



C.A.R. Business Meetings Report | 2023 Winter Meetings Report

Reporting Member: Scott Haigwood

Meeting Title: Environmental Sustainability Committee

Meeting Date & Time: Tuesday, 02/07/23 1:00pm

CAR Page/Meeting Agenda Link:

1. Overview of Action Items:

- **WATER SUPPLY WORKING GROUP REPORT*** - The Environmental Sustainability Committee established a working group to evaluate statewide water polices which seek to facilitate development and assure water availability to existing homes within California. The Working Group Report examined two specific issues for its report; AB 62 (Mathis), concerning legislation to establish a statewide goal to increase water storage capacity and the Delta Tunnel project. The group elected to recommend action to support AB 62 (Mathis).
 - **Goal** is to increase water storage and improve water capture, including improving desalination plant production, diversion techniques, etc.
 - **Working Group Recommendation:** That C.A.R. “SUPPORT” AB 62 (Mathis), which would establish a statewide goal to increase above- and below-ground water storage capacity by a total of 3,700,000 acre-feet by the year 2030 and a total of 4,000,000 acre-feet by the year 2040.
 - **Discussion:**
 1. Question: Joe Prian: Cambria has 2 ranchers willing to donate land for storage and yet the Coastal Commission has shut them down twice. Panel commented that this is a statewide bill that doesn’t call out storage for any specific region.
 2. Question: What is the plan if this passes? There is a Desalination plant being built in Dana Point and Marina Del Ray? There may be more plans we are not aware of yet.

Motion Passes

1) Information and Briefing:

- a. **-ELECTRIFICATION ISSUES BRIEFING PAPER:**
 - i. Over the last three decades there has been a consensus that energy conservation goals cannot be met without increasing the efficiency of existing houses. Often, electrification improvement strategies attempt to use a real property’s sale as a trigger to mandate improvements prior to a transaction’s completion. C.A.R. has long-standing existing policy to oppose any time of sale requirement which may unreasonably burden or delay close of escrow, increase transaction costs, or mandate improvements which will not be cost effective for homeowners. Additionally, with respect to state electrification mandates, C.A.R. has adopted policies over the last three decades to ensure that real estate transactions are not used as the state’s enforcement tool for conservation improvements. As a result, C.A.R. opposes any electrification mandates being placed on existing structures.
 - ii. **Comments:** Utilities are not as likely to pursue POS policies but more likely through incentives or end of useful life/product creation. Defending New Construction policies against electrification could cause POS Electrification. Electrification is going too fast and causing undue burden on property owners. IE, property owner of multi unit building being required to upgrade buildings electrical while being placed under rent control and can’t adjust rents to compensate for costs.

Pushing for maintaining Diablo as an open Nuclear Power Plant and add additional Nuclear plants.

Updates and Reports:

- 2) SB 49
- 3) Net Energy Metering 3.0 CPUC Reg: Disclosure regarding new user being moved from 2.0 to 3.0 will need to happen and could be addressed through standard forms process. Solar companies like to rile up the Realtor because they want our lobby power.
- 4) FHA now accepts private flood insurance in addition to NFIP if it meets their standards.

Climate Change:

Natural Hazards:

- 1) AB 225 (Grayson) EHB Update: Sponsor, Pending Committee Assignment
- 2) Cali. Dept of Forestry and Fire Protection (Regulations): Will clarify defensible space requirements. Zone 0 Structure to 5ft, 1 5 to 30, Zone 2 to 30 to 100ft or property line. (Monitor,Pending)
- 3) Fire Hazard Severity Zone Public Comment Period: FHFZ/SRA updates. CAR Joined coalition to request extension of comment period due to poor timing of the comment period (holiday travel, etc.) CAR will sign a letter with several requests: Provide summary of the models, release underlying model inputs, and extend an addition 60 days. January 24th dept agreed to extend.

Resource Management:

- 1) AB 3 (Sbur) Offshore Wind Energy: Intent to initiate and accelerate wind energy projects, protect environment and maximize wind energy jobs.
- 2) AB 50 (Wood) Energy Demand Communication: Intent to improve communication between utilities and commission.
- 3) AB 65 (Mathis) Nuclear Fission Thermal Power plants: Repeal previously approved policy to prevent nuclear power plant development.

SMART Coast

Virtual Stakeholder Meetings:

March 1st, June,