

## **ENVIRONMENTAL COMMISSION MEETING AGENDA**

**7:00 PM - Monday, June 13, 2022**

*Telephone/Video Conference only*

Please Note: Per California Executive Order N-29-20, the City of Los Altos Environmental Commission will meet via teleconference only. Members of the Public may call (253) 231-8782 to participate in the conference call (Meeting ID: 869 6521 5770, Passcode: 060160), or via the <https://losaltosca.gov.zoom.us/j/86965215770?pwd=cEFpSW44UjF4Qi9qYkFLVmU4bTFDdz09&from=addon>

Members of the Public may only comment during times allotted for public comments.

Public testimony will be taken at the direction of the Chair and members of the public may only comment during times allotted for public comments. Members of the public are also encouraged to submit written testimony prior to the meeting to [ECPublicComment@losaltosca.gov](mailto:ECPublicComment@losaltosca.gov). Emails received prior to the beginning of the meeting will be included in the public record.

### **ESTABLISH QUORUM**

#### **PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA**

Members of the audience may bring to the Commission's attention any item that is not on the agenda. Please complete a "Request to Speak" form and submit it to the Staff Liaison. Speakers are generally given two or three minutes, at the discretion of the Chair. Please be advised that, by law, the Commission is unable to discuss or take action on issues presented during the Public Comment Period. According to State Law (also known as "the Brown Act") items must first be noticed on the agenda before any discussion or action.

1. Letter from Jim Wing regarding the Tree Protection Ordinance.

#### **ITEMS FOR CONSIDERATION/ACTION**

2. **Environmental Commission Minutes**  
Approve minutes of the regular meeting of May 9, 2022
3. **Environmental Commission Chair and Vice Chair Selection**  
Election by the Environmental Commission of the new Chair and Vice Chair of the Commission.

#### **INFORMATIONAL ITEMS**

4. **Introduction: New Director of the Development Services Department**  
Introduction to Mr. Nick Zornes, the new Director of the Development Services Department.

5. **Drought and Water Conservation**  
Presentations by California Water Service (Cal Water), and Santa Clara Valley Water District.
6. **Reach Codes**  
Report by the Subcommittee
7. **Environmental Commission Work Plan**  
Discuss Work Plan updates
8. **City Staff Updates**  
Receive information and announcements from City staff.

## COMMISSIONERS' REPORTS AND COMMENTS

## POTENTIAL FUTURE AGENDA ITEMS

## ADJOURNMENT

### SPECIAL NOTICES TO PUBLIC

In compliance with the Americans with Disabilities Act, the City of Los Altos will make reasonable arrangements to ensure accessibility to this meeting. If you need special assistance to participate in this meeting, please contact the City Clerk at least 48 hours prior to the meeting at (650) 947-2720.

Agendas, Staff Reports, and some associated documents for the Environmental Commission items may be viewed on the interment at [https://www.losaltosca.gov/meetings?field\\_microsite\\_tid\\_1=2261](https://www.losaltosca.gov/meetings?field_microsite_tid_1=2261).

If you wish to provide written materials, please provide the Commission Staff Liaison with **10 copies** of any document that you would like to submit to the Commissioners in order for it to become part of the public record.

For further questions regarding the meeting proceedings, please contact the City Clerk at (650) 947-2720.

**Ranu Aggarwal**

**From:** Jim Wing <jameswing@msn.com>  
**Sent:** Wednesday, June 8, 2022 3:42 PM  
**To:** Public Comment - EC  
**Subject:** Public Comment EC 06.13.2022 Commission Distribution

Environmental Commission Chair Teksler and Distinguished Commission Members

EC 06/13/2022 Meeting Public Comment. Tree Protection Ordinance / Tree Removal Permit Procedure

**I am a 54 year “customer” of Los Altos Tree Protection Ordinance and request you provide Council and Staff with objective code / procedure improvements. This will allow residents and staff make better decisions for tree removal, replacement tree selection and planting.**

Please consider making following recommendations for improvements to Los Altos Tree Protection Ordinance / Tree Removal Permit Procedure:

- Remove from Los Altos Street Tree Planting List all Category I & II trees that have lateral or evasive roots. Only trees with deep “water table plume” seeking roots should be allowed. Lateral and evasive tree roots will seek / steal irrigation water from plants and lawns causing home owners to increase use of water. Current residential water restrictions are already impacting health of established trees with lateral and evasive roots. Many such trees have already caused damage to sidewalks and street travel lanes. My lawn water consumption reduced 20% when lateral tree roots were cut back.
- Require that all new Category I & II & III trees are planted per Los Altos LI-1 with hole size / location inspection required prior to planting. Revise LI-1 to require “Deep Root Barrier” to be mandatory for all Category I & II trees.
- All new Category I and II trees to be 3 feet box size to ensure rapid healthy growth because of mature root structure that will quickly seek / reach ground water table plume
- Develop tree spacing standards for new Category I and II trees. Example Valley Oak trees to be spaced 35 feet apart to ensure natural canopy spread and balance tree growth. My 70-year-old liquid amber tree 15 feet from neighbor’s 50-year-old costal oak, blocked afternoon sun from oak, causing it to grow leaning over neighbor’s bedroom.
- Develop new tree shade objective limits for home rooftop solar. I recommend you make trees a priority! Many Los Altos roofs are small or facing wrong direction to provide much more than 3% of household daily electric usage.
- Add Carbon Dioxide sequestration rating for all trees in Los Altos Tree Planting List. This will help residents to make better environmental tree selection decisions. Use United States Department of Agriculture CUFR Tree Carbon Calculator [CTCC] tool. Good news is Oak is highest rated tree.
- All tree removal requests require arborists report to be done on **International Society of Arboriculture [ISA] Basic Tree Risk Assessment Form** [rev. 2013 or later]. This will ensure that report recommendations are based on objective data and done by arborists who use current tools / knowledge to collect data. Based on form data, tree removal should be approved only if assessment risk if **High or Extreme**

Los Altos is very fortunate to be mostly built on a geology alluvial fan with sediment called alluvium that provides great drainage for both surface and soil depth. Alluvium allows deep down fully saturated water table to form a upper low percent water saturated “plume” that is perfect for deep tree roots. Ground water table is close to surface and replenished by Adobe and Stevens Creek watersheds that both start on Skyline highway 35 Christmas Tree Farm. Watershed has not had fire for over 300 years and “thick surface duff” stores water with slow release. Water table depth is stable even in dry years as evidenced by Adobe Creek year-round standing water for past 54 years just south of Manresa bridge. A creekbank native fish can even be found in this standing water.

Los Altos only has Oak and Willow as native trees. This is evidenced by History House pre 1850 Los Altos alluvial fan photos showing only native grass with a few well-spaced Oak Trees with Willow’s along Adobe Creek.

Thank you for your consideration!

Jim Wing, Milverton Road, Los Altos

**MINUTES OF THE MEETING OF THE ENVIRONMENTAL COMMISSION OF  
THE CITY OF LOS ALTOS, HELD ON MONDAY, MAY 9, 2022, AT 7:00 P.M.  
TELECONFERENCE**

**ESTABLISH QUORUM**

PRESENT: Chair Teksler, Vice Chair Delagneau, Commissioners Hecht, van Reis, Weiden.

ABSENT: Commissioners Humayun and Lu

ATTENDEES: Council Member Fligor (Council liaison), Gary Hedden, and Laurel Iverson

**PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA**

None

**ITEMS FOR CONSIDERATION/ACTION**

1. Environmental Commission Minutes

Approved minutes of special meeting of April 25, 2022

Action: Upon a motion by Vice Chair Delagneau, seconded by Commissioner Weiden, the Environmental Commission approved the minutes of the meeting of April 25, 2022.

The motion was approved (5-0) by the following vote:

AYES: Teksler, Delagneau, Hecht, van Reis, Weiden

NOES: None

**INFORMATIONAL ITEMS**

2. REACH Codes

Chair Teksler reported on several meetings with staff, including the City Manager and the Public Information Office (PIO) and the potential public outreach efforts including updating the website and the two community workshops in June on the Reach Code, one virtual and one in person. The Commission discussed the content of the potential public outreach efforts.

No Public Comment

3. Urban Forest Management Plan

The Commission formed a subcommittee of Commissioners Van Reis, and Humayun that would work with a subcommittee from the Parks and Rec Commission with agreement and upon consultation with the Parks and Rec Commission to work on the Urban Forest Management Plan. The Commission may allow another person to sit on or replace one of the selected member of the subcommittee at the next meeting in June.

### Public Comment

Gary Hedden of GreenTown commented that they are hiring summer interns to work on the 500 trees program for six weeks and offered to do research on Master Urban Tree Plans, gather the information and present to the Environmental Commission. He also offered to create a road map to allow the City of Los Altos to join the Tree Cities USA. He indicated that GreenTown will be able to present to the Commission near the end of the summer internship program, which would conclude on July 22.

#### 4. Water Conservation Efforts

The Commission would like to designate a subcommittee to work with Cal Water to inform on any potential water restrictions and about available programs for water conservation. The Commission would like to invite Cal Water to present at the June meeting of the Environmental Commission. Thereafter, the Commission would form the subcommittee.

### No Public Comment

#### 5. Environmental Commission Work Plan

The Commission discussed updated Work Plan including potential for cross-Commission work with the Complete Streets Commission. Interim Development Services Department, Laura Simpson provided input regarding staffing for updating the website.

### No Public Comment

#### 6. City Staff Updates

Interim Planning Director Laura Simpson announced that Nick Zornes was beginning as the new Director of Development Services, who could potentially attend the Environmental Commission's next meeting in June to be introduced. She also announced that the Beacon Award resolution will be on the May 24, 2022, Council agenda.

## **COMMISSIONERS' REPORTS AND COMMENTS**

Chair Teksler announced that she has met with City Manager Engeland, Council member Fligor and is attending member agency working group meetings held by SVCE in the absence of a full time sustainability coordinator to continue the work of the Environmental Commission.

The Chair provided information on the content of the last such meeting. Vice Chair Delagneau announced that the CAAP subcommittee will be examining options for fuel switching, and informed on the existing challenges for the effort. The Commission discussed some options for fuel switching.

Chair T announced that the next meeting in June the Commission will be electing a Chair and Vice Chair. The Commission indicated Commissioner Weiden will attend Council Meeting on May 10, Commissioner Hecht on May 24, Commissioner van Reis on June 14, Chair Teksler on June 28, and Vice Chair Delagneau on July 12 of 2022.

**POTENTIAL FUTURE AGENDA ITEMS**

- Environmental Commission’s Chair and Vice Chair election
- California Water Service (Cal Water) presentation
- Additions on the subcommittee for Urban Forest Plan
- Update from subcommittees, including CAAP subcommittee on fuel switching options

**ADJOURNMENT**

Chair Teksler adjourned the meeting at 8:10 P.M.



## AGENDA REPORT

**TO:** Environmental Commission  
**FROM:** Ranu Aggarwal, Staff Liaison  
**SUBJECT:** Election of Chair and Vice Chair

### RECOMMENDATION:

Nominate and elect members to serve as Chair and Vice Chair

---

### BACKGROUND

The Commission will nominate and elect a Chair and Vice Chair to serve for the coming year. This past year, Commissioner Teksler served as Chair and Commissioner Delagneau served as Vice-Chair.

### DISCUSSION

The election of Chair and Vice Chair is governed by the Commission and Committee Handbook. Any member of the Commission may serve as either Chair or Vice-Chair. The current Chair will ask for nominations for the position of Chair. Any member may nominate another to serve. Nominations do not require a second. Once a member has been nominated for Chair, the Commission will vote. If a majority of members approve, that member will be deemed Chair. The process will then repeat for the election of Vice-Chair.

The Chair and Vice Chair will serve in the role until March 31, 2023.

Upon the conclusion of the election process for Chair and Vice-Chair, the person elected Chair will take over as president of the meeting.



# Reach Codes 2.0 Public Workshop

*Environmental Commission Presenters*

Tom Hecht, Laura Teksler & Don Weiden

*SVCE/TRC Presenters*

Anthony Eulo, Farhad Farahmand, Jose Garcia

June 6, 2022



# Reach Codes

## *Presentation Overview*

- ▶ Existing Los Altos Reach Codes & Climate Action Goals
- ▶ Reach Code Regional Efforts
- ▶ Common Concerns & Questions
- ▶ Code options
- ▶ Q&A



City of Los Altos

# Los Altos Reach Codes - Current

- “Reach” beyond 2019 Title 24 requirements
- Adopted by City Council in November 2020
- Development included community education/outreach efforts: surveys, webinars, and specific reach code informational webpage

---

Buildings-- Mostly-Electric	<b>Water and space heating must be electric, exemptions for other appliances.</b> Electrification-ready panel and wiring in mixed-fuel buildings.
--------------------------------	---

---

EV Charging	<b>More charging infrastructure for a higher percentage of parking spaces.</b>
-------------	--

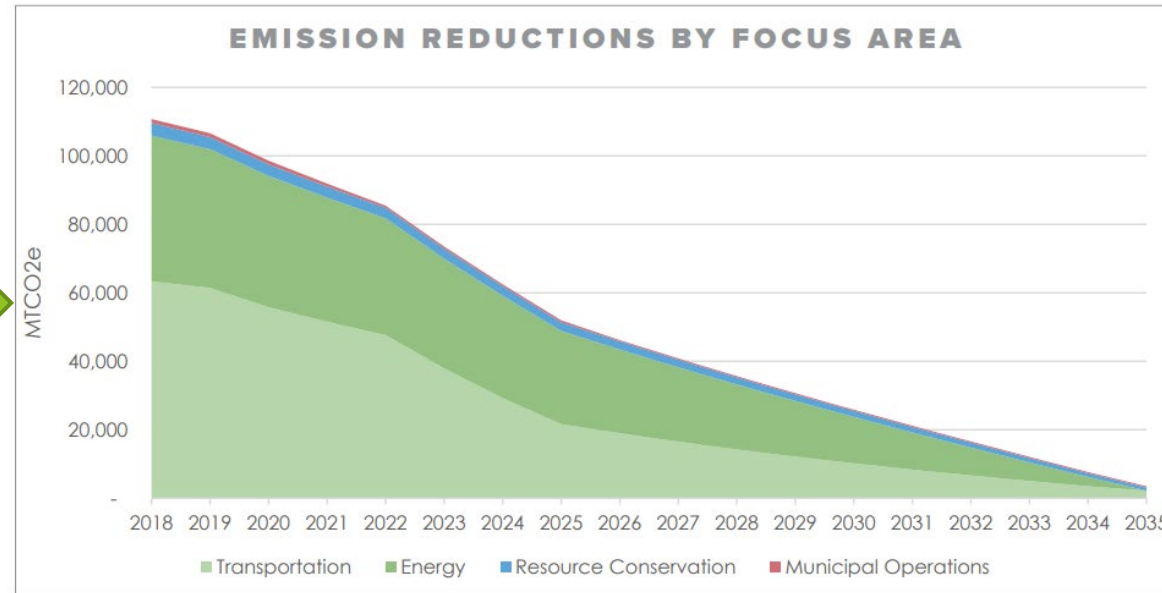
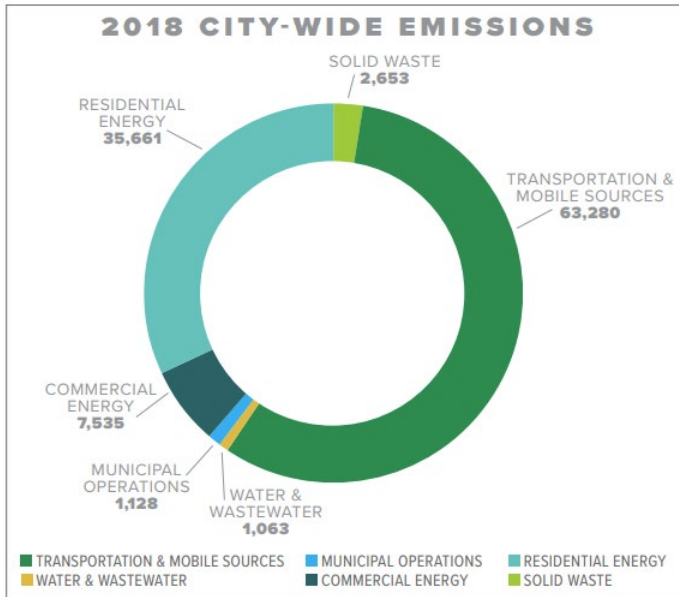
---



**Without update, existing reach codes will expire and requirements will default to Title 24 on 1/1/2023**

# Los Altos Climate Action & Adaptation Plan

Adopted by Council March 8, 2022



## Objectives

- **Reduce GHG/Carbon Neutrality by 2035**
- Increase climate resilience (SB 379 compliance)
- Prepare for future

# Los Altos CAAP

## Key Actions

- Reduce the amount of electricity and methane gas used in homes and businesses 20% by 2035
- Reduce or eliminate methane gas use in homes and businesses by 2035
- Facilitate the installation of new solar capacity and expand battery storage on new and existing buildings community-wide
- Increase EV component of all light duty vehicles in Los Altos to 80% by 2035

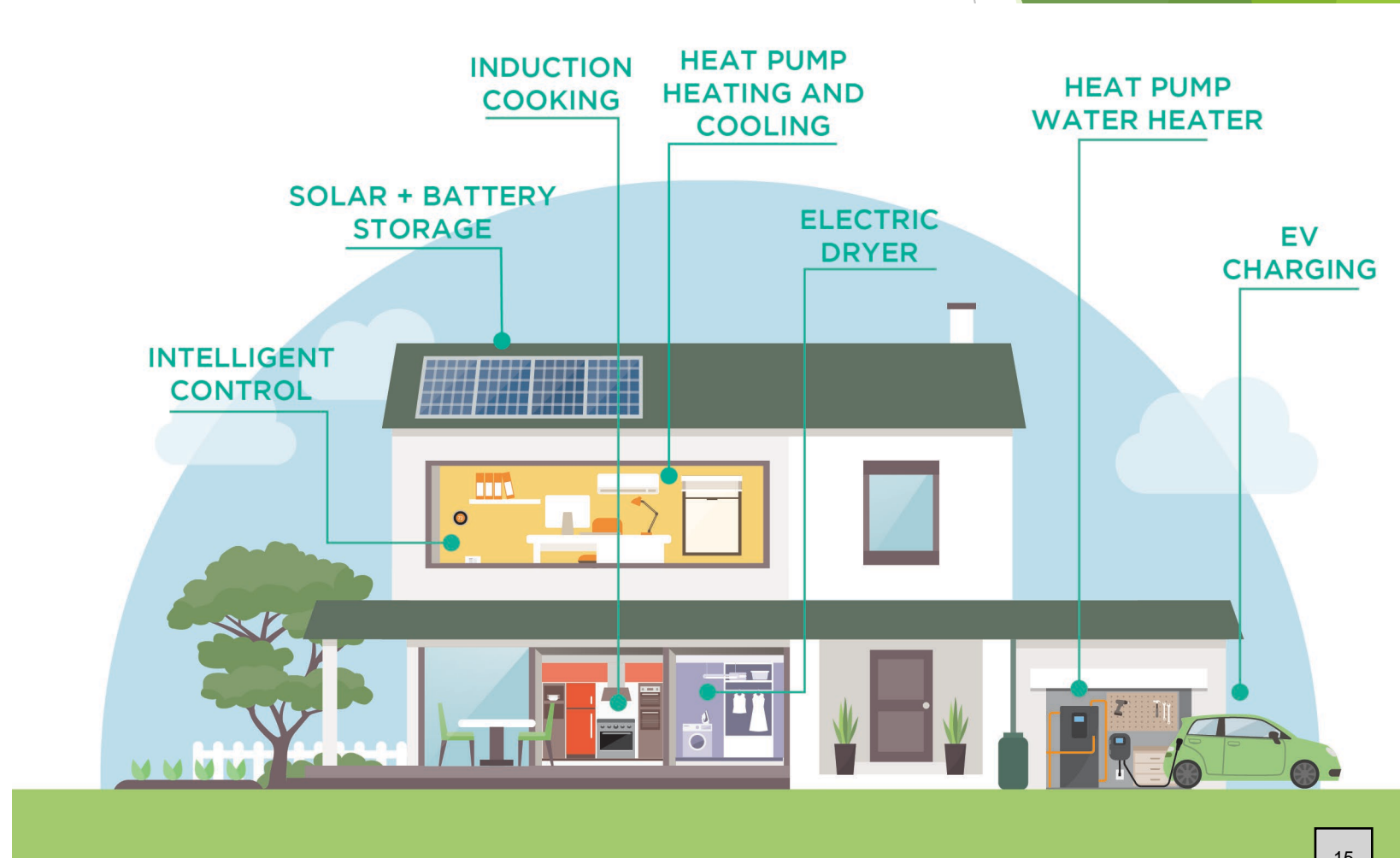


# 2022 Los Altos Reach Code Goals

Goal	Action/Support
Hit Los Altos CAAP Objectives	<ul style="list-style-type: none"> <li>• Speed electrification/reduce natural gas usage</li> <li>• Encourage EV adoptions</li> </ul>
Improve indoor air quality	<ul style="list-style-type: none"> <li>• Reduce natural gas emissions</li> </ul>
Avoid reach code lapse	<ul style="list-style-type: none"> <li>• Implement new codes by EOY 2022</li> </ul>
Ensure Los Altos aligns with California decarbonization goals	<p>California goals</p> <ul style="list-style-type: none"> <li>• GHG emissions of 40% below 1990 by 2030</li> <li>• Carbon neutrality by 2045</li> </ul>
Align codes with best energy practices, appliance technology and scientific consensus	<ul style="list-style-type: none"> <li>• Encourage adoption of efficient and proven technologies</li> </ul>

# Building all-electric saves money.

- Reducing the need for new gas lines and hookups saves money.
- Building all-electric now reduces the need for costly retrofits later.



# Installing EV charging during construction prepares communities for future demand.

- Sale of gas vehicles phased out by 2035
- 250,000 EVs sold in 2021 in CA, 12.5% of all vehicles
- Pervasive issues
  - Costs of electrical upgrades
  - Underserved multi-family housing occupants





# 2019 Success – Your Efforts Made a Difference

Type	How it works	SVCE Members
Electric Preferred	Allows mixed-fuel buildings with high energy performance. Electrification-ready panel and wiring in mixed-fuel buildings.	2 - Milpitas, Monte Sereno
Mostly-Electric	Water and space heating must be electric, exemptions for other appliances. Electrification-ready panel and wiring in mixed-fuel buildings.	4 - Campbell (res), Los Altos, Los Altos Hills (res), Saratoga
All-Electric	All appliances must be electric, with very limited exemptions.	5 - County of Santa Clara, Cupertino, Los Gatos (res), Mountain View, Sunnyvale
Gas Ban	No gas hookup (via municipal ordinance). Limited exceptions.	1 - Morgan Hill
No Reach	Meet state code minimum requirements.	1 - Gilroy

# 2022 CA Energy Code

## New Construction

- Heat pumps are prescriptive baseline
  - Residential
    - Space heating in climate zone 3, 4
    - Water heating in climate zone 12
  - Nonresidential - water- and/or space-heating for most building types
  - Performance credit for all-electric design
- Residential
  - Pre-wiring required for gas appliances
  - Higher ventilation rate for gas stoves
  - Energy storage readiness
- Nonresidential - Solar PV and Battery Storage prescriptive

## Existing Buildings

- Restricts newly installed electric resistance heating
- Simplified language for heat pump retrofits



# Reach Codes

## *Common Questions & Concerns*

- ❖ *Aren't many electric appliances inferior to their gas counterparts?*
- ❖ *Can the grid handle more load?*
- ❖ *Won't electric appliances be more susceptible to electricity interruptions?*
- ❖ *Aren't electric appliances more costly to run?*
- ❖ *Are there really carbon savings if electric appliances are running at peak times when renewable sources aren't available to power the grid? Isn't electrification a small impact on emissions?*



City of Los Altos

# New Construction Reach Codes

	<u>2022 CA ENERGY CODE</u>	<u>CURRENT LOS ALTOS CODE</u>	<u>PROPOSED BAY AREA MODEL CODE</u>
<u>Effective Date</u>	Effective 1/1/2023	Expires 1/1/2023	After City Adoption or State Filing
<u>New Buildings*</u>	(Not previously used/occupied)	(Not previously used/occupied)	(Applies if >50% foundation or framing modified)
Air Heating/Cooling	EHP or G if Water is EHP	EHP	EHP
Water	EHP or G if Air is EHP	EHP	EHP
Cooking	E or G	E or G	E
Clothes Drying	E or G	E	E
Fireplaces	E or G	E or G	E
<u>Exterior (Pool, SPA, Firepit)</u>	N/A	N/A	No G
<u>End of G Service</u>	N/A	N/A	1/1/2045
*Does not apply to Building Alterations, Renovations, Tenant Improvements EHP = Electric Heat Pump, E = Electric, G = Natural Gas (must be wired for replacement)			



City of Los Altos

# Existing Building Renovation and Alteration Reach Codes

- A Few CA Cities have Adopted
- Some CA Cities are Considering
- Model Bay Area Codes are Under Development
- Options Under Consideration Include Requirements
  - When construction permit issued
  - Upon appliance burnout or replacement
  - Upon property sale



City of Los Altos

# Single Family Residential Construction Permits (1/26/2021 - 5/11/2022)

<u>Permit Type</u>	<u>Number</u>	<u>Percent of Permits</u>
Single Family Residence	39	3.6%
Detached ADU	58	5.3%
Additions > 750 SF	39	3.6%
Additions < 750 SF	109	10.0%
Residential Alterations	419	38.3%
Water Heaters	109	10.0%
Furnace/AC	321	29.3%



City of Los Altos

# Electric Vehicle Infrastructure

	<u>2022 CAL GREEN CODE</u>	<u>CURRENT LOS ALTOS CODE</u>	<u>PROPOSED BAY AREA MODEL CODE</u>
<u>Effective Date</u>	Effective 1/1/2023	Expires 1/1/2023	After City Adoption or State Filing
<u>Single Family Residence</u>	1-L2 EV Ready	1-L2 EV Ready + 1-L2 EV Ready	1-L2 EV Ready + 1-L1 EV Ready
<u>Parking Addition, Alteration, Renovation</u>	N/A	N/A	Applies



City of Los Altos

# *Questions, Answers & Feedback*



City of Los Altos



# Thought Questions

- ▶ What appliance are you least likely to switch from gas to electric?
- ▶ What is your biggest concern about electric appliances or vehicles?
- ▶ Have you had a good or bad experience with new electric appliances?
- ▶ If you drive an electric car, do you have access to adequate charging?
- ▶ What, if any, new information did you learn during this webinar?



City of Los Altos

*The Los Altos Environmental Commission  
Thanks you for attending!*

*Feedback/comments:*

**ECPublicComment@losaltosca.gov**



City of Los Altos

**ENVIRONMENTAL COMMISSION**  
**2022/23 Targets & Work Plan**  
**Updated June 2022**

Targets	Projects	Assignments	Target Date	City Priority related to	Status
<b>Climate Action and Adaptation Plan</b>	Implementation of City's CAAP priority actions for year	Subcommittee- Bruno Delagneau, Raashina Humayun, Carl van Reis	Ongoing	CAAP Goals	<ul style="list-style-type: none"> <li>• Priority actions identified and owners (staff/EC) identified</li> <li>• Exploring fuel-switching incentives and options (on-bill financing, etc)</li> <li>• Subcommittees formed as of May meeting of the Environmental Commission.</li> </ul>
	Reach Codes 2.0	Subcommittee - Tom Hecht, Laura Teksler and Don Weiden	September 2022 adoption	CAAP Goals	<ul style="list-style-type: none"> <li>• Online public outreach workshops held on June 6, 2022, and in person workshop on June 8, 2022</li> <li>• Coordinating with SVCE to provide technical resources</li> <li>• Evaluating model ordinances</li> </ul>
	Greening City operations	Appropriate City staff coordinating with CAAP subcommittees	Ongoing	CAAP Goals	<ul style="list-style-type: none"> <li>• Prioritized energy efficiency audits of city buildings and alternative work schedules/telecommute options</li> </ul>
	Gas Powered Off Road Engines	Subcommittee TBD	Ongoing	CAAP Goals	<ul style="list-style-type: none"> <li>• Need for subcommittee identified</li> <li>• Next step: Partner with citizen group to increase and enforcement for GPLB ban</li> </ul>
	EV Fair	EC Liaison Carl van Reis	Annual	CAAP Goals	<ul style="list-style-type: none"> <li>• Initial staff discussion with GreenTown</li> <li>• Next steps: Develop objectives, scope and location and coordinate with staff</li> </ul>

<p>Natural Resource Management</p>	<p>Urban Forest Management</p>	<p>Subcommittee - Raashina Humayun, Carl van Reis</p>	<p>2023</p>	<p>CAAP Goals</p>	<ul style="list-style-type: none"> <li>Needs identified: public outreach to protect drought-stressed trees, prepare for Urban Forest Master Plan including objectives, scope of work, consulting needs</li> <li>Investigate expanding non-organic pesticide/herbicide ban</li> </ul>
<p>Solid Waste</p>	<p>Single Use Plastics</p>	<p>Subcommittee- Bruno Delagneau, Laura Tekslar, and Don Weiden</p>	<p>Spring 2023</p>	<p>CAAP &amp; Solid Waste Reduction</p>	<ul style="list-style-type: none"> <li>Subcommittee to create business survey for distribution via Chamber of Commerce to effected businesses</li> <li>Subcommittee to research status of regional actions</li> </ul>
<p>Water Conservation</p>	<p>Drought Monitoring</p>	<p>Subcommittee TBD</p>	<p>Ongoing</p>	<p>CAAP &amp; Resource Conservation</p>	<ul style="list-style-type: none"> <li>From Subcommittee</li> </ul>
<p>Public Outreach &amp; Education</p>	<p>Update environmental webpage on the City web site</p>	<p>Staff (webpage) Commissioner Carl van Reis (Energy &amp; Water usage metrics)</p>	<p>Ongoing</p>	<p>Public outreach and education</p>	<ul style="list-style-type: none"> <li>The City's Public Information's Officer, Sonia Lee and staff will continue to update the City's website</li> <li>Commissioner van Reis to contact CalWater &amp; SVCE for usage data</li> </ul>
	<p>Assist staff with various outreach and education efforts</p>		<p>Ongoing</p>	<p>Public outreach and education</p>	<ul style="list-style-type: none"> <li>The City's Public Information's Officer and staff will continue to update the community with programs and opportunities offered by SVCE and Cal Water</li> </ul>