



**AGENDA
REGULAR MEETING
CITY COUNCIL OF THE TOWN OF COLMA
Wednesday, March 8, 2023
7:00 PM**

The City Council, staff and members of the public may participate in the meeting in person at Town Hall or virtually via Zoom Video Conference.

To attend the meeting in person:

Town Hall, Council Chamber, 1198 El Camino Real, Colma CA 94014

To participate in the meeting via Zoom Video Conference:

Join Zoom Meeting: <https://us02web.zoom.us/j/81289976261>

Passcode: 074407

Meeting ID: 812 8997 6261

Dial by your location

+1 669 900 6833 US (San Jose)

+1 346 248 7799 US (Houston)

+1 253 215 8782 US (Tacoma)

+1 312 626 6799 US (Chicago)

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Germantown)

Meeting ID: 812 8997 6261

Passcode: 074407

To provide Public Comment in person:

Members of the public wishing to speak are requested to complete a yellow speaker card and submit it to the City Clerk. Comments should be kept to three minutes or less.

To provide Public Comment via Zoom Video Conference:

Live verbal public comments may be made by requesting to speak using the "raise hand" feature in Zoom or, if calling in by phone, by pressing *9 on the telephone keypad prior to the consent calendar being heard, or prior to the close of the public comment period for agenda items or non-agenda items. In response, the Town will unmute the speaker and allow them to speak up to three minutes.

To provide Public Comment in writing:

Members of the public may provide written comments by email to the City Clerk at ccorley@colma.ca.gov before the meeting. Emailed comments should include the specific agenda item on which you are commenting or note that your comment concerns an item that is not on the agenda. The length of the emailed comment should be commensurate with the three minutes customarily allowed for verbal comments, which is approximately 250-300 words.

PLEDGE OF ALLEGIANCE AND ROLL CALL

ADOPTION OF AGENDA

PRESENTATION

- Proclamation in Recognition of Women's History Month

PUBLIC COMMENTS

Comments on the Consent Calendar and Non-Agenda Items will be heard at this time.
Comments on Agenda Items will be heard when the item is called.

CONSENT CALENDAR

1. Motion to Accept the Minutes from the February 22, 2023 Regular Meeting.
2. Motion to Approve Report of Checks Paid for February 2023.

STUDY SESSION

3. **REACH CODES: BUILDING ELECTRIFICATION & ELECTRIC VEHICLE CHARGING INFRASTRUCTURE FOR NEW CONSTRUCTION**

This item is for discussion only; no action will be taken at this meeting.

REPORTS

Mayor/City Council

City Manager

ADJOURNMENT

The City Council Meeting Agenda Packet and supporting documents are available for review on the Town's website www.colma.ca.gov or at Colma Town Hall, 1198 El Camino Real, Colma, CA. Persons interested in obtaining an agenda via e-mail should call 650-997-8300 or email a request to citymanager@colma.ca.gov.

Reasonable Accommodation

Upon request, this publication will be made available in appropriate alternative formats to persons with disabilities, as required by the Americans with Disabilities Act of 1990. Any person with a disability, who requires a modification or accommodation to view the agenda, should direct such a request to Pak Lin, ADA Coordinator, at 650-997-8300 or pak.lin@colma.ca.gov. Please allow two business days for your request to be processed.

MINUTES
REGULAR MEETING
 City Council of the Town of Colma
 Town Hall Council Chamber
 1198 El Camino Real, Colma CA
 Also Accessible via Zoom.us
Wednesday, February 22, 2023
7:00 PM

PLEDGE OF ALLEGIANCE AND ROLL CALL

Mayor del Rosario called the meeting back to order at 7:01 p.m.

Council Present – Mayor Joanne F. del Rosario, Vice Mayor John Irish Goodwin, Council Members Ken Gonzalez, Carrie Slaughter and Helen Fisicaro were all present.

Staff Present – City Manager Brian Dossey, City Attorney Christopher Diaz, Chief of Police John Munsey, Administrative Services Director Pak Lin, Director of Public Works and Planning Brad Donohue, City Planner Farhad Mortazavi, and City Clerk Caitlin Corley were in attendance.

The Mayor announced, “Regarding Public Comment: Members of the public who are here in person are requested to complete a yellow speaker card and submit it to the City Clerk. Those of you on Zoom may make public comments by using the “raise hand” feature in Zoom or, if calling in by phone, by pressing *9 on the telephone keypad. The City Clerk will unmute your microphone and allow you to speak. Comments should be kept to three minutes or less.”

ADOPTION OF THE AGENDA

Mayor del Rosario asked if there were any changes to the agenda. None were requested. The Mayor asked for a motion to adopt the agenda.

Action: Vice Mayor Goodwin moved to adopt the agenda; the motion was seconded by Council Member Slaughter and carried by the following vote:

Name	Voting		Present, Not Voting		Absent
	Aye	No	Abstain	Not Participating	
Joanne F. del Rosario, Mayor	✓				
John Irish Goodwin	✓				
Ken Gonzalez	✓				
Carrie Slaughter	✓				
Helen Fisicaro	✓				
	5	0			

PUBLIC COMMENTS

Mayor del Rosario opened the public comment period at 7:03 p.m. Resident Fernando Duarte and business owner Phil C'de Baca made comments. Seeing no one else request to speak, the Mayor closed the public comment period at 7:08 p.m.

CONSENT CALENDAR

1. Motion to Accept the Minutes from the February 8, 2023 Regular Meeting.
2. Motion to Accept the Minutes from the February 16, 2023 Special Meeting.
3. Motion to Adopt a Resolution in Opposition to Initiative No. 21-0042a1, the Taxpayer Protection and Government Accountability Act Pursuant to CEQA Guideline 15061(b)(3).
4. Motion to Adopt a Resolution Terminating the Local Emergency Declared as a Result of the COVID-19 Pandemic Pursuant to CEQA Guideline 15061(b)(3).
5. Motion Approving and Authorizing the City Manager to Execute the Letter of Understanding (LOU) Amending Article 15 of the Communication and Records Memorandum of Understanding (MOU); and Authorizing Staff to Recruit for One Additional Full Time Benefitted Dispatcher to Accommodate a 24 Hour Per Day/Seven Day Per Week Police Dispatch Center.

Vice Mayor Goodwin drawing the public’s attention to the fiscal impact of item #5.

Action: Vice Mayor Goodwin moved to approve the consent calendar items #1 through 5; the motion was seconded by Council Member Gonzalez and carried by the following vote:

Name	Voting		Present, Not Voting		Absent
	Aye	No	Abstain	Not Participating	
Joanne F. del Rosario, Mayor	✓				
John Irish Goodwin	✓				
Ken Gonzalez	✓				
Carrie Slaughter	✓				
Helen Fisicaro	✓				
	5	0			

STUDY SESSION

6. PENSION LIABILITIES UPDATE

Administrative Services Director Pak Lin introduced Ira Summer of GovInvest to give the presentation. The Mayor opened the public comment period at 7:36 p.m. Resident Fernando Duarte asked a question. Seeing no one else request to speak, the Mayor closed the public comment period at 7:37 p.m. Council discussion followed.

This item is for discussion only; no action was taken at this meeting.

NEW BUSINESS

7. FY 2022-2023 MID-YEAR FINANCIAL UPDATE AND BUDGET AMENDMENT

Administrative Services Director Pak Lin presented the staff report. The Mayor opened the

public comment period at 8:15 p.m. Resident Thom Taylor made a comment. Seeing no one else request to speak, the Mayor closed the public comment period at 8:18 p.m. Council discussion followed.

Action: Vice Mayor Goodwin moved Accept the Fiscal Year 2022-23 Mid-Year Financial Report Through December 31, 2022; the motion was seconded by Council Member Slaughter and carried by the following vote:

Name	Voting		Present, Not Voting		Absent
	Aye	No	Abstain	Not Participating	
Joanne F. del Rosario, Mayor	✓				
John Irish Goodwin	✓				
Ken Gonzalez	✓				
Carrie Slaughter	✓				
Helen Fisicaro	✓				
	5	0			

Action: Vice Mayor Goodwin moved Adopt a Resolution Appropriating Funds and Amending Budget for the Fiscal Year 2022-23 to Increase General Fund (11) Appropriation by \$65,500 and Transportation Fund (23) Revenues and Expenditure Budget by \$75,000, Pursuant to CEQA Guideline 15378; the motion was seconded by Council Member Gonzalez and carried by the following vote:

Name	Voting		Present, Not Voting		Absent
	Aye	No	Abstain	Not Participating	
Joanne F. del Rosario, Mayor	✓				
John Irish Goodwin	✓				
Ken Gonzalez	✓				
Carrie Slaughter	✓				
Helen Fisicaro	✓				
	5	0			

COUNCIL CALENDARING

There will be a Special Meeting on Thursday, March 2 at 5:00 p.m. at Town Hall to discuss the Strategic Plan.

The next Regular Meeting will be on Wednesday, March 8, 2023 at 7:00pm at Town Hall.

REPORTS

City Manager Brian Dossey gave an update on the following topics:

- There will be a Chamber of Commerce Mixer on Thursday, February 23 at 5:30 p.m. at the Cow Palace.
- There will be a Chamber of Commerce Crab Feed on Tuesday, March 7, 2023 at 5:30 p.m. at the Colma Community Center.

ADJOURNMENT

Mayor del Rosario adjourned the meeting at 8:23 p.m.

Respectfully submitted,

Caitlin Corley
City Clerk

apCkHist
03/01/2023 11:19AM

Check History Listing
Town of Colma

Page: 1

Bank code: first

Check #	Date	Vendor	Status	Clear/Void Date	Invoice	Inv. Date	Amount Paid	Check Total
56058	02/07/2023	02787 AECO SYSTEMS, INC.			55288	01/12/2023	1,415.34	
					55306	01/12/2023	501.41	1,916.75
56059	02/07/2023	00013 ANDY'S WHEELS & TIRES			65729	01/18/2023	45.39	
					65741	01/23/2023	45.39	
					65724	01/18/2023	40.00	130.78
56060	02/07/2023	00623 ARAMARK			5180143628	01/30/2023	111.73	
					5180121179	12/19/2022	18.90	
					5180143624	01/30/2023	15.90	
					5180143611	01/30/2023	15.90	162.43
56061	02/07/2023	00002 AT&T			01/18/2023	01/18/2023	43.92	43.92
56062	02/07/2023	02337 AXON ENTERPRISES, INC.			INUS131706	01/18/2023	332.50	332.50
56063	02/07/2023	00038 BROADMOOR LUMBER & F			61673	01/03/2023	853.48	
					61688	01/04/2023	112.62	966.10
56064	02/07/2023	00093 CITY OF SOUTH SAN FRAN			519216	01/27/2023	2,000.00	2,000.00
56065	02/07/2023	03556 CAROLINA COOK			2002441.003	01/30/2023	225.00	225.00
56066	02/07/2023	02484 YVETTE CORTES			2002440.003	01/30/2023	300.00	300.00
56067	02/07/2023	00649 DAVEY TREE EXPERT COM			917302909	01/20/2023	2,500.00	
					917302907	01/20/2023	1,945.00	
					917302908	01/20/2023	930.00	5,375.00
56068	02/07/2023	00117 DELTA DENTAL OF CALIFOI			BE005354424	02/01/2023	13,502.84	13,502.84
56069	02/07/2023	02793 DITO'S MOTORS			27226	01/12/2023	308.10	
					27296	01/30/2023	151.28	
					27300	01/30/2023	90.92	
					27313	02/01/2023	80.76	631.06
56070	02/07/2023	02499 GE CAPITAL INFORMATION			106885208	01/20/2023	513.17	
					106889107	01/23/2023	274.76	
					106885209	01/20/2023	274.76	1,062.69

Page: 1

Check History Listing
Town of Colma

Bank code: first

Check #	Date	Vendor	Status	Clear/Void Date	Invoice	Inv. Date	Amount Paid	Check Total
56071	02/07/2023	02499 GE CAPITAL INFORMATION			5066668415	02/01/2023	110.70	110.70
56072	02/07/2023	00433 GRAINGER INC			9575928958	01/17/2023	751.83	
					9575928941	01/17/2023	250.62	1,002.45
56073	02/07/2023	02119 CHRISTOPHER GRANT			1/26-1/27/23 REIMB	01/31/2023	127.44	127.44
56074	02/07/2023	00220 LC ACTION POLICE SUPPL			447947	01/17/2023	938.44	938.44
56075	02/07/2023	00222 LEAGUE OF CA CITIES			643256	01/01/2023	1,045.00	1,045.00
56076	02/07/2023	02714 DAWN MARCHETTI			12/20/22 REIMB	01/27/2023	52.37	52.37
56077	02/07/2023	03379 LUIS MELENDREZ			1/23-1/27/23 REIMB	02/01/2023	363.55	363.55
56078	02/07/2023	02878 DANIEL MENDOZA			1/26-1/27/23 REIMB	01/31/2023	36.00	36.00
56079	02/07/2023	00254 METRO MOBILE COMMUNI			230213	02/01/2023	602.00	602.00
56080	02/07/2023	03555 MVP MEDIA NETWORK DE			23171722	01/19/2023	349.00	349.00
56081	02/07/2023	03420 NATIONAL AUTO FLEET GF			WF5682	01/04/2023	41,484.47	
					WF5391	01/16/2023	38,755.56	80,240.03
56082	02/07/2023	01340 NAVIA BENEFIT SOLUTION			10552683	01/31/2023	725.70	725.70
56083	02/07/2023	03061 NICK BARBIERI TRUCKING			CL06668	01/15/2023	399.11	399.11
56084	02/07/2023	00280 ODP BUSINESS SOLUTION			286130827001	01/13/2023	165.38	
					284513365001	01/10/2023	49.03	
					286127468001	01/13/2023	34.22	
					284408210001	01/10/2023	16.87	265.50
56085	02/07/2023	02970 PRODUCTIVE PRINTING &			36567	01/25/2023	217.34	217.34
56086	02/07/2023	02216 RAMOS OIL CO. INC.			840748	01/20/2023	1,906.07	1,906.07
56087	02/07/2023	01863 RYAN RODRIGUEZ			1/31/23 REIMB	01/31/2023	130.00	130.00
56088	02/07/2023	03392 ROMEO PACKING COMPAN			159733	01/27/2023	1,416.41	1,416.41
56089	02/07/2023	00716 ATTN: STEVEN MCCULLEY			2023-09	01/24/2023	1,000.00	1,000.00

Check History Listing
Town of Colma

Bank code: first

Check #	Date	Vendor	Status	Clear/Void Date	Invoice	Inv. Date	Amount Paid	Check Total
56090	02/07/2023	01030 STEPFORD, INC.			2301048	01/20/2023	7,695.90	7,695.90
56091	02/07/2023	03015 U.S. BANK CORPORATE PM			01/23/2023	01/23/2023	13,157.48	13,157.48
56092	02/07/2023	03075 SUAN MERAZ VARELA			2002442.003	01/30/2023	50.00	50.00
56093	02/10/2023	01164 FRANCHISE TAX BOARD S			Ben74831	02/10/2023	87.31	87.31
56094	02/10/2023	01340 NAVIA BENEFIT SOLUTION	V	02/10/2023	Ben74829	02/10/2023	1,083.58	1,083.58
56095	02/10/2023	01375 NATIONWIDE RETIREMEN			Ben74827	02/10/2023	6,035.90	
					Ben74815	02/10/2023	1,950.00	7,985.90
56096	02/10/2023	01340 NAVIA BENEFIT SOLUTION			Ben74829	02/10/2023	1,670.49	1,670.49
56097	02/14/2023	03267 ACC BUSINESS			230108499	01/27/2023	679.66	679.66
56098	02/14/2023	03170 ACTION TOWING AND ROA			74922	01/31/2023	412.00	412.00
56099	02/14/2023	00004 AT&T			000019355601	01/13/2023	1,604.69	1,604.69
56100	02/14/2023	00051 CALIFORNIA WATER SERV			01/30/23 BILL DATE	01/30/2023	3,545.47	3,545.47
56101	02/14/2023	01995 CELETTA INVESTIGATIVE S			23-0207	02/07/2023	880.00	880.00
56102	02/14/2023	00057 CINTAS CORPORATION #2			4144658622	01/26/2023	650.03	
					4144658451	01/26/2023	376.46	1,026.49
56103	02/14/2023	03539 CLARK PEST CONTROL			32692088	02/09/2023	145.00	
					32692086	02/09/2023	135.00	
					32540323	01/12/2023	135.00	
					32692085	02/09/2023	135.00	
					32692087	02/09/2023	115.00	665.00
56104	02/14/2023	00525 COUNTY OF MARIN/CAL-SI			19074-2023	01/23/2023	315.00	315.00
56105	02/14/2023	00071 CSG CONSULTANTS, INC.			11/26/22-12/30/22	12/30/2022	154,927.41	154,927.41
56106	02/14/2023	02182 DALY CITY KUMON CENTE			January 2023	02/08/2023	1,935.00	1,935.00
56107	02/14/2023	03224 DECORATIVE PLANT SERV			0030719	02/01/2023	157.45	157.45
56108	02/14/2023	02144 DOMINIC A. DE LUCCA DBA			January 2023	02/07/2023	200.00	200.00

Check History Listing
Town of Colma

Bank code: first

Check #	Date	Vendor	Status	Clear/Void Date	Invoice	Inv. Date	Amount Paid	Check Total
56109	02/14/2023	02935 EMCOR SERVICES-MESA E			940012692	01/27/2023	1,839.69	1,839.69
56110	02/14/2023	02913 FARALLON COMPANY ENG			2206-3	12/31/2022	85,278.08	85,278.08
56111	02/14/2023	03034 FLEX ADVANTAGE			153822	01/31/2023	105.00	105.00
56112	02/14/2023	02499 GE CAPITAL INFORMATION			5066668370	02/01/2023	395.03	395.03
56113	02/14/2023	00159 GRAPHIC TECHNICIS/GRAF			15948	02/06/2023	263.70	263.70
56114	02/14/2023	00174 HOME DEPOT CREDIT SEF			01/30/23 CLOSING	01/30/2023	1,991.79	1,991.79
56115	02/14/2023	01366 JAMIE INASE			2002444.003	02/06/2023	200.00	200.00
56116	02/14/2023	02674 KINGSTON MEDIA			1503	01/25/2023	10,000.00	10,000.00
56117	02/14/2023	03558 SHERAMOR LAZATIN			2002446.003	02/06/2023	82.70	
					2002447.003	02/06/2023	50.00	132.70
56118	02/14/2023	03557 O'CONNOR & COMPANY			0123-22	01/31/2023	14,973.25	
					0123-23	01/31/2023	4,900.00	19,873.25
56119	02/14/2023	00280 ODP BUSINESS SOLUTION			289498733001	01/24/2023	86.22	
					290159403001	01/24/2023	30.52	
					289785632001	01/24/2023	29.15	145.89
56120	02/14/2023	03230 MICAELA PADILLA			2002445.003	02/06/2023	50.00	50.00
56121	02/14/2023	02216 RAMOS OIL CO. INC.			842520	01/31/2023	59.92	59.92
56122	02/14/2023	03431 RETAIL COACH, LLC THE			4087	01/23/2023	5,000.00	5,000.00
56123	02/14/2023	00349 SEGALE & CERINI INC.			17438	01/31/2023	20,005.00	20,005.00
56124	02/14/2023	03405 SERRA CENTER ASSOCIAT			5065 JSB REFUND	12/29/2022	686.40	686.40
56125	02/14/2023	00500 SMC CONTROLLERS OFFIK			January 2023	02/02/2023	3,730.80	3,730.80
56126	02/14/2023	00077 SMC HEALTH SYSTEM			AC22-23-COLMA	12/05/2022	30,284.00	30,284.00
56127	02/14/2023	01030 STEPFORD, INC.			2301068	01/26/2023	2,820.00	2,820.00
56128	02/14/2023	00394 TENNANT			919309704	01/23/2023	240.84	240.84

Check History Listing
Town of Colma

Bank code: first

Check #	Date	Vendor	Status	Clear/Void Date	Invoice	Inv. Date	Amount Paid	Check Total
56129	02/14/2023	00411 TURBO DATA SYSTEMS			39450	01/31/2023	1,416.58	1,416.58
56130	02/14/2023	02849 6746050100 U.S. BANK PAR			Feb2023 OPEB	02/01/2023	128,788.00	128,788.00
56131	02/14/2023	02799 WAVE (ASTOUND)			103745301-0009966	02/01/2023	474.62	474.62
56132	02/14/2023	03370 HEZEKIEL ZAPANTA			2002443.003	02/06/2023	300.00	300.00
56133	02/21/2023	03034 FLEX ADVANTAGE			2023-03-RETIRE	02/21/2023	58,799.88	58,799.88
56164	02/24/2023	00047 C.L.E.A.			02242023 B	02/24/2023	216.00	216.00
56165	02/24/2023	01340 NAVIA BENEFIT SOLUTION			02242023 B	02/24/2023	1,670.49	1,670.49
56166	02/24/2023	01375 NATIONWIDE RETIREMEN			02242023 B	02/24/2023	6,035.90	6,035.90
56167	02/24/2023	02224 STANDARD INSURANCE C			02242023 B	02/24/2023	503.00	503.00
56168	02/21/2023	02787 AECO SYSTEMS, INC.			23009	02/01/2023	960.00	960.00
56169	02/21/2023	00020 ASSOCIATED SERVICES IN			123020027	02/01/2023	40.00	
					123020026	02/01/2023	9.00	49.00
56170	02/21/2023	01183 BEST BEST & KRIEGER LLF			957643	02/14/2023	20,494.00	
					957642	02/14/2023	3,760.50	24,254.50
56171	02/21/2023	00057 CINTAS CORPORATION #2			4141195613	12/22/2022	202.19	
					4139885869	12/08/2022	202.19	
					4143965995	01/19/2023	202.19	606.57
56172	02/21/2023	03539 CLARK PEST CONTROL			32692082	02/02/2023	135.00	135.00
56173	02/21/2023	00055 CORA			ComaCY2023	01/31/2023	514.00	514.00
56174	02/21/2023	02827 CORODATA SHREDDING, II			DN1400102	01/31/2023	115.69	115.69
56175	02/21/2023	02827 CORODATA SHREDDING, II			RS3467652	01/31/2023	85.82	85.82
56176	02/21/2023	00366 CRITICAL REACH, INC.			2473	12/06/2022	300.00	300.00
56177	02/21/2023	02793 DITO'S MOTORS			27416	02/15/2023	880.20	880.20
56178	02/21/2023	03164 EDGEWORTH INTEGRATIC			00032798	02/15/2023	908.75	908.75

Check History Listing
Town of Colma

Bank code: first

Check #	Date	Vendor	Status	Clear/Void Date	Invoice	Inv. Date	Amount Paid	Check Total
56179	02/21/2023	02499 GE CAPITAL INFORMATION			106945922	02/08/2023	79.63	79.63
56180	02/21/2023	00181 IEDA			24038	02/01/2023	1,628.05	1,628.05
56181	02/21/2023	03563 JAMES FORD INC.			REFUND CK102044	02/21/2023	712.26	712.26
56182	02/21/2023	03561 LISA LAZARES			2002451.003	02/10/2023	20.00	20.00
56183	02/21/2023	00222 LEAGUE OF CA CITIES			1704	01/27/2023	300.00	300.00
56184	02/21/2023	01480 LEXIPOL, LLC			INVCOR651	12/14/2022	15,000.00	15,000.00
56185	02/21/2023	00254 METRO MOBILE COMMUNI			46388	01/30/2023	3,285.31	3,285.31
56186	02/21/2023	03562 SUSAN MORTON			CRS-01	02/14/2023	556.00	556.00
56187	02/21/2023	02993 VANESSA MOSQUEDA VEL			12/08/22-02/09/23	02/14/2023	800.00	800.00
56188	02/21/2023	03560 POWERDMS, INC.			INV-27546	10/27/2022	2,500.00	2,500.00
56189	02/21/2023	03551 QUENCH USA, INC			INV0D558109	02/14/2023	6,775.00	6,775.00
56190	02/21/2023	03559 GREGORIO RODRIGUEZ			2002452.003	02/17/2023	150.00	150.00
56191	02/21/2023	03018 AVA ROMERO			2002449.003	02/10/2023	96.00	96.00
56192	02/21/2023	00343 SMC COUNCIL OF CITIES			12/16/2022 Mtg	02/17/2023	500.00	500.00
56193	02/21/2023	00343 SMC COUNCIL OF CITIES			02/24/2023 Mtg	02/24/2023	60.00	60.00
56194	02/21/2023	00364 SMC FORENSIC LAB			PS-INV104177	01/31/2023	270.00	270.00
56195	02/21/2023	00534 SMC INFORMATION SERVI			1YCL12301	01/31/2023	164.50	164.50
56196	02/21/2023	00830 STAPLES BUSINESS CRED			1646677640	01/25/2023	259.19	259.19
56197	02/21/2023	03457 TOWNSEND PUBLIC AFFAI			19531	02/01/2023	6,000.00	6,000.00
56198	02/28/2023	00623 ARAMARK			5180147450	02/06/2023	111.73	
					5180151096	02/13/2023	111.73	
					5180154576	02/20/2023	111.73	
					5180158266	02/27/2023	111.73	
					5180147442	02/06/2023	15.90	

Check History Listing
Town of Colma

Bank code: first

Check #	Date	Vendor	Status	Clear/Void Date	Invoice	Inv. Date	Amount Paid	Check Total
					5180147441	02/06/2023	15.90	
					5180147427	02/06/2023	15.90	
					5180151081	02/13/2023	15.90	
					5180151091	02/13/2023	15.90	
					5180154561	02/20/2023	15.90	
					5180154571	02/20/2023	15.90	
					5180154573	02/20/2023	15.90	
					5180158260	02/27/2023	15.90	
					5180158242	02/27/2023	15.90	605.92
56199	02/28/2023	00004 AT&T			0019501341	02/13/2023	1,603.95	
					0019444943	02/01/2023	34.50	1,638.45
56200	02/28/2023	02118 BAY AREA NEWS GROUP			Stm#1367052	01/31/2023	416.38	416.38
56201	02/28/2023	02950 ANTHONY BERKOVATZ			2/4-2/8/23 REIMB	02/09/2023	917.11	917.11
56202	02/28/2023	00051 CALIFORNIA WATER SERV			6544607057-02/16/23	02/16/2023	175.54	
					01/31/2023	01/31/2023	147.57	
					1727052702-02/13/23	02/13/2023	109.71	432.82
56203	02/28/2023	00057 CINTAS CORPORATION #2			4147460429	02/23/2023	650.03	
					4146053467	02/09/2023	647.97	
					4147460471	02/23/2023	376.46	
					4146053337	02/09/2023	375.07	
					4146758523	02/16/2023	202.19	
					4145366752	02/02/2023	202.19	2,453.91
56204	02/28/2023	03411 CLEAN WORLD GREASE TI			03270	02/22/2023	120.00	120.00
56205	02/28/2023	01037 COMCAST CABLE			02/17-03/16 Xfinity	02/12/2023	40.40	40.40
56206	02/28/2023	00071 CSG CONSULTANTS, INC.			12/31/22-01/27/23	02/10/2023	177,465.02	177,465.02
56207	02/28/2023	03564 DEACON CONSTRUCTION,			1766B Refund C&D	01/30/2023	1,000.00	1,000.00
56208	02/28/2023	00117 DELTA DENTAL OF CALIFOI			BE005380746	03/01/2023	13,324.05	13,324.05
56209	02/28/2023	00112 DEPARTMENT OF JUSTICE			633404	02/03/2023	98.00	
					616689	11/03/2022	49.00	147.00

Check History Listing
Town of Colma

Bank code: first

Check #	Date	Vendor	Status	Clear/Void Date	Invoice	Inv. Date	Amount Paid	Check Total
56210	02/28/2023	00110 DEPARTMENT OF TRANSP			SL230449	01/26/2023	809.75	809.75
56211	02/28/2023	02793 DITO'S MOTORS			27467	02/23/2023	1,709.31	
					27465	02/23/2023	93.78	1,803.09
56212	02/28/2023	01593 JOAQUIN FLORES			2002458.003	02/24/2023	200.00	200.00
56213	02/28/2023	02803 GYMDOC, INC.			00139814	02/15/2023	150.00	150.00
56214	02/28/2023	01036 MANAGED HEALTH NETWC			PRM-078795	02/14/2023	99.20	99.20
56215	02/28/2023	03191 MAZE & ASSOCIATES			48110	01/31/2023	882.00	882.00
56216	02/28/2023	03061 NICK BARBIERI TRUCKING			CL07834	01/31/2023	781.39	781.39
56217	02/28/2023	01184 PENINSULA UNIFORMS & E			196661	01/13/2023	120.81	120.81
56218	02/28/2023	02926 INC PRECISION BODY SHC			20495	02/20/2023	70.00	70.00
56219	02/28/2023	02970 PRODUCTIVE PRINTING &			36611	02/13/2023	425.16	425.16
56220	02/28/2023	02216 RAMOS OIL CO. INC.			842179	01/31/2023	2,374.15	
					843655	02/10/2023	2,238.73	
					845122	02/20/2023	1,661.61	6,274.49
56221	02/28/2023	02886 READY REFRESH BY NEST			03B0036457661	02/08/2023	72.95	72.95
56222	02/28/2023	00349 SEGALE & CERINI INC.			17224	07/29/2022	19,903.00	
					17308	09/30/2022	1,309.00	
					17259	08/31/2022	450.50	21,662.50
56223	02/28/2023	00357 SIERRA DISPLAY, INC.			26582-Final	08/22/2022	5,335.00	5,335.00
56224	02/28/2023	00388 SONITROL			330583	02/02/2023	1,143.11	1,143.11
56225	02/28/2023	02291 SOUTHWOOD PLUMBING &			61995	01/25/2023	1,780.75	1,780.75
56226	02/28/2023	02224 STANDARD INSURANCE CO			Mar2023Coverage	03/01/2023	218.66	218.66
56227	02/28/2023	01030 STEPFORD, INC.			2301121	02/20/2023	7,820.85	
					2306084	02/08/2023	1,430.00	9,250.85
56228	02/28/2023	00412 TELECOMMUNICATIONS E			48082	02/10/2023	1,652.50	1,652.50

Check History Listing
Town of Colma

Bank code: first

Check #	Date	Vendor	Status	Clear/Void Date	Invoice	Inv. Date	Amount Paid	Check Total
56229	02/28/2023	01687 UNITED SITE SERVICES OI			101445927	02/16/2023	168.16	168.16
56230	02/28/2023	00432 VISION SERVICE PLAN			817291049	02/19/2023	1,080.66	
					817291054	02/19/2023	25.73	1,106.39
94797	02/10/2023	00130 EMPLOYMENT DEVELOPM			Ben74817	02/10/2023	38.20	38.20
94798	02/10/2023	00521 UNITED STATES TREASUR			Ben74819	02/10/2023	1,162.15	1,162.15
94799	02/10/2023	00631 P.E.R.S.			Ben74821	02/10/2023	781.29	781.29
94800	02/10/2023	01360 MISSIONSQUARE RETIREM			Ben74823	02/10/2023	514.23	514.23
94801	02/10/2023	00282 CALIFORNIA PUBLIC EMPL			Ben74825	02/10/2023	4,797.14	4,797.14
94802	02/10/2023	00130 EMPLOYMENT DEVELOPM			Ben74833	02/10/2023	15,156.85	15,156.85
94803	02/10/2023	00521 UNITED STATES TREASUR			Ben74835	02/10/2023	70,059.50	70,059.50
94804	02/10/2023	00282 CALIFORNIA PUBLIC EMPL			Ben74837	02/10/2023	70,673.18	70,673.18
94805	02/10/2023	00631 P.E.R.S.			Ben74839	02/10/2023	50,158.82	50,158.82
94806	02/10/2023	01360 MISSIONSQUARE RETIREM			Ben74841	02/10/2023	6,679.10	6,679.10
94807	02/10/2023	01340 NAVIA BENEFIT SOLUTION	V	02/10/2023	Ben74843	02/10/2023	686.91	686.91
94808	02/10/2023	00068 COLMA PEACE OFFICER'S			Ben74845	02/10/2023	652.14	652.14
94811	02/24/2023	00130 EMPLOYMENT DEVELOPM			02242023 B	02/24/2023	15,026.55	15,026.55
94812	02/24/2023	00521 UNITED STATES TREASUR			02242023 B	02/24/2023	69,275.45	69,275.45
94813	02/24/2023	00631 P.E.R.S.			02242023 B	02/24/2023	49,569.28	49,569.28
94814	02/24/2023	01360 MISSIONSQUARE RETIREM			02242023 B	02/24/2023	6,643.53	6,643.53
94815	02/24/2023	00068 COLMA PEACE OFFICER'S			02242023 B	02/24/2023	613.45	613.45
120007	02/06/2023	00307 PACIFIC GAS & ELECTRIC			1918250367-2 18Jan23	01/18/2023	4,319.23	4,319.23
120010	02/07/2023	00282 CALIFORNIA PUBLIC EMPL			100000017058715	01/17/2023	7,264.08	7,264.08
120011	02/07/2023	00307 PACIFIC GAS & ELECTRIC			9248309814-8 24Jan23	01/24/2023	482.91	482.91

Check History Listing
Town of Colma

Bank code: first

Check #	Date	Vendor	Status	Clear/Void Date	Invoice	Inv. Date	Amount Paid	Check Total
120012	02/07/2023	00307 PACIFIC GAS & ELECTRIC			0092128195-2 24Jan23	01/24/2023	2,828.52	2,828.52
120013	02/07/2023	01037 COMCAST CABLE			1/27-2/26 1520 HILL	01/17/2023	10.94	10.94
120014	02/07/2023	01037 COMCAST CABLE			01/25-02/24 427 F St	01/20/2023	246.72	246.72
120015	02/07/2023	01037 COMCAST CABLE			1/25-2/24 1520 HILLS	01/20/2023	256.72	256.72
120016	02/14/2023	01037 COMCAST CABLE			Feb2023 Cable TV	01/26/2023	15,636.97	15,636.97
120017	02/14/2023	01037 COMCAST CABLE			02/02-03/01 1199 EL	01/27/2023	251.72	251.72
120018	02/14/2023	00307 PACIFIC GAS & ELECTRIC			0567147369-1 30Jan23	01/30/2023	245.89	245.89
120019	02/21/2023	03334 LLC AT&T MOBILITY NATIO			X02102023	02/02/2023	2,532.15	2,532.15
120020	02/21/2023	00051 CALIFORNIA WATER SERV			01/31/23 BILL DATE	01/31/2023	147.57	147.57
120021	02/21/2023	00307 PACIFIC GAS & ELECTRIC			0512181543-4 08Feb23	02/08/2023	1,886.70	1,886.70
120023	02/28/2023	01037 COMCAST CABLE			2/11-3/10 601 F St	02/07/2023	118.72	118.72
120024	02/28/2023	01037 COMCAST CABLE			02/25-03/24 Internet	02/20/2023	508.44	508.44
120025	02/28/2023	00307 PACIFIC GAS & ELECTRIC			0035222590-8 (02/23)	02/07/2023	19.78	19.78
120026	02/28/2023	00307 PACIFIC GAS & ELECTRIC			0576889222-5(02/23)	02/07/2023	239.80	239.80
120027	02/28/2023	00307 PACIFIC GAS & ELECTRIC			3007220528-6(02/23)	02/07/2023	3,887.42	3,887.42
120028	02/28/2023	00307 PACIFIC GAS & ELECTRIC			1918250367-2(02/23)	02/15/2023	4,741.35	4,741.35
120029	02/28/2023	00307 PACIFIC GAS & ELECTRIC			9593452526-2(02/23)	02/17/2023	31.37	31.37
120030	02/28/2023	00307 PACIFIC GAS & ELECTRIC			0678090639-9(02/23)	02/17/2023	77.67	77.67
2102023	02/10/2023	01340 NAVIA BENEFIT SOLUTION			Ben74843	02/10/2023	100.00	100.00

first Total: **1,425,817.30**

182 checks in this report

Total Checks: **1,425,817.30**



STAFF REPORT

TO: Mayor and Members of the City Council
 FROM: Kathleen Gallagher, Sustainability Manager,
 Farhad Mortazavi, City Planner,
 VIA: Brian Dossey, City Manager
 MEETING DATE: March 8, 2023
 SUBJECT: Reach Code: Building Electrification and Electric Vehicle Charging
 Infrastructure for New Construction.

RECOMMENDATION

This item is a study session for information purposes only. No City Council action is required; however, staff seeks comments, questions, impressions, and opinions from City Council members and members of the public regarding reach codes for electric vehicle charging infrastructure and building electrification for new construction and, consider setting a public hearing date for reach code adoption in April 2023.

EXECUTIVE SUMMARY

Every three years the State of California updates the California Building Standards Codes. Jurisdictions can adopt local amendments that exceed state requirements, known as reach codes, to require more sustainable building design and construction, primarily with building electrification and enhanced electric vehicle (EV) charging infrastructure. Electrification and enhanced electric vehicle (EV) charging infrastructure can assist the Town in reducing greenhouse gas (GHG) emissions. Over 90% of Colma's GHG emissions are from building energy use and transportation¹, City Council's adoption of a reach code can assist the Town in meeting the aggressive GHG reduction targets in Senate Bill (SB) 32 and in the Town's goals within their Climate Action Plan (CAP) 2030.

SB 32 requires the state to reduce emissions 49% by 2030 and the Town's CAP 2030 reduction target is consistent with this target. Colma's CAP 2030 identified electrification of buildings and increasing electric vehicle infrastructure as high priority CAP programs for implementation because of their high GHG reduction impact potential. Building electrification refers to transitioning from natural gas to electricity for space and water heating, cooking, heating, etc. The majority of Colma Residents and Businesses receives its electricity which is 100% GHG free through Peninsula Clean Energy (PCE). Conversely, natural gas's primary component is methane which is 81 times higher in global warming capacity than carbon dioxide. The study session will

¹ Town of Colma's GHG Community Inventory 2019

attempt to provide information and data, that by restricting the use of natural gas in all new construction and allowing only electric power to be used, this restriction will assist in the Town meeting its GHG reduction targets. Studies show that it is more cost effective to build all electric in new construction than with mixed fuel (natural gas and electricity) rather than retrofitting existing buildings from mixed fuel to all-electric. During the last code update, Colma was one of few jurisdictions in San Mateo County who did not adopt an all-electric requirement for new construction (Attachment 1). Town staff participated in the Reach Code Regional Group which included jurisdictions within San Mateo and Santa Clara County, PCE and the Silicon Valley Clean Energy (SVCE) which developed an electrification model reach code ordinance, supporting documents, and technical expertise.

Significant progress has been made in the use of electrical appliances and equipment along with rebates, financial incentives, and resources for residents and businesses to purchase electric appliances and electric systems. Resources have been provided to Town residents and businesses via social media and on the Town's Sustainability website; see <https://www.colma.ca.gov/new-go-all-electric/> for more rebates and financial incentives.

'Frequently Asked Questions' about building electrification and electric vehicle infrastructure are included in Attachment 2.

FISCAL IMPACT

There is no fiscal impact.

BACKGROUND

Jurisdictions who adopt reach codes reduce GHG emissions from building energy usage and transportation sector. Over 90% of Colma's GHG are from building energy use and transportation and electrification is needed to meet the aggressive GHG reduction targets of Colma's Climate Action Plan 2030 and California's SB 32 GHG reduction targets. SB 32 requires the state to reduce emissions by 49% (1990 levels) by 2030; the Town's CAP 2030 is consistent with the SB 32 GHG reduction target. Town staff participated in several meetings facilitated by a San Mateo County Regional Group that included Peninsula Clean Energy, Bay Area Residential Energy Network (BayRen), and Silicon Valley Clean Energy. The San Mateo County Regional Group held meetings regarding Reach Codes, provided resources, developed cost-effectiveness studies and provided a recommended Reach Code ordinance model for jurisdictions to consider for adoptions.

Benefits of Electric Vehicle (EV) Enhanced Infrastructure

- **Meet High Demand for EV Charging.** A reach code including enhanced electric vehicle (EV) infrastructure will help meet the significant need for EV charging in the region and reduce GHG emissions. EV sales for San Mateo County increased 88% from 2021 to 2022 while overall car sales increased 10%. Consequently, EV sales made up 18% of light duty car sales in 2021 and 33% in 2022².

² <https://www.energy.ca.gov/data-reports/energy-almanac/zero-emission-vehicle-and-infrastructure-statistics/new-zev-sales>

- **Prepares Town for State Mandate.** California has a mandate for electrifying vehicles by 2035, and the sale of all new passenger cars and trucks will be zero emission. To meet EV charging demand, a significant increase in EV charging ports need to be installed. The availability of EV charging infrastructure is a critical component to EV adoption.
- **Meets the Town's Climate Action Plan 2030 Programs.** Increasing EV Charging Infrastructure is one of the high priority and high impact Climate Action Plan 2030 programs.
- **EV Installation is More Cost-Effective during New Construction.** It is significantly more expensive to install charging infrastructure as a retrofit than during new construction. Ensuring newly constructed residential and non-residential parking has ample EV charging capability will reduce long-term retrofit costs of EV infrastructure installation, while helping to increase EV adoption and decrease transportation-related greenhouse gas emissions.

Installing EV infrastructure in new construction is significantly more cost effective than retrofitting existing buildings (up to \$18,000 per port in multifamily and commercial spaces). PCE authorized a study to compare new construction and retrofit costs and modeled two different sized multifamily buildings and an office building. In each scenario, retrofitting existing buildings to install EV infrastructure costs three to four times more than the installation of EV infrastructure at the time of new construction. Retrofitting for EV infrastructure can require costly trenching, wiring, and electrical work. Installing EV infrastructure as part of new construction will save the building owner significant costs compared to retrofitting in the future.




Benefits of Building Electrification

- **Reduces GHG Emissions.** The Town receives 100% GHG free electricity from PCE. Colma's electricity has become cleaner while natural gas, a fossil fuel, produces significantly higher GHG emissions and other pollutants. Natural gas's primary component is methane which is 81 times higher in global warming than carbon dioxide. Colma's participation in PCE has been the most significant GHG reduction program implemented. Since 2017, Colma benefited from participation in PCE's program and reduced over 9,280 GHG (metric tons), which is equivalent to 1,044 gallons of gasoline.
- **Electricity is More Cost-Effective; Natural Gas Prices are Increasing Per PG&E.** Natural gas prices are at the highest rate since 2008 according to the U.S. Energy Information Administration, and PG&E has detailed the natural gas increase costs on their website stating price increases are due to increasing natural gas commodity prices, reduced natural gas storage capacity, potential transmission pipeline outages and natural gas supply.
- **Electricity is Safer and Healthier.** Gas appliances emit pollutants that have been linked to adverse health effects such as asthma and cardiovascular disease. A recent Stanford study found that methane leaks from gas stoves even when they are turned off. Studies show natural gas has several health and safety concerns in homes and requiring new construction to be all-electric can mitigate these concerns for new construction. All electric buildings provide improved interior air quality which can help people with respiratory conditions, such as asthma and other conditions. Electrification

can also lower the risk of fire. Replacing furnaces with heat pump heating systems, which reverse as cooling systems, benefits people in buildings without air conditioners and can save lives during heat waves.

- **Rebates and Incentives for Residents and Businesses.** Many incentives and rebates <https://www.peninsulacleanenergy.com/residential-programs/> are available to help people transition from gas to electricity and more are expected due to the Inflation Reduction Act and California’s \$1.4 billion commitment to building decarbonization.
- **Electrification offers a lower cost and lower risk alternative for the Town for new construction.**

For discussion purposes, a proposed reach code for only new construction for building electrification and EV infrastructure.

NEW CONSTRUCTION ONLY Single Family Homes			
			
	2019 Colma Requirement	2022 CalGreen/Energy Code Requirement	2022 Reach Code Requirement
Building Electrification	Electric-ready	Heat pump, cooktop and dryer electric ready (dedicated 240 - volt branch circuit wiring install	All electric Exceptions: • No prescriptive pathway
Solar	NA – Solar already required by the Residential Code.	PV per 110.10(b) -(e) & battery storage per 150.0(s)	No reach code requirement
EV Infrastructure	<ul style="list-style-type: none"> • 1 EV Level 2 Ready • 1 EV level 1 Ready (if second space) 	For each dwelling, install a listed raceway to accommodate a dedicated 208/240 -volt branch Circuit	<ul style="list-style-type: none"> • 1 EV Level 2 Ready • 1 EV level 1 Ready

NEW CONSTRUCTION ONLY Multifamily



	2019 Colma Requirement	2022 CalGreen/Energy Code Requirement	2022 Reach Code Requirement
Building Electrification	Electric ready	Heat pump, cooktop and dryer electric ready (dedicated 240-volt branch circuit wiring install)	All electric; Exceptions <ul style="list-style-type: none"> • No prescriptive pathway • Central water heating in entirely affordable building (may consider removing) • Planning entitlements (consider removing)
Solar		PV per 170.2(f, g) & battery storage per 170.2(h)	No reach
EV Infrastructure	<ul style="list-style-type: none"> • 15% of units with Level 2 EV Ready; • Load management allowed. • Exception: For MF housing projects with 50% or greater affordable housing units, 10% of parking spaces shall be Level 2 EV ready 	Less than 20 units: <ul style="list-style-type: none"> - 10% EV capable (level 2 EVSE) - 25% EV ready (low power level 2 EV charging receptacles) More than 20 units: <ul style="list-style-type: none"> - 10% EV capable (level 2 EVSE) - 25% EV ready (low power lev.2) - 5% EVSE Level 2 installed 	40% of units with parking spaces, Level 2 EV Charging Stations; 60% of units with parking spaces, Level 1 EV Ready. Exceptions <ul style="list-style-type: none"> • Planning entitlements • If installation cost exceeds \$4,500 /space for market rate or \$400 /space for affordable

NEW CONSTRUCTION ONLY Nonresidential



	2019 Requirement	2022 CalGreen/Energy Code Requirement	2022 Reach Code Requirement
Building Electrification	Electric ready	Heat pump, cooktop and dryer electric ready (dedicated 240 volt branch circuit wiring install)	All electric Exceptions: <ul style="list-style-type: none"> • No prescriptive compliance pathway
Solar	None	PV per 140.10(a) & battery storage per Table 140.10(b)	No reach
EV Infrastructure	None	5% Level 2 EVCS 15% Level 2 EV Capable	Offices: <ul style="list-style-type: none"> • 20% Level 2 EVCS • 30% Level 2 EV Capable Other non-res: <ul style="list-style-type: none"> • 10% Level 2 EVCS • 10% Level 2 EV Capable Exceptions: <ul style="list-style-type: none"> • If installation cost exceeds \$4,500 /space • Automated mechanical car parking system

Detail for Table regarding EV references:

- EV Charging Station (EVCS): All supply equipment is installed in parking space, and EV can charge without additional equipment.

- EV Ready: Power supply and outlet available for EV driver-provided supply equipment to be charged/plugged in.
- EV Capable: Conduit installed to parking space, building electrical panel, transformers have reserved capacity to serve future load. An electrician would be required to complete circuit /work before charging capability is possible.

Charging capability is detailed below:

- Level 1: Capable of charging at 110/120V, 16A, equivalent to standard home outlet.
- Level 2: Installation of a 208/240V, 40A circuit or 208/240V, 20A circuit.
- Level 2 (low power): Installation of a 208/240V, 20A circuit or 208/240V, 20A circuit.
- Level 3 (DC Fast Charging): Capable of charging at 20-400kW.

CEQA

The consideration of a reach code amendment is exempt from CEQA review because it consists of an action, as authorized by state or local ordinance, intended to reduce greenhouse gas emissions for the protection of the environment and the regulatory process involves procedures for protection of the environment. (CEQA Guidelines Section 15308.)

Council Adopted Values

The consideration of reach codes reduces GHG emissions and is consistent with the Council value of vision and responsibility because it considers public health and safety of the residents and businesses in the Town.

Sustainability Impact

The consideration of a reach code for EV charging and electrification will improve sustainability in the Town and assist the Town in meeting GHG reductions established in the Town's Climate Action Plan 2030.

ATTACHMENTS

- Attachment 1: Table of ordinances adopted in San Mateo County, Santa Clara County, and Alameda County jurisdictions under the 2019-2022 code
- Attachment 2: Frequently Asked Questions (FAQ) regarding Building Electrification, Electric Vehicle Infrastructures and Reach Codes.
- Attachment 3: Rebates and financial incentives for Town residents and businesses for all-electric appliances

Attachment 1: Table of ordinances adopted in San Mateo County, Santa Clara County, and Alameda County jurisdictions under the 2019-2022 code

	City	2022 Status	Reach Code Type		
			All-Electric	Municipal Code	EV Infrastructure
San Mateo County	Atherton	Adopted	X		X
	Belmont	Adopted	X		X
	Brisbane	Adopted	X		X
	Burlingame	Adopted	X		X
	Colma	In-Progress	X		X
	Daly City	Adopted	X		X
	East Palo Alto	In-Progress			
	Half Moon Bay	Adopted		X	
	Hillsborough	Enforced			
	Menlo Park	Adopted	X		X
	Millbrae	Adopted	X		X
	Pacifica	Adopted	X		X
	Portola Valley	Adopted	X		
	Redwood City	Adopted	X		X
	San Bruno	Adopted	X		X
	San Carlos	Adopted	X		X
	San Mateo	Adopted	X		X
	San Mateo County	Adopted	X		X
South San Francisco	In-Progress	X			
Santa Clara County	Campbell	Adopted	X		X
	Cupertino	Adopted	X		
	Gilroy	-			X
	Los Altos	Adopted	X		X
	Los Altos Hills	Adopted	X		
	Los Gatos	Adopted	X		X
	Milpitas	Adopted	X		X
	Monte Sereno	Adopted	X		X
	Morgan Hill	Adopted		X	X
	Mountain View	Adopted	X		X
	Palo Alto	Adopted	X		X
San Jose	In-Progress		X		

	Santa Clara County	Adopted	X		X
	Saratoga	Adopted	X		X
	Sunnyvale	Adopted	X		X
Alameda County	Alameda	Adopted	X		
	Albany	Adopted	X		X
	Berkeley	Adopted		X	
	Dublin	Adopted	X		X
	Emeryville	Adopted	X		
	Fremont	-			
	Hayward	Adopted	X		
	Livermore	Adopted	X		X
	Oakland	Adopted		X	
	Piedmont	Adopted	X		
	Pleasanton	Adopted	X		X
	San Leandro	Adopted	X		X
Neighbors	Contra Costa County	In-Progress	X		X
	Marin County				
	Mill Valley	NOT TRACKING			
	Petaluma	NOT TRACKING			
	Richmond				
	Sacramento	NOT TRACKING			
	San Anselmo	NOT TRACKING			
	San Francisco			X	
	San Leandro	In-Progress	X	X	X
	San Rafael	In-Progress	X		X
	Santa Cruz			X	
	Santa Rosa	NOT TRACKING			

Attachment 2: Reach Code, Electrification, EV Charging Infrastructure: Frequently Asked Questions (excerpts from San Mateo County /BayRen Regional Group)

1. What are the safety and health benefits of building electrification?

Electrification provides several safety and health benefits over natural gas usage. Avoiding indoor methane gas combustion results in better air quality per recent studies. Also, research shows that methane gas is a major fire risk in the event of earthquake. The link between earthquakes and methane gas-triggered fires is documented in California's [2002 study](#).

Methane gas use in the home is [linked with asthma and other health risks](#):

- ☐ The U.S. Environmental Protection Agency identifies [indoor air quality as a significant health risk and gas appliances are listed as a point of concern](#):
 - [2019 meta-analysis links gas stoves and asthma](#)
 - [2008 Johns Hopkins study linking gas stoves and asthma](#):
- ☐ Lawrence Berkeley National Laboratory, the California Energy Commission, and others produced a [similar study](#).
- ☐ Carbon monoxide from fuel use [has been long deemed a risk](#), enough that California requires carbon dioxide sensors in homes that burn fossil fuels.

2. What are the benefits of electric vehicles (EVs)?

EV drivers typically save \$1,000 to \$1,500 per year, as electricity is a more cost-effective way to power a vehicle than gasoline. In addition, owners can expect reduced maintenance costs, as motors are simpler machines that require less maintenance such as oil changes, and they dramatically reduce carbon pollution.

3. What is the impact to staff? Do electrification reach codes add staffing burden?

A reach code for an all-electric requirement is similar to standard code and easy to permit and inspect, the level of effort is equivalent to California state code.

4. Should code requirements be consistent across jurisdictions in the same geographic area? What kind of public process was held to develop the model codes?

Uniformity across jurisdictions is beneficial since it reduces burden on designers and contractors working regionally across jurisdictions. For this reason, Peninsula Clean Energy (PCE), Silicon Valley Clean Energy (SVCE), East Bay Community Energy (EBCE), and regional partners encourage consistency. However, to accommodate differences in new and existing buildings across jurisdictions (e.g., a city with heavy industry versus a jurisdiction that is primarily residential) may result in some variation across jurisdictions. Generally, minor variation is preferable to inaction, which locks in future cost for retrofit projects.

The reach code initiative team has engaged the public since 2018, and highly encourages community participation. The team held over 10 events with the full spectrum of stakeholders (city employees, building officials and developers, public and advocates) with over 350 attendees in total (non-unique). In addition, the team held many meetings with building officials, developers, and affordable housing organizations. For the current initiative, the reach code team

is organizing further stakeholder events and will adjust the model code based on stakeholder feedback. As of Q1 2022, the reach code initiative team held 3 events focused on model code updates to new construction and electric vehicle charging infrastructure with over 148 unique attendees. We also held an Existing Building Policy Options forum for city staff in April 2022.

For staff and contractors, there is significant resources and training available on the BayRen site and the reach code initiative team is addressing by offering training and technical support via AllElectricDesign.Org.

5. Do gas appliances offer more resilience?

Methane gas appliances in general do not support resilience, as most modern gas equipment depend on electric pilot light ignition to operate. In emergencies, gas is also shut-off to prevent accidental combustion.

6. How reliable is the electric grid as compared to methane gas?

The methane gas grid and electric grid both go offline on occasion. In fact, during California's primary natural disaster events, wildfires and earthquakes, utilities are required to temporarily suspend gas service. In the 2019 Kincade fire, homes in Sonoma County went without gas service for four days, whereas the electric service was restored after two days ([Link to article](#)). The reach code initiative team encourages solar and battery backup via microgrids for 100% reliability. California is already benefitting from battery backup power as battery output increased 27-fold between August 2020 and August 2022. This helped prevent black and brownouts in the summer of 2022. Furthermore, the [2022 reliability report](#) shows power was on for 99.94% of the time between July through September 2022 for San Mateo County.

The California Independent System Operator (CAISO) has performed a [20-year study](#) and has recommended over \$30B in transmission investments to account for increased demand, increased renewables and decommissioned gas power plants.

PG&E has also committed to moving 10k miles of powerlines which can help reduce wildfires and power outages.

7. Can the grid handle the load increase?

☐ Reliability is primarily a concern during summer peak cooling months which is mostly driven by climate change. Electrifying existing gas end uses will have a limited effect on the electrical load during the hot summer months.

8. Is the electricity on the grid GHG free?

PCE, SVCE, and EBCE provide 100% greenhouse (GHG) free electricity today.

9. Will PG&E cause project delays due to updating the distribution grid?

The reach code initiative team does not expect turnaround times associated with PG&E and new construction to be materially different between all-electric or mixed fuel construction. PG&E has committed to support electrification and is openly supporting all-electric reach codes due to concern about stranded methane gas assets and the rising costs of maintaining the methane gas system.

10. Cost effectiveness studies

The statewide IOU study covers all geographical regions in California. This initiative focuses on San Mateo County (CEC Climate Zone 3), Santa Clara County (CEC Climate Zone 4), and Alameda County (CEC Climate Zones 3 & 12). [Click here](#) to see the most up-to-date draft of the cost effectiveness studies.

Several studies found that building all-electric has substantial cost savings for avoided methane gas infrastructure. The studies examine the upfront costs, maintenance costs, and operational costs of all-electric designs, which support these conclusions:

- a. [Residential Building Electrification in California](#)

11. All Electric benefits

- Studies show all-electric systems operate more efficiently than natural gas (methane gas) systems.
- All-electric heating pumps are highly efficient and effective in weather far colder than California's. U.S. Department of Energy studies show heat pump space heaters as highly efficient at as little as 5°F. The CEC's cost-effectiveness studies also show high efficiency.
- Induction stoves offer superior heating speed, cool and safe surfaces while cooking, precise temperature control, and better indoor air quality from avoided GHG and particulate emissions. Consumer Reports' top cooktops are regularly electric. Induction is also more efficient, as demonstrated by this study on Residential Cooktop Performance and Energy Comparison.
- Heat pumps and induction stoves have a long-established history and are widely adopted in other states. Also, numerous California institutions and agencies have committed to all-electric buildings, which will help drive awareness and adoption of all-electric equipment in California.
- A heat pump water heater (HPWH) equals the performance of a gas equivalent. For example, Rheem's 55-gallon HPWH unit can deliver 70 gallons of hot water in the first hour, enough for about four showers. For comparison, Rheem's gas equivalent delivers 79 gallons in the first hour.

Design guides:

- 🔗 [Building Decarbonization Practice Guide](#) - Guides architects and engineers towards best practices during design development
- 🔗 [Ecosizer](#) - Guides engineers and energy consultants for proper design of central heat pump water heating systems
- 🔗 [Zero Emissions All-Electric Multifamily Construction Guide](#) outlines demonstration projects and common implementation.

12. Are there requirements for buildings to have solar PV or battery storage?

Title 24-2022, which goes into effect on January 1, 2023, requires new nonresidential and multifamily buildings to have onsite solar PV and battery storage.

Attachment 3: Outreach and Education for Town Residents and Businesses for Electrification Rebates and Financial Incentives

Below is an excerpt from the Town's Sustainability webpage:

Town of Colma Electrification REBATES

PCE offers [up to \\$3000 in rebates for your heat pump water heater](#)

This can be combined with the [up to \\$2000 from BayREN](#)

[Up to \\$10,000 zero interest](#), no money down, no credit check required, to install all electric

[Earn up to 3,500 in rebates](#) for replacing your Heat Pump/HVAC system with an all-electric unit.

[Upgrade your home with No-Cost electric appliances, energy efficiency upgrades, and home repairs](#) when you qualify for Peninsula Clean Energy's Home Upgrade Program.

[Get PAID \\$50 and get FREE pick up](#) of your old refrigerator, freezer, or air conditioner.

[Save \\$750 when replacing your gas range or cooktop with a new Induction Cooktop](#)

Town staff has developed social media posts to promote rebates and financial incentives for electric appliances. More resources will be provided in coming months resulting from new rebates and financial incentives being made available from the Inflation Reduction Action (IRA) signed by President Biden in August 2022. The IRA provides significant financial support for electrification which includes a tax credit for up to 30% of the installed cost of heat pump space heaters or heat pump water heaters (maximum of \$2,000 per household per year). There is an additional rebate program offering up to \$14,000 per household that would be administered at the state level, the timeline for this funding is not currently available.

Colma staff is participating in the regional group for a future proposed Existing Building Decarbonization Ordinance which will be brought to the Town for discussion and consideration in 2023 and could assist the Town in reducing GHG emissions by electrification requirements of existing buildings.

