future Agenda Items (subject to change):** None
8. **Pending Items:** None
9. **Good of the Order:** None
10. **Adjournment:** Chair Turner adjourned to next scheduled meeting December 17, 2019 at 4:00 p.m.

Minutes approved December 17, 2019