THE CITY OF
EL CERRITO
PUBLIC WORKS

Staff Liaison
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AMENDED AGENDA

REGULAR MEETING OF THE
Environmental Quality Committee

Tuesday, September 10, 2024 at 7:00 p.m.

City Council Chambers
10890 San Pablo Avenue

This Meeting Place is Wheelchair Accessible

7:00 p.m. CONVENE REGULAR MEETING

1. **ROLL CALL –** Chair Simrun Dhoot; Vice-Chair Fred Bialy; Members Buddy Akacić, Pamela Austin, Howdy Goudey, Heather Hayashi, Mark Miner, Sean O'Connor, Paloma Pavel, Sheila Tarbet, Rose Vekony

2. **ORAL COMMUNICATIONS FROM THE PUBLIC** *(Estimated time: 5 minutes)*
Remarks are typically limited to three minutes per person, and may be on anything within the subject matter jurisdiction of the body. Remarks on non-agenda items will be heard first. Remarks on agenda items will be heard at the time the item is discussed.

3. **COUNCIL/STAFF LIAISONS ANNOUNCEMENTS AND REPORTS** *(5 min.)*
Staff and/or Council Liaison Carolyn Wysinger may report on policies, priorities, and actions taken by the City Council, and/or on matters of general interest to the EQC.

4. **APPROVAL OF THE MINUTES** *(5 min.)*
Consider a motion adopting the minutes of the EQC meeting held on ~~June 11~~ August 13, 2024.

5. **YOUTH EQC MEMBER APPOINTMENT PROCESS** *(10 min.)*
Participate in discussion and consider possible action items regarding interviewing and recommending for appointment a youth member to the EQC.

6. **COLLABORATION WITH THE URBAN FOREST COMMITTEE** *(5 min.)*
Hear updates, participate in discussion and consider possible action items regarding collaborating with the City's Urban Forest Committee.

7. **RICHMOND STREET COMPLETE STREETS PROJECT PRESENTATION** *(30 min.)*
Receive a presentation, participate in discussion and consider possible action items regarding the Richmond Street Complete Streets Improvement Project.

8. **SUPPORT FOR RECYCLEMORE DO-IT-YOURSELF (DIY) REPAIR WORKSHOP** *(10 min.)*
Hear updates, participate in discussion and consider possible action items regarding collaborating with RecycleMore on a DIY repair workshop in El Cerrito with focus on bike repair.

9. **REAL PROPERTY TRANSFER TAX (RPTT) REBATE RECOMMENDATIONS** *(15 min.)*
Report-out from the ad hoc subcommittee, participate in discussion and consider possible action items on recommendations for suggested changes to the RPTT rebate.

10. **EL CERRITO GREEN MOBILITY FAIR** *(20 min)*
Report-out from the ad hoc subcommittee, participate in discussion and consider possible action items regarding planning efforts around an El Cerrito Green Mobility Fair event in April 2025.

11. EQC BUDGET AND CALENDAR OF EVENTS *(10 min.)*

Hear updates, participate in discussion, and consider possible action items regarding planning, logistics, and expenditures for the EQC calendar of events, including:

- Green Team 2024 Cleanups / Broom Pulls:
  - Sept. 21, Saturday, Coastal Cleanup Day, Baxter Creek Park
  - Dec. 1, Sunday, Baxter Creek Park (w/ Baxter volunteers)
- Sept. 21, 2024 - CA Coastal Cleanup Day, Baxter Creek Park
- Sun. Oct 6; 4-5pm - El Cerrito Library Parking Lot – El Cerrito Free Market community re-use event (formerly "Swap It")
  - Consider a motion to be a community partner
- October 12, El Cerrito Fall Citywide Garage Sale
- October 10, 12, 13 – Albany Film Fest, Rialto Cinemas Cerrito
- October 19, 11am – 4pm – Cedar Rose Park - Berkeley Ride Electric Event
- EC Green Mobility Fair – April 2025 TBD

12. ANNOUNCEMENTS AND FUTURE AGENDA ITEMS *(5 min.)*

Hear committee member announcements and suggestions for future EQC agenda items. Potentially engage in discussion and make decisions regarding logistics of EQC consideration of items including:

- Next meeting: Tuesday, October 8, 2024
- Hillside Natural Area (HNA) Fire Resilience and Forest Conservation Management Plan (Joint meeting with UFC – Proposed for ~~November 12~~ December 10, 2024 or an alternate date in December)
- Review of Brown Act and Rosenburg's Rules of Order (Parliamentary Procedure)
- Liaison with the Human Relations Commission
- Youth Engagement; Earth Team
- Possible collaboration with the Public Safety Committee

13. ADJOURNMENT

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Staff Liaison, Christina Leard, at (510) 215-4338. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. (28 CFR 35.102-35.104 ADA Title I).

Any writings or documents provided to a majority of the members regarding any item on this agenda will be made available for public inspection at the El Cerrito Recycling + Environmental Resource Center (7501 Schmidt Lane) during normal business hours.

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DRAFT MINUTES

REGULAR MEETING OF THE
Environmental Quality Committee

Tuesday, August 13, 2024 at 7:00 p.m.

City Council Chambers
10890 San Pablo Avenue

This Meeting Place is Wheelchair Accessible

CONVENE REGULAR MEETING Chair Dhoot called the meeting to order at 7:03 p.m.

1. ROLL CALL – Chair Simrun Dhoot; Vice-Chair Fred Bialy; Members Pamela Austin, Howdy Goudey, Heather Hayashi, Mark Miner, Sean O'Connor, Paloma Pavel **Absent:** Buddy Akacić, Sheila Tarbet, Rose Vekony **Also Present:** Christina Leard, Staff Liaison

2. ORAL COMMUNICATIONS FROM THE PUBLIC
The committee received public comment from Richmond resident Cordell Hindler.

3. COUNCIL/STAFF LIAISONS ANNOUNCEMENTS AND REPORTS
Staff Liaison Leard shared that Measure G for sales tax reauthorization would be on the November ballot for voter consideration. She also shared that 3 council seats will be on the November ballot, that Mayor Rudnick and Councilmember Fadelli are not running for re-election, and that candidate information is available on the City website.

4. CLEANER CONTRA COSTA CHALLENGE
EQC members received a presentation from Sustainable Contra Costa Staff and participated in discussion regarding promotion of the Cleaner Contra Costa Challenge. (cleanercontracosta.org/elcerrito).

Public comment was received from El Cerrito resident Steve Price and Richmond resident Cordell Hindler.

5. HILLSIDE NATURAL AREA FIRE RESILIENCE AND FOREST CONSERVATION MANAGEMENT PLAN PRESENTATION
EQC members received a presentation from City Staff and participated in discussion regarding the Hillside Natural Area Fire Resilience and Forest Conservation Management Plan.

Public comment was received from El Cerrito resident Steve Price and Richmond resident Cordell Hindler.

6. APPROVAL OF THE MINUTES
Consider a motion adopting the minutes of the EQC meeting held on June 11, 2024.
Move/Second: O'Connor/Dhoot **Action:** Passed a motion to adopt the Minutes of the June 11, 2024 EQC meeting. **Ayes:** Dhoot, Austin, Goudey, Hayashi, Miner, O'Connor, Pavel **Noes:** None **Abstain:** Bialy

7. COLLABORATION WITH THE URBAN FOREST COMMITTEE
There were no updates from the Urban Forest Committee.

DRAFT

8. ACCESSORY DWELLING UNIT (ADU) HANDOUT SUGGESTIONS

The Committee received a report-out from the ad hoc subcommittee, participated in discussion and passed the following motion:

Move/Second: Goudey/Dhoot **Action:** Passed a motion to approve the "EQC Recommendations for Educational Outreach to Builders and Developers in El Cerrito Regarding Benefits of All-electric Construction for All Building Types" with revisions suggested during the meeting to include language for all building types, and for the recommendations to be provided to the Community Development Department. **Ayes:** Unanimous **Noes:** None
See attached for the recommendations.

9. REAL PROPERTY TRANSFER TAX (RPTT) REBATE RECOMMENDATIONS

The committee heard updates, participated in discussion and appointed an ad hoc subcommittee of Members Goudey, Bialy, and Pavel to make recommendations on suggested changes to the RPTT rebate.

10. SUPPORT FOR RECYCLEMORE DO-IT-YOURSELF (DIY) REPAIR WORKSHOP

The committee heard updates, participated in discussion and appointed an ad hoc subcommittee of Members Goudey and Hayashi to collaborate with City Staff and RecycleMore on a DIY repair workshop in El Cerrito with focus on bike repair.

11. YOUTH EQC MEMBER APPOINTMENT PROCESS

The committee participated in discussion and appointed an interview panel of Members Bialy, O'Connor, and Pavel to interview and consider recommending for appointment a youth member to the EQC. The interview is tentatively scheduled for 6:30 pm on September 10 immediately prior to the next EQC meeting.

12. EQC BUDGET AND CALENDAR OF EVENTS

Staff and Committee members provided updates on recent events the EQC has supported and discussed plans for future events in 2024, including:

- Green Team 2024 Cleanups / Broom Pulls:
  - Aug. 11, Sunday. Northern Gateway Park cleanup (Debrief)
  - Sept. 21, Saturday, Coastal Cleanup Day, Baxter Creek Park
  - ~~Oct. 12, Saturday, Northern San Pablo Ave. cleanup~~ **CANCELED**
  - Dec. 1, Sunday, Baxter Creek Park (w/ Baxter volunteers) – Bialy to lead
- worldOne 4th of July Festival (Debrief)
- EC Drive Electric/Green Mobility Fair – Update from City Staff – Plan for Earth Day, 2025
  - The committee appointed an ad hoc subcommittee of Members Goudey, Austin, Hayashi, and Miner to continue planning discussions for the Green Mobility Fair.
  - Public comment was received from El Cerrito resident Steve Price.
- Sept. 21, 2024 - CA Coastal Cleanup Day – Baxter Creek Park
- Oct. 10/12/13 Albany Film Festival
  - **Move/Second:** Pavel/O'Connor **Action:** Passed a motion to be a community partner with the Albany Film Festival. **Ayes:** Austin, Bialy, Goudey, Hayashi, Miner, O'Connor, Pavel **Noes:** None **Absent:** Dhoot
  - The committee appointed an ad hoc subcommittee of Members Pavel and Hayashi to continue planning discussions for the Albany Film Festival.
- Oct. 19 Berkeley Ride Electric Event
  - **Move/Second:** Goudey/Miner **Action:** Passed a motion to be a community partner with the Berkeley Ride Electric Event **Ayes:** Unanimous **Noes:** None

13. ANNOUNCEMENTS AND FUTURE AGENDA ITEMS

Staff and Committee members made announcements and suggestions for future EQC agenda items including:

- Liaison with the Human Relations Commission
- Hillside Natural Area (HNA) Fire Resilience and Forest Conservation Management Plan (Joint meeting with UFC – Fall 2024)
- Review of Brown Act and Rosenburg's Rules of Order (Parliamentary Procedure)
- Youth Engagement; Earth Team

14. ADJOURNMENT

The meeting adjourned at 9:35 p.m.

_____

Simrun Dhoot, Chair

This is to clarify that the foregoing is a true and correct copy of the minutes of the Regular Environmental Quality Committee meeting of August 13, 2024 as approved by the Environmental Quality Committee.

_____

Christina Leard, Staff Liaison

EQC Recommendations for Educational Outreach to Builders and Developers in El Cerrito Regarding Benefits of All-electric Construction for All Building Types
August 13, 2024

Dear Planning Staff,

For consistency with the City's 2019 Climate Emergency Declaration and 2024 Climate Action and Adaptation Plan, choosing all-electric power for an ADU, and other building types, is an effective way to reduce greenhouse gas emissions, reduce construction and operating costs and improve indoor air quality and health outcomes.

Please consider including the content presented here in the new ADU brochure that is being developed for those interested in building an ADU in El Cerrito.

Also, please incorporate these advantages of voluntary electrification into other outreach and talking points with building and planning customers, for all building types.

Some short bullet points are followed by longer versions of the same statements for more background. Please include these ideas in the ADU brochure as much as possible, as space allows, and please consider additional voluntary electrification outreach for all building types.

Thank you,

The Environmental Quality Committee

An all-electric ADU . . .

- Reduces GHG emissions.
- Saves money upfront during construction as well as during ongoing operation.
- Eliminates the poor indoor air quality and adverse health consequences associated with gas appliances.
- Provides a greater selection of high quality small electric appliances that are appropriate for the scale of an ADU.
- Is supported by strong financial incentives to reduce the cost of electric appliances.
- Uses electric induction cooktops that are cleaner and more efficient than gas cooktops with similar cooking responsiveness.
- Is future proof, unlike using gas appliances, which will be phased out by 2031, and unavailable for future replacement.

Shorter version on previous page, longer version with a little more detail for reference, below:

An all-electric ADU . . .

- Reduces GHG emissions by using clean grid electricity instead of burning fossil fuels
- Saves money upfront during construction by avoiding the installation of an additional gas utility run from the gas service to the ADU and gas piping to appliances in the ADU, as well as removing the need to install combustion flue gas venting. Also saves money over time with lower operating costs.
- Eliminates the poor indoor air quality and adverse health consequences associated with gas appliances (both operating normally and malfunctioning). An ADU exacerbates indoor air quality issues with gas appliances because they are generally small, relatively air tight new construction, and have relatively few room divides, such that there are higher personal exposures, including in sleeping areas.
- Provides a greater selection of high quality small electric appliances compared with the limited choices for smaller gas appliances that are appropriate for the scale of an ADU.
- Is supported by strong financial incentives to reduce the cost of electric heat pump space heating and cooling, heat pump hot water heaters and electric induction cooktops.
- Uses electric induction cooktops that are cleaner for indoor air quality, easier to clean, and more efficient than gas cooktops with similar cooking responsiveness.
- Is future proof, unlike using gas appliances, which will be phased out by 2031, and unavailable for future replacement, making them more vulnerable to high conversion costs in the future.

Links/references:
The Switch Is On
BayREN rebates
BAAQMD appliance regulation

EQC Recommendations for Updating the Real Property Transfer Tax Rebate Program

The newly adopted El Cerrito Climate Action and Adaptation Plan (CAAP) delineates a series of actions to reduce greenhouse gas emissions and increase climate change resilience in El Cerrito. In the section on Buildings & Energy, Strategy 1 (Use cleaner energy sources), Action BE1.4 (page 36) calls for an update of the Real Property Transfer Tax (RPTT) rebate program in which subsidies would no longer be offered for any gas appliances. Additionally, it was recommended to expand qualifying work to include rebates for resiliency upgrades (e.g. battery storage), wildfire hardening, all-electric appliances, and other climate mitigation or adaptation activities.

The EQC appreciates Council's direction at the July 16th adoption of the CAAP to act swiftly on implementing updates to the RPTT rebate, and the EQC wishes to support the implementation of that update and provide some further input for consideration.

Because we do not know exactly how the update will be documented, our recommendations are listed here in general terms, followed by some specific language suggestions for the existing public facing documents (City RPTT rebate webpage, Transfer Tax Rebate Upgrade Checklist and the RPTT rebate application form), as these are how most users will interact with the rebate. See attached mark-ups of the first two. Changes to the application form can be copied from the checklist update.

In General:

- Strike any reference to RPTT rebate applying to installation of efficient fossil fuel appliances. If possible, explicitly state that it does not apply to fossil fuel sourced appliances
- Explicitly call out heat pump water heaters and heat pump space heating as qualifying for the rebate (not just referencing the voluntary CalGreen code, especially in public facing documents). Heat pumps that only provide room cooling (air conditioning), without the heat pump also having a heating mode, should not be eligible for the rebate
- Continue to emphasize rebate eligibility for installation of electric vehicle supply equipment (EVSE). If possible, include eligibility for installation of a dedicated circuit/outlet, in a good location for vehicle charging, for use with a cord and plug EVSE, not just hardwired EVSE
- Continue to emphasize rebate eligibility for solar photovoltaic (PV) and solar thermal installations, but also emphasize that the rebate can be used toward installation of household battery back-up systems, with or without a solar system
- Include rebate eligibility for installation of upgraded electrical service panel/s (including "smart" panels) to support the installation of solar PV, household battery, EVSE, heat pump water and space conditioning, etc. Include eligibility for installation of electrical circuit sharing and/or demand respond hardware that may, or may not, be integrated in an electrical service panel
- Add rebate eligibility for home hardening improvements such as those recommended by Cal Fire: (https://www.fire.ca.gov/home-hardening).
- Consider expanding the eligibility timing from one year prior, or following, the date of the real estate sale to two years prior, or after, the sale

Thank you,

El Cerrito Environmental Quality Committee

City RPPT rebate webpage: https://el-cerrito.org/1314/Transfer-Tax-Rebate-Program

WHAT IMPROVEMENTS OR UPGRADES QUALIFY?

Seismic upgrades:

1. Work on residential structures that would qualify for the California Earthquake Bolt and Brace program, or other similar programs that the City Council may identify by resolution.
2. Corrective work on buildings that are listed on the City of El Cerrito inventory of potentially hazardous, unreinforced masonry· buildings, if the work necessary to meet City standards or requirements applicable to sucH buildings. Qualifying work must be performed pursuant to a plan prepared by a structural engineer and approved by the Building Official or designee.
3. Any other work found by the building official to substantially increase the capability of structures on the property to withstand destruction or damage in the event of an earthquake, including but not limited such work on buildings that use soft-story construction. Qualifying work must be performed pursuant to a plan prepared by a structural engineer and approved by the Building Official or designee.

Energy and water conservation projects: (include but not limited to)

1. Installation of electric vehicle supply equipment ("EVSE") or electric vehicle charging stations.
2. Installation of rooftop solar energy systems. and household battery systems
3. ~~Voluntary measures listed in Appendix A4 or Appe11dix AS of the California Green Building Standards Code for energy efficiency, water efficiency and conservation, or water reuse.~~
4. ~~Upgrades to residential, multifamily, and commercial properties that would qualify for the Bay Area Regional Energy Network program ("BayREN"), or other similar programs that the City Council may identify by resolution~~.
5. Installation of ~~stormwater retention~~ greywater and rain catchment systems that comply with the California Plumbing Code.

3. Heat pump water heaters
4. Heat pump space heating
6. Building envelope efficiency upgrade
7. Electrical service panel upgrade
8. Household fire hardening measures

APPLY

Please refer to the Transfer Tax Upgrades Checklist to see if you qualify for the rebate.

To apply for the rebate, click here to fill out and submit the form online.

THE CITY OF
EL CERRITO

TRANSFER TAX REBATE UPGRADE CHECKLIST

Energy Efficiency upgrades may include (but are not limited to):

- Water heater upgrades to ~~82% AFUE or better units (storage type, tankless, or heat pump)~~
- Doors and windows upgrades to ~~U factor of .32 or better~~
- Higher efficiency built-in appliances
- Wall and attic insulation to
- Skylight upgrades to ~~.32 U factor or better~~
- Re-roof with "cool roof" system and/or materials
- Installation of radiant barrier under roof sheathing and rafters
- Install attic ventilation fan with thermostatic control
- ~~Replace older natural gas heating units with higher efficiency units of 80% or better rating~~
- Replace older natural gas or electric heating and or cooling units with heat pump units
- ~~Advanced circulating fans for natural gas, propane or oil furnaces~~
- Weather-stripping and caulking around doors, windows, exterior seams, electrical outlets
- Seal around wall, floor, and furnace register boots
- Install code approved gray water irrigation system with permit
- Install code approved rain water catchment system with permit
- Permanently installed electric vehicle charging station
- Installation of a solar electric and/or solar thermal (water heating) system

Seismic Upgrades may include (but are not limited to):

- Approved and permitted seismic strengthening upgrade complying with Standard Planset A, CEBC Appendix Chapter A3, or engineered plan
- Replacement/Repair of Foundation and/or replacement/repair of rotted mudsills in conjunction with seismic strengthening upgrade
- Installation of shear walls designed by a licensed engineer
- Anchoring of water heaters or refrigerators
- Installing flexible gas and water connectors at water heaters
- Removing masonry chimneys to firebox shoulder and rebuilding with metal chimney system
- Remove wood burning fireplaces and chimneys completely ~~(if desired replace with gas burning fireplaces)~~
- Repairing unsafe egress components such as stairs, landings, ramps, etc.

Note: Most of the above upgrades require a permit and inspection by the Building Division. Please call to confirm if the specific upgrade requires a permit before proceeding. Work that requires a permit and inspection and that is completed without will not be eligible for the transfer tax rebate. Property owners wishing to perform their own work may not include a charge for their time for rebate consideration.

CITY HALL 10890 San Pablo Avenue El Cerrito, California 94530 Fax (510) 233-5401

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Page 1 9/5/2024 2:53:03 PM
Meet or exceed current energy code

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Electrical only, no fossil fuel powered appliances

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Page 1 9/5/2024 2:53:25 PM
Meet or exceed current energy code

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Meet or exceed current energy code

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No cooling-only heat pump installations, must have a heating mode

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Page 1 9/5/2024 2:58:56 PM
Or dedicated circuit/outlet for cord and plug EVSE in an appropriate vehicle charging location

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Page 1 9/5/2024 3:07:27 PM
Add installation of household battery backup

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Page 1 9/5/2024 3:08:40 PM
Add installation of service panel and/or circuit sharing or demand response equipment

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Page 1 9/5/2024 3:04:31 PM
Include installation of seismic gas shutoff at gas household service entrance

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Page 1 9/5/2024 3:01:18 PM

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Page 1 9/5/2024 3:02:46 PM
rebate should not include the cost of a fireplace insert when removing a chimney, unless that insert is electric powered

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Page 1 9/5/2024 3:12:38 PM
Add household fire hardening measures recommended by CalFire https://www.fire.ca.gov/home-hardening