

Bliss, Sandi

15.1

From: Julie Johnson <juliejohnson@tedjohnsonpropane.com>
Sent: Monday, October 21, 2019 9:42 AM
To: [_CityCouncilListPublic](#)
Subject: [EXTERNAL] Santa Rosa Shouldn't Limit Consumer Energy Choices

Julie Johnson
5140 Elton Street
Baldwin Park, CA 91706

October 21, 2019

Dear Tom Schwedhelm,

RE: City of Santa Rosa Development of All-Electric Reach Codes

Dear Mayor Schwedhelm,

I am writing to express my opposition to the proposed all-electric Reach Code being considered by the City Council and any ordinance that will discourage energy choice in the City of Santa Rosa. Specifically, I am concerned that the definition of "All-Electric Building or All-Electric Design" in the proposed Reach Code, does not allow for new construction to build with propane.

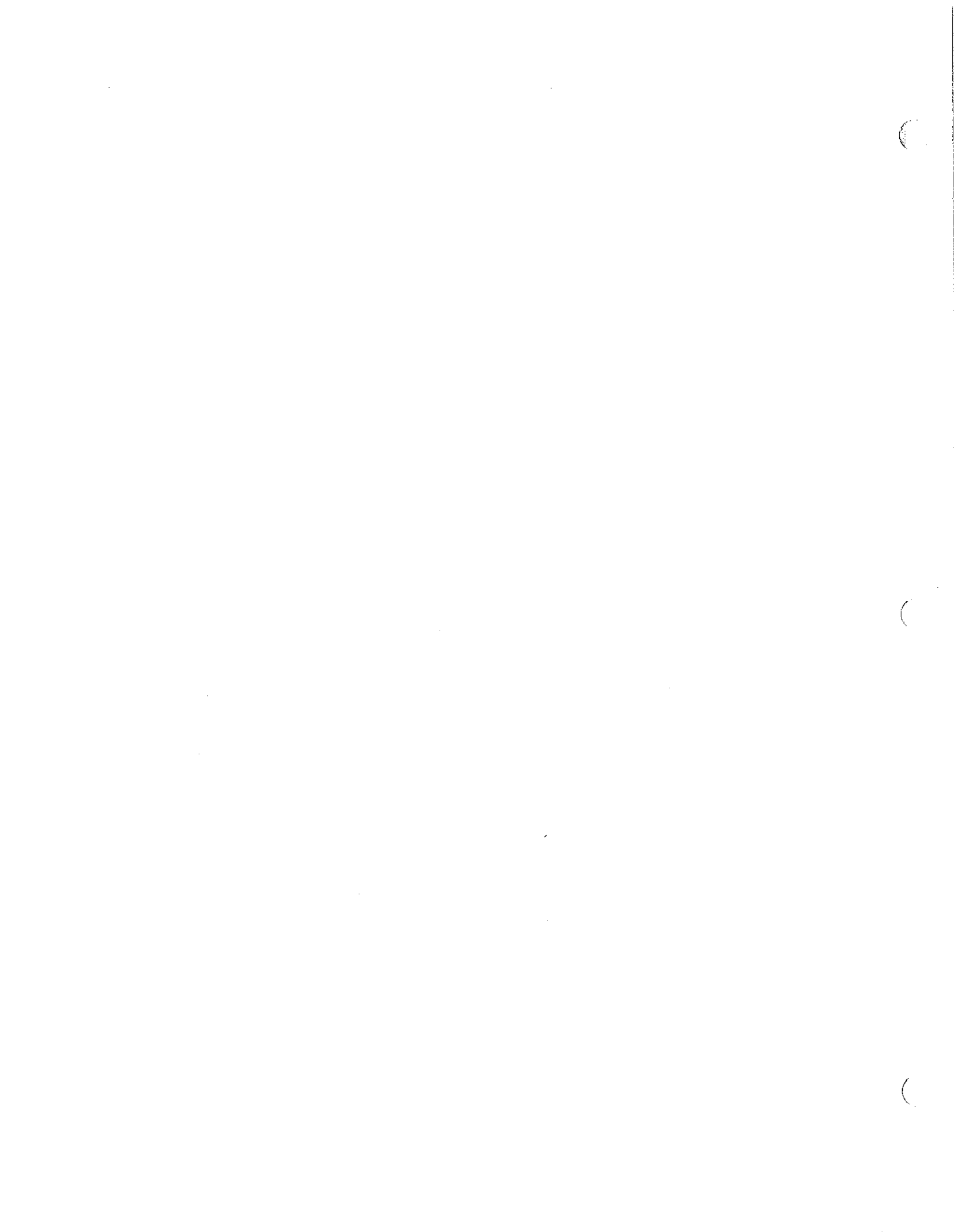
Propane is a clean alternative energy that provides millions of residents with a low-cost fuel for washing clothes, cooking, hot water and heat. Propane is also a vital fuel source for rural and low-income residents, providing an affordable energy source often when other energy solutions are not available.

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Over the past couple weeks, planned power outages and safety power shutoffs have become a reality across California. Most recently 2.2 million Californians were left without power in their homes. For those powering life-sustaining equipment, such as people on dialysis or those who rely on electric powered wheelchairs, electricity is not simply a convenience it's a necessity.

As the city proceeds to draft building decarbonization regulations, we demand that propane be excluded from any regulation that creates a disincentive for the fuel as it will drive up consumer energy prices and potentially eliminate the availability for propane. Thank you for your consideration.

Sincerely,
Julie Johnson



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From: Mike Turgeon <mturg@aol.com>
Sent: Monday, October 21, 2019 8:55 AM
To: Emerald
Cc: _CityCouncilListPublic; Schwedhelm, Tom; Rogers, Chris; Combs, Julie; Fleming, Victoria; Olivares, Ernesto; Sawyer, John; Tibbetts, Jack
Subject: [EXTERNAL] Re: Please pass the All-Electric Reach Code as a local solution to climate change

Thanks, Emerald
Mike T

Sent from my iPhone

On Oct 21, 2019, at 12:31 AM, Emerald <Emerald@occupysonomacounty.org> wrote:

Dear Mayor and City Council member;
On behalf of Occupy Sonoma County, as a member of the Sonoma County Climate Activist Network, I am writing to urge you to support the All Electric Reach Code to reduce greenhouse gas and fracking.

Occupy Sonoma County is focused on the climate change crisis. It is imperative that we all address this growing concern immediately.

Please do all you can to adopt the All Electric Reach Code and devote your full attention to the long-term survival of our community.

Sincerely,

Emerald

Occupy Sonoma County

707-877-6650

<http://OccupySonomaCounty.org>

<http://OccupySonomaCounty.org/es>

(en español)

<http://www.facebook.com/OccupySonomaCounty>

<https://twitter.com/OcSoCo>

<https://www.youtube.com/channel/UCmJoCP-ePUTPWNgHZwtBelg>

Occupy Sonoma County embraces the egalitarian, deep democracy principles of the Occupy Movement with a regional strategy for effectively organizing countywide social justice campaigns that are globally relevant.

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Sent: Monday, October 21, 2019 12:31 AM
To: _CityCouncilListPublic; Schwedhelm, Tom; Rogers, Chris; Combs, Julie; Fleming, Victoria; Olivares, Ernesto; Sawyer, John; Tibbetts, Jack
Subject: [EXTERNAL] Please pass the All-Electric Reach Code as a local solution to climate change

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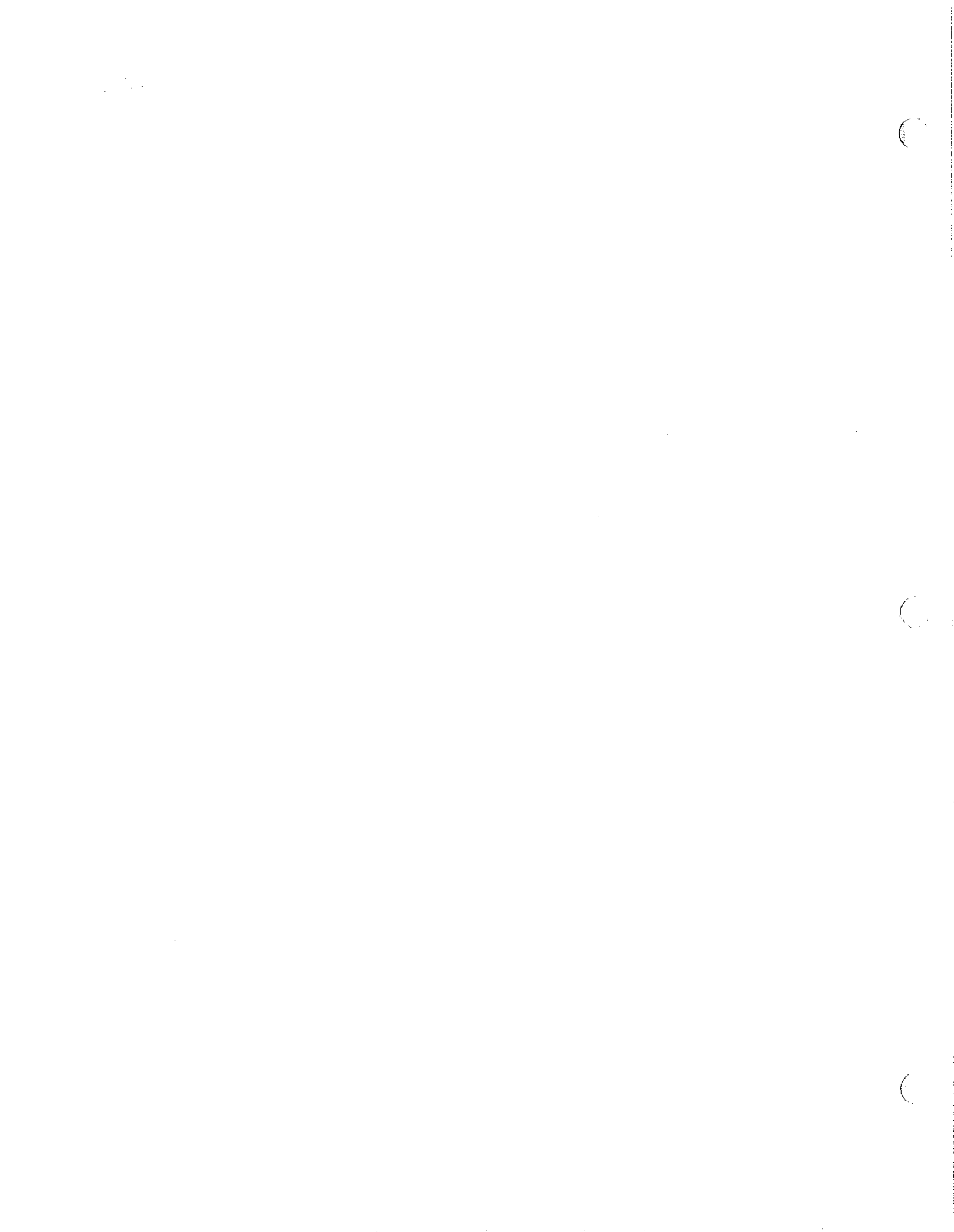
15.1

From: mturg@aol.com
Sent: Monday, October 21, 2019 9:19 AM
To: _CityCouncilListPublic
Cc: Oswald, Jesse; kevin397conway@gmail.com
Subject: [EXTERNAL] Support for Electric REACH code
Attachments: Electric REACH letter.doc

Dear Council Members,

Please accept this 'late correspondence' in support of the Electric REACH code item 15.1 on the October 22ns agenda. It is our top 12 reasons for passing this item.

Respectfully, Mike Turgeon (on behalf of FoCAP)



From: City Clerk
Sent: Friday, October 18, 2019 8:58 AM
To: Bliss, Sandi; Manis, Dina
Subject: FYI -- FW: [EXTERNAL] All-Electric Reach Code

FYI only – looks like it went to all of council

Gretchen Emmert | Records Management Technician

City Manager's Office | 100 Santa Rosa Avenue, Room 10 | Santa Rosa, CA 95404
Tel. (707) 543-3018 | Fax (707) 543-3030 | gemmert@srcity.org



From: Pete Gang <pete@commonsensedesign.com>
Sent: Wednesday, October 16, 2019 10:10 AM
To: Schwedhelm, Tom <tschwedhelm@srcity.org>; Rogers, Chris <CRogers@srcity.org>; Combs, Julie <jcombs@srcity.org>; Fleming, Victoria <VFleming@srcity.org>; Olivares, Ernesto <EOlivares@srcity.org>; Sawyer, John <jsawyer@srcity.org>; Tibbetts, Jack <hjtibbetts@srcity.org>; City Clerk <cityclerk@srcity.org>
Cc: FoCAP Steering <focap-steering+noreply@googlegroups.com>
Subject: [EXTERNAL] All-Electric Reach Code

Dear Mayor Schwedhelm, Vice Mayor Rodgers and esteemed Councilmembers,

As an architect long involved with energy-efficient building design and as a elder deeply concerned about the world that we are leaving our children and to all future generations, I offer the following:

My Top Twelve Arguments in Favor of All-Electric:

1. All of the current literature substantiates the fact that **all-electric new homes are less expensive to build than mixed-fuel homes**. The most significant cost savings result from the avoided costs of installing the underground gas piping (from the gas main to the gas meter) and the gas piping inside the home.

According to the [2019 Cost-effectiveness Study: Low Rise Residential New Construction, released by California Energy Codes and Standards](#), incremental cost savings for an all-electric new single-family home (compared to a mixed-fuel new home) are estimated to be \$6,171.

According to an April 2019 study funded by Southern California Edison, SMUD, and the LA Department of Water and Power titled [Residential Building Electrification in California](#), initial cost savings are estimated to be in the range of \$3,000 to \$10,000.

According to a September 2018 report prepared by TRC Solutions for the City of Palo Alto titled, "[City of Palo Alto 2019 Title 24 Energy Reach Code Cost Effectiveness Analysis DRAFT](#)," the **costs saved by not installing natural gas in residential new construction** — including plan review, street cut fee, connection charge to existing main, gas meter, gas piping within the residence, and the cost of appliances — total **\$6,314** (assuming iron piping).

2. **Even greater cost savings are available to fire survivors who choose to rebuild all-electric:** the [Advanced Energy Rebuild program](#) (offered jointly by Sonoma Clean Power, PGE, and BAAQMD) offers financial incentives of up to \$17,500 per home.

3. **Many builders conflate discussion of optional all-electric reach codes with discussion of mandatory changes in the upcoming 2019 CA Energy Codes** (which take effect January 1, 2020). The 2019 Energy Codes will require installation of a PV system of sufficient size to provide for the electric needs of a mixed-fuel home (typically a ~2.5 kW system). Even though this added feature has been proven cost-effective over a 30-year timeframe, it is expected to add around \$10,000 to the cost of a new home (at approximately \$4 per watt).

4. Not only does all-electric construction result in **reduced initial costs, homeowners will see reduced ongoing utility costs** due to efficiencies of 300% or more that are typical of electric heat-pump technologies used for heating/cooling and water heating. In contrast, gas appliances have a theoretical maximum efficiency of only 100%.

5. Builders also mention that their customers don't like cooking on electric stoves. They are thinking of the old radiant coil electric cooktops. Few of these customers are familiar with electric induction cooktops, which are the new standard. [Sacramento Municipal Utility District \(SMUD\)](#) reports that 91% of people who try cooking on an electric induction cooktop, prefer it over gas.

6. **Replacing gas appliances with electric appliances results in healthier indoor environments.** We are required to install carbon monoxide (CO) detectors in all new residential construction due to the hazards associated with combustion byproducts. Electric appliances do not carry similar hazards.

7. The California Energy Commission acknowledges that we are moving inexorably toward all-electric buildings and away from using natural gas.

8. PGE acknowledges that we are moving inexorably toward all-electric buildings and away from using natural gas. In a letter dated August 21, 2019 to Windsor Town Manager Ken McNab, PGE Vice President Robert S. Kenney states, ***"PG&E welcomes the opportunity to avoid investments in new gas assets that might later prove underutilized as local governments and the state work together to realize long-term decarbonization objectives. With all this in mind, PG&E supports local government policies that promote all-electric new construction when cost effective."***

9. When builders attempt to compare the greenhouse gas emissions of gas appliances with those of electric appliances, they typically limit their discussion to CO₂ emissions and neglect to mention emissions of CH₄, or methane, which comprises ~85% of natural gas. We now understand that **methane is a relatively short-lived greenhouse gas with over 100 times the heat-trapping potential of CO₂ on an annual basis.** Fugitive emissions of methane occur at all points in the production, distribution, and storage of natural gas and are currently conservatively estimated to be around 3% of production.

10. 90% of the natural gas used in California is imported from out of state and obtained through **hydraulic fracturing, or fracking.** It is now widely understood that fracking is associated with a long list of catastrophic consequences, including aquifer depletion, aquifer contamination, destruction of landscapes, air pollution, and widespread physical and mental health consequences.

11. Builders sometimes suggest that instead of working to reduce or eliminate the use of natural gas in buildings we should work on reducing emissions from the transportation sector. It's not an "either-or." We need to do **all of the above.**

12. Builders sometimes bemoan the fact that these proposed changes (from natural gas to all-electric) are happening so fast. The reason that we are calling it a climate emergency is because **it is an emergency.** One responds to an emergency with appropriate alacrity.

With gratitude and respect,

Pete Gang

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From: Jeff Stewart <jstewart@bluestargas.com>
Sent: Sunday, October 20, 2019 8:42 AM
To: _CityCouncilListPublic
Subject: [EXTERNAL] Santa Rosa Shouldn't Limit Consumer Energy Choices

Jeff Stewart
350 Cahill Lane
Santa Rosa, CA 95401

October 20, 2019

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