

# Building Electrification Study Session

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October 5, 2021



**City of Half Moon Bay City Council**

# Process Overview

- ✓ Initiated work on Climate Action and Adaptation Plan
- ✓ Study Session held with Council on February 2
- ✓ Draft Ordinance published on April 22
- ✓ Public outreach conducted June – September
- ✓ Study Session September 21
- ✓ Continued Study Session October 5
- Anticipated Ordinance introduction November 16, 2021
- Anticipated effective date January 1, 2022

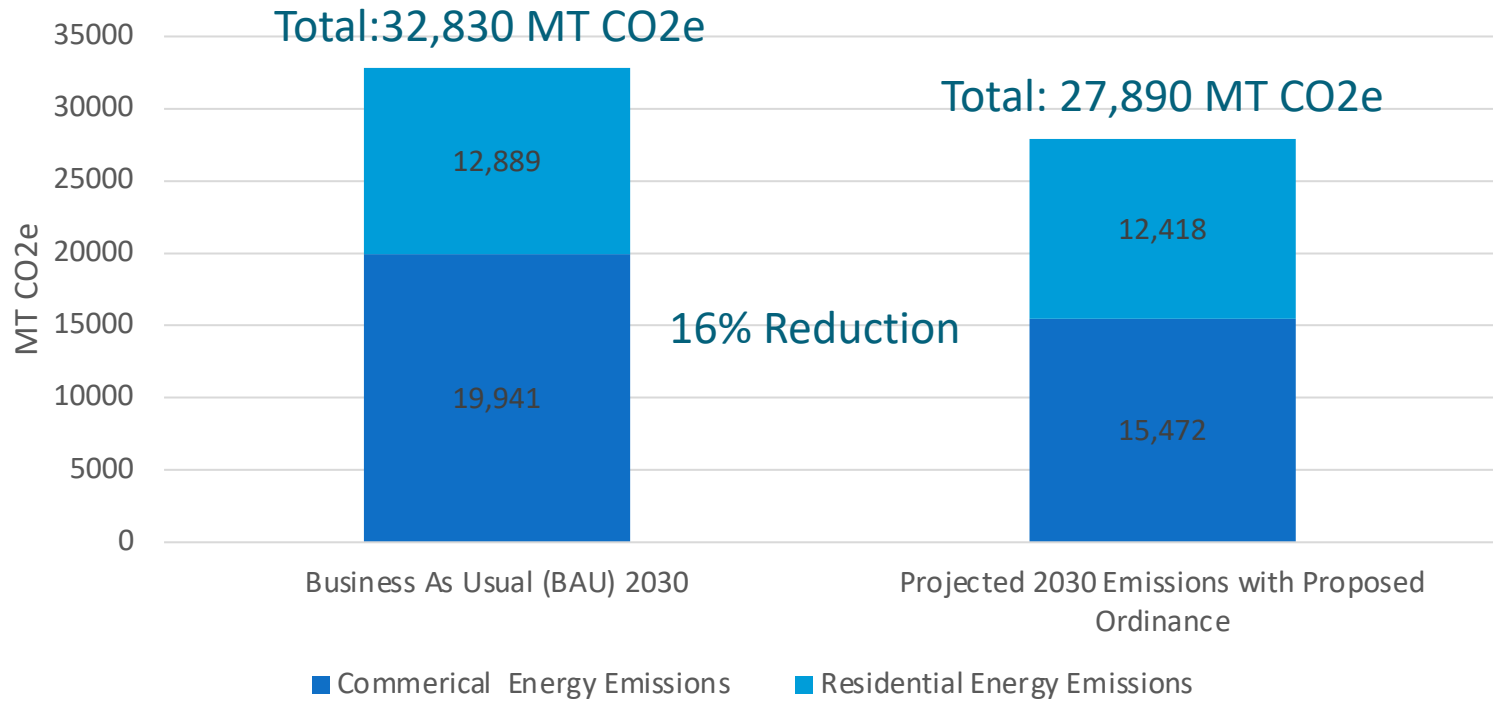
# Draft Ordinance Provisions

1. All – electric new construction
2. Conversion to electric appliances at the time of replacement
3. All gas lines must be capped/decommissioned by January 1, 2045
4. Expanded electric vehicle/solar requirements

## Exceptions:

- Small, portable propane tanks
  - Grills, firepits, patio heaters, etc
- Emergency generators (propane, natural gas, petroleum)
- Technical or physical infeasibility
  - Extremely limited instances

# 2030 Energy GHG Emission Projections



Total Projected 2030 Emissions (BAU): 66,199 MT CO2e

# Community Feedback

- Supportive of new construction and expanded EV charging and solar panel/battery systems
- Reliability of Electric Grid
- Increase of Unpermitted Work
- More Time to Plan (Especially for Commercial)
- Cost of Implementation
- Specific Exemption Requests

# Recommended Process

1. Staff presentation
2. Guided discussion on policies (Tables 1&2)
3. Public comment
4. Council revises or affirms policy direction (Tables 1&2)
5. Guided discussion on policies (Tables 2&3 if necessary)
6. Council revises or affirms policy direction
7. Council directs staff to prepare Ordinance and schedule for introduction at November 16 Council Meeting

# Guided Discussion

1. Broad policy discussion and direction (Tables 1&2)
2. More focused policy discussion and direction (Tables 3&4)

Tracking discussion in real time:

<b>Yes</b>
<b>Maybe</b>
<b>No</b>

# Discussion