

From: Andy Shrader [REDACTED]
Sent: Wednesday, February 10, 2021 5:08 PM
To: Denis Weber; Deborah Klein Lopez; Chris Anstead; Illece Buckley Weber; Linda Northrup; Comments
Subject: Support for Item #9 - Climate Action Plan

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Dear Mayor Weber and City Council,

I wasn't aware of the 4pm deadline and intended to speak in support during your council meeting tonight. Please accept this email instead.

As the father of a kindergartener enrolled at Mariposa School of Global Education, I write today in strong support of item #9, the city's drafting and, more importantly, implementing an aggressive climate action plan. There is nothing we can do more important for our children -- and for ourselves -- than to act aggressively to rapidly reduce our greenhouse gas emissions in every way possible. Climate breakdown is not off in the future, as we know from the climate-exacerbated Woolsey Fire, it is here, now, affecting us in real time.

COVID-19 has shown us how quickly a global problem can impact the daily lives of the entire global community on a granular level. I subscribe to the studies of climate scientists who believe that COVID just scratches the surface of what near-term climate disruption will bring, more Woolsey Fires, more disruption at greater cost and an essential and unfortunate need to educate ourselves and our children on how to be resilient in the face of constant adversity.

And, lastly, it should be mentioned that the legacy of Fran Pavley looms over Agoura Hills. She is certainly one of the prime movers of putting California in a global leadership position on climate change. I was thrilled when the city council approved moving the Clean Power Alliance default tier to 100% and appreciate your leadership in doing so, something I believe was essentially in the recent Calabasas City Council vote to follow suit. Your moving forward the climate action plan tonight pays tribute to Senator Pavley's leadership and puts you, politically, in her excellent company.

Thank you for your leadership.

All the best,

Andy Shrader

[REDACTED]

From: Fran Pavley [REDACTED]
Sent: Sunday, February 21, 2021 10:13 AM
To: Illece Buckley Weber; Deborah Klein Lopez; Chris Anstead; Linda Northrup
Cc: Kimberly Rodrigues
Subject: Public Comments for Feb 24th agenda on the CAAP
Attachments: Agoura Hills – CAAP draft.docx

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Below are my updated comments regarding the City's proposed Climate Action and Adaptation Plan for your consideration. If you have received additional information regarding the CAAP where you would like my opinion, please let me know. Busy week ahead.

Best regards,

Fran Pavley

CAAP: Updated Comments from Fran Pavley 2/21/21

To: Agoura Hills City Council and Staff:

The updated comments below have also been sent to the City Clerk of Agoura Hills for the February 24th agenda. The first section is in response to a February letter from So Cal Gas. The remaining sections are mostly a summary and some additional suggestions you may want to consider. Thank you for your interest in adopting a CAAP.

We will need individuals and subnational governments engaged in reducing emissions and adapting to a changing climate on a local and state level. 2021 will be a big year nationally and internationally on climate policies. For example, I was on part of a virtual conference with Governor Schwarzenegger this week with former EPA Secretary Lisa Jackson, now Apples Chief Sustainability Officer, and 50 other major businesses leaders to discuss the measures that the private sector will take the lead on. Corporate responsibility will become a major theme. For example, UPS is committed to a zero emission fleet (electric, hydrogen, etc.) and challenged the other large companies to join them in this effort.

I have carefully read the Feb 9th letter from So Cal Gas and found several unintentionally misleading statements.

- 1. Page 1 (Goal 9)– Most experts disagree that RNG is needed to help the State achieve carbon neutrality. I have spoken to the CEC, NRDC and the Environmental Defense Fund(EDF), etc. and many other experts whom actually agree that electrification is needed and RNG is ONLY needed in narrow, specific, circumstances such as isolated industrial complexes and aviation. We don't have industrial zones in Agoura Hills. So Cal Gas implied EDF supports RNG to reach our city's and state's carbon reduction goals. EDF confirmed that electrification from renewable energy is their highest priority. Cities around the world are involved in a "Race to Zero"(zero net energy) and adopting policies to reach that target.**

- 2. Page 2- RNG may reduce 20% of ghg's in narrow applications such as aviation or industrial sectors, but its electrification that is needed to reach our carbon neutral goals by 2045.**
- 3. Page 2 -I read a statement that RNG "nationwide" is needed. We don't need new expensive out of state RNG pipelines. Currently, over 90% of our natural gas comes from out of state. Methane frequently leaks from aging pipes importing natural gas or RNG. We need to produce clean energy in state.**
- 4. Page 2 - So Cal Gas highlights in their letter the cost of retrofitting buildings with electricity rather than RNG, but the Agoura Hills CAAP applies primarily to the NEW construction of homes and businesses, not retrofitting existing homes and businesses.**
- 5. Natural gas is not the only solution to resiliency. Solar plus storage and increasing energy efficiency will help us keep the lights on 24-7 during emergencies. Microgrids are part of the solution. Let's use a model microgrid in the AVSP area.**
- 6. RNG doesn't mitigate the impacts of climate change. In my opinion, it delays our options to reduce emissions, except in limited applications. Not reducing ghg's in new construction will require existing homes and businesses to do more to reduce emissions in order to reach our 2045 Decarbonization Targets.**
- 7. I agree with So Cal Gas in their conclusion that we need to identify programs and policies to improve air quality and mitigate the impacts of climate change. I don't think it is in the best interest of the City or the planet to encourage residents to replace natural gas with RNG. Let's make electrification the preferred priority, especially for new construction.**

Summary of recommendations to include in the CAPP:

Add to the goals in the CAAP: Reducing natural gas and petroleum and other fossil fuels. The CAAP should also acknowledge the co-benefits of cleaning up the air, saving consumers money and building resiliency during extreme heat events, wildfires, floods, high winds, and power shut offs.

Hire an expert in lighting standards for recommendations of lights on the exterior of buildings, parking lots after hours, and for streetlights. Use sensors, limit hours, require covers to direct light towards the ground, etc. The City will save time and money. There are more energy efficient models.

Goal: Decarbonize Buildings.

(State goal: 100% by 2045)

Ban natural gas in all new commercial buildings. (AVSP,etc). 42 other cities have banned natural gas in new construction. Several cities have limited their ban to appliances, but most include banning heat pumps, too. The CEC has approved requirements to ban natural gas in new construction.

1) Require all NEW homes(except for a replacement from a natural disaster) and commercial buildings to be all-electric. Consider, in the future, a gradual transition for existing homes and commercial/retail businesses. Others have recommended the possible waiver or reductions of permit fees where appropriate as an incentive. Explore possible revolving loan programs. Over 40 cities and counties have banned or discouraged gas hook ups in new buildings. Allow restaurants and perhaps the fire station to apply for an exemption or be exempted.

(2) Revisit the staff recommendations regarding the use of Renewable Natural Gas(RNG). RNG is inconsistent with the long term goals of a CAAP. Natural gas is one of the largest emitters of ghg's, and methane in the state. RNG is a short term solution, that

reduces some of the harmful pollution. It will become more expensive to retrofit to the changing regulations in the future. In addition, the CAAP, as written, in the section under methane emissions, primarily refers to agricultural and landfill emissions, but did not mention the significant amount of leaks from natural gas pipelines. Over 90% of our natural gas comes from out of state in pipelines. Aliso Canyon is the largest natural gas reservoir in the state. The in-state supply of RNG from ag(manure), landfills, wastewater plants, can not meet the State's demand. Experts also warn about the high costs of building all these new pipelines becoming a stranded cost for ratepayers and a "dead end".

RNG will be incompatible with California's, and soon the country's, climate goals. California's climate policies call for the decarbonization of buildings by 2045.

Coal imports have been phased out in California. Petroleum in transportation will be gradually phased out with the new 2020 CA Advance Clean Truck rule(all electric trucks to replace diesel) and all new automobiles sold in California will be ZEV's by 2035. Experts like Ken Rider, the Chief Policy Advisor to the CEC and Chair David Hochschild, and others see RNG playing a small part of meeting our State's energy needs in isolated industrial sectors, or in aviation or maritime associated operations. Ken Riders email is Ken.Rider@energy.ca.gov 916-661-8218. A report by a scientist at NRDC, Merriah Boreson, acknowledges that RNG may have a lower impact than our current natural gas supply, but will still contribute to climate change. She states that "these long term investments and commitments would devote money, political will, and infrastructure investments to RNG instead of alternatives that could achieve a zero greenhouse gas emission goal." Utility companies like PG&E, that provide both natural gas and electricity to their customers, are phasing out their natural gas use as part of their business model. No new natural gas plants will be built in California according to the CEC and PUC. Accelerating the use of energy storage and renewable energy (wind, solar, geothermal, hydro) is the plan. These policies have created strong market signals for investment and innovation in a clean energy future.

(3) Provide for free energy audits for existing apartments, condos, homes and businesses. SCE and So Cal Gas may have a program. If we have older low-income homeowners or apartment owners, they may qualify for free energy audits and weatherization improvements. (Awnings, double pane windows, insulation, etc.) There may be new Federal Stimulus dollars for weatherization of lower income homes. These improvements will save residents money on their utility bills.

(4) Accelerate passing relevant ordinances or requirements prior to AVSP approvals. I don't know if the suggested addition of a "planning principle to ensure projects in the AVSP" is actually enforceable and measureable. Does it help the CAAP meet the CEQA criteria? How much of an increase of emissions are predicted with the completion of the AVSP? The cumulative impact of this project will significantly increase our carbon footprint during construction and the lifetime of these energy intensive uses. (Hotels, more traffic, etc.) Will an updated EIR for the AVSP include the CAAP? The City can mitigate these impacts by the adoption of updated energy efficiency standards, accessible EV charging, banning the use of natural gas, increasing the use of trees for shade and use of native landscaping, less blacktop, increase pedestrian pathways, encourage the use of solar and storage to meet energy needs and to build resilience during wildfires, high winds, power outages, hot weather, etc.

***(5) Require enforcement of Title 24 Building Standards. Many of the Agoura Hills housing stock is over 40 years old in Liberty Cyn, Hillrise, Lake Lindero and Fountainwood. Require, or incentivise adoption of enhanced standards by ordinance that promote EV charging and electrification of buildings and homes, etc. Require roofs in new construction to be oriented towards the sun and built to accomodate solar panels. According to experts and SCE, electric appliances use at least 2-5 times less energy than gas and can lower electricity bills.**

***(5) Collaborate with So CA. Clean Power Authority on designing Resource or Cooling Centers that can also serve as a microgrids**

during emergencies, power shut offs, etc by operating on solar + storage. These centers can become a model for energy efficiency, EV and battery charging, and serve as a communication center, while also providing air-conditioning during extreme heat events. The AH-Calabasas Community Center, AVSP site, movie theatre, or Civic, church or School Buildings are possible sites to consider. Require SCE to provide a portable trailer of battery storage availability during wildfires and PSPS, etc.

(7) Require roofs to be built to maximize the installation of solar panels on the roofs for homes and businesses, etc. In addition, evaluate the use of solar panels on existing commercial roofs and for parking lots. Meet with existing retail owners to see if their large parking lots will accommodate solar panels. Consider waving fees as part of the permit process. There may be power purchase agreements to pay for these improvements through energy savings. Parking lots paved in asphalt add to heat impacts for a longer period of the day.

(8) Consider gas free public buildings as a goal by 2035 or 2045.

Transportation is # 1 source of ghg emissions:

(1) Conduct an updated transit needs study. The City had one done in 1984 that lead to implementing our dial-a-ride program, commuter lots near the 101 and Kanan, our summer beach bus, and rerouting the LA County buses north of the 101.

*(2) The “City fleet” shouldn’t just be limited to the cars we have.

You may want to require the transition to zero-emission vehicles when new trucks or vehicles are needed for the Dial a Ride, Beach Bus, RTD, and as part of the contracts with city landscape crews, waste haulers, construction equipment, ride share vehicles, etc. LA County's Metro bus fleet will be all electric with the next few years. These zero emission buses are made in LA County by Proterra and BYD.

(3) Require EV fast charging or hydrogen fueling in all major new (and eventually existing) commercial/retail projects, city facilities. Coordinate with SCE for EV charging at schools in Agoura Hills. Require gas stations to become "fueling stations". ZEV sales by 2035 of all new cars sold in California is in the Governor's 2020 Executive Order. (This E.O. should be in the City's timeline)

Other thoughts:

Consider adopting a 30%(or higher) natural lands ordinance on the permanent protection and restoration of natural lands within the city limits. Most of the hillsides south of Agoura Road are in protected open space and would qualify. This also relates to carbon sequestration goals, biodiversity, and public access goals underway at the State and Federal levels to reach their 30/30 targets. (30% of land permanently protected by 2030)

Does the City need to adopt new building codes that promote electrification and EV charging? Include buildings and curbsides where they are accessible to renters and visitors. Pierre Delforge with NRDC (SF office) offered to answer questions local governments have about electric local building codes.

Provide a technical assistance program for managers of multi-family buildings on how to install EV chargers, obtain energy audits etc.

Seek incentive programs from SCE, So Cal Clean Power Authority, our local air district, etc. to provide a monetary incentive or rebate program for solar and storage in the community.

***Seniors – Extreme Heat, wildfires, high winds and power shut offs**

Consider adding to your list associated with cooling centers to help Seniors during extreme heat events, the need to also adapt to year round “high winds and power shuts offs”(PSPS). The frequency of power shut offs are a growing problem. Discourage use of diesel powered generators. There are direct health impacts with the use of these machines. Residents need places to go when the power is out to get information, recharge their cars, computers or iphones., etc. Many people also have medical equipment that needs power to run. Agoura Hills should adapt to Public Safety Power Shuts Offs(PSPS) during extreme heat, high winds, threat of wildfires, earthquakes, or other emergencies and designate locations in our Emergency Plans. Many cities are equipping centers with solar panels and battery storage, multiple outlets, etc. to operate 24-7 when needed. Microgrids could be an excellent option.

Thank you to the City Council and Staff for their work towards the adoption of a CAAP for Agoura Hills.

Fran

[REDACTED]

From: [REDACTED]
Sent: Sunday, February 21, 2021 4:32 PM
To: Comments
Subject: Item 6: Agoura Hills CAAP

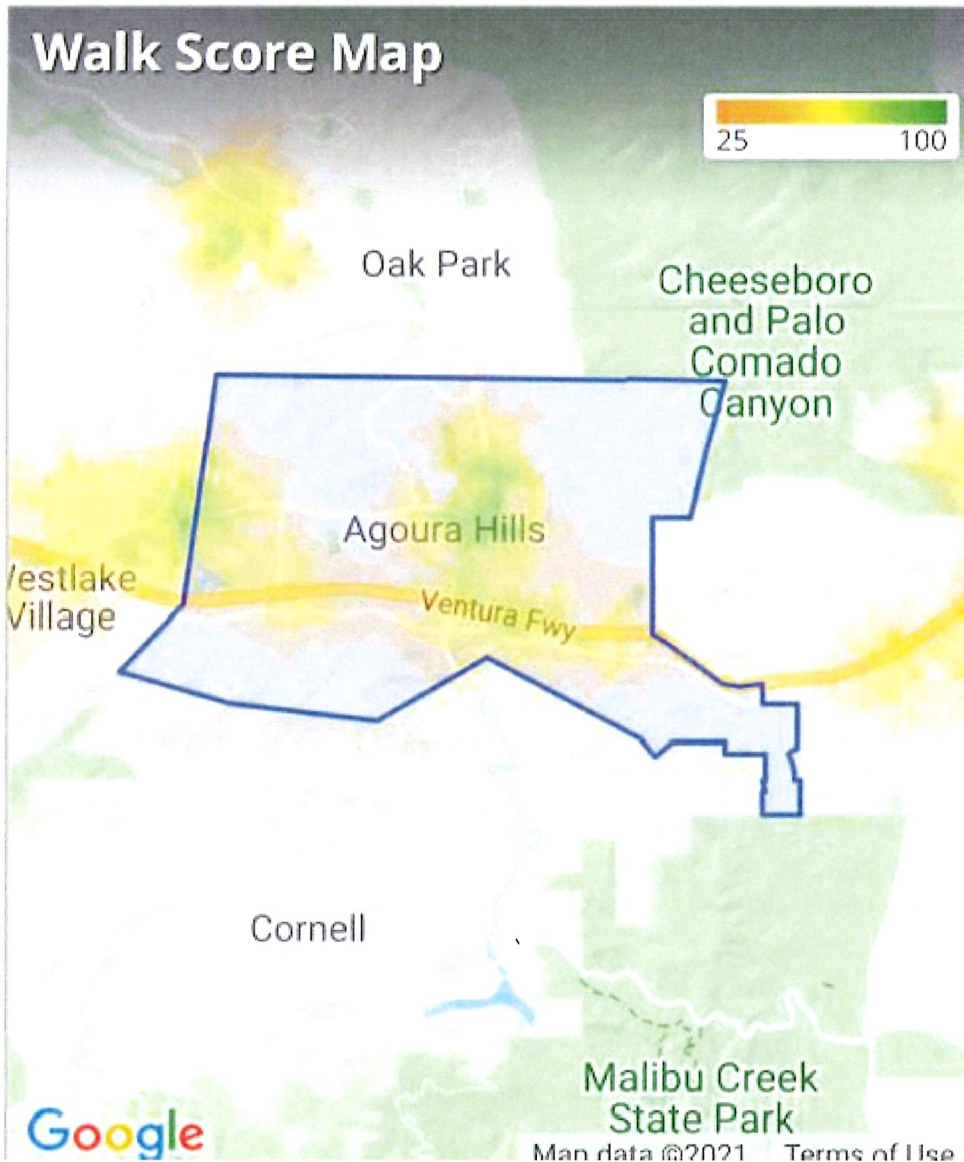
Hello once again,

I hope you all have been safe and healthy. Thank you once again for the extended opportunity to review the Draft CAAP. It is a voluminous draft and I'm happy that the community has received an additional chance to review this plan draft.

Since the 2/10 City Council meeting, I've been thinking a lot about "walkability" and Agoura Hills. One of the objectives of Measure 7.1 (Alternative Transportation Options) is to "work with SCAG and the Community to remove barriers to alternative transportation." I think this objective should be expanded to include additional agencies because such agencies like Caltrans may need to become involved in order to fulfill an optimal implementation of active transportation objectives.

Remember, walking is at the heart of active transportation options and if Agoura Hills & LSA don't adequately explore all options to make it walkable, I don't think much is going to change from the following "walk score" interpolation map for Agoura Hills (below)

Most errands require a car.



Also, what about options for those who may not be able to walk? I think opportunities for those unable to walk need to be taken into consideration as well.

Regardless of what I just mentioned, I am looking forward to hearing comments & learning from you & the community. I also look forward to seeing how this plan will progress through environmental review. The CAAP conversation has been very interesting & very educational so far.

Have a fantastic day, night and everything in between and of course, stay safe & healthy!

Ben Suber
Agoura Hills Nerd

(My leg fell asleep. Time to go for a walk...)

Sent from my iPhone

[REDACTED]

From: Alan Weiner [REDACTED]
Sent: Monday, February 22, 2021 5:38 AM
To: Illece Buckley Weber; Lopez, Deborah; Chris Anstead; Linda Northrup
Cc: Kimberly Rodrigues; Fran Pavley
Subject: Comments for Feb 24 CAAP discussion

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350 Conejo / San Fernando Valley

Dear Councilmembers,

Thank you for your leadership in joining the Clean Power Alliance and for moving us up to 100% renewable electricity. And thanks now for your work on our city's Climate Action and Adaptation Plan.

I'd like to comment briefly on two things:

- With regard to gas-free new construction, please delete "incentivizing" and retain "mandating." There can be exemptions for restaurants. Construction is less expensive without gas hookups, and indoor environments benefit from not burning methane gas.
- Thank you for removing references to "renewable natural gas." Whatever it is called, it is still methane, a fossil fuel. It may be a plus for the gas company, but it is bad for us.

Very best,
Alan Weiner, chapter lead

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Don't Agonize — Organize!

Alan Weiner
[REDACTED]

[REDACTED]

From: Evelyn Schultz [REDACTED]
Sent: Monday, February 22, 2021 10:28 AM
To: Kimberly Rodrigues
Cc: battarita [REDACTED]; chuck.lech [REDACTED]; Fred Priebe; gough.nicholas [REDACTED]
Subject: RE: Proposed Ordinance on Climate Action and Adaption Plan
Attachments: Draft Climate Action and Adaptation Plan (CAAP).pdf

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Hello Kimberly,

Please see attached letter and confirm receipt.

Regards,

*Evelyn Schultz, MBA, RCE, C2EX, ePRO®, Green
Chief Executive Officer
Conejo Simi Moorpark Association of REALTORS®
463 Pennsfield Place Suite 100
Thousand Oaks, CA 91360-5571
805 495-6603*

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Coronavirus Update

To keep our team and members safe, in this time of uncertainty, our office is closed to the public.

We are still available to assist members by appointment only at this time.

Please contact us through email, phone, website and social media. Monday – Friday: 9am – 5:00pm

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CONEJO SIMI MOORPARK ASSOCIATION OF REALTORS®

February 22, 2021

Honorable Mayor Denis Weber and Councilmembers
City of Agoura Hills
30001 Ladyface Court
Agoura Hills, CA 91301

Re: Draft Climate Action and Adaptation Plan (CAAP)

The Conejo Simi Moorpark Association of Realtors is a not-for-profit organization supporting individual property rights and homeownership. We are presenting the following points to foster further discussion, and we ask for a 90-day delay in adoption to allow open discussion and further review of Phase 1 before proceeding to Phase 2.

We are all neighbors; we all live on the same mother earth. We are all interested in keeping our world healthy, but unfortunately, we have not always been good caretakers. By 1970, our waterways were all polluted, treated as sewers by individuals and large corporations. Rivers were terribly polluted. Lake Erie was dead, nothing was living, not fish, not plant life. The Clean Water Act of 1972 began a slow but consistent turnaround of polluted rivers and streams to clear water. Lake Erie eventually became a thriving fishing and water entertainment venue. Given the right laws, given the time for these improvements to allow the ecology to thrive, we have continually improved our inland waterways and lakes.

The key is to choose the right laws and give the laws time to work. Los Angeles air quality pollution reached record levels in the 1970's. The gasoline we used contained lead. Government regulations began a phase-out of lead gasoline beginning in 1970. Cars have gotten more efficient with drastically reduced emissions; fuels have gotten cleaner. However, your report shows that 73% of current pollution is a result of transportation. Transportation, particularly from vehicles with one driver, remains the enemy of our environment.

California has an acknowledged housing crisis. Each city must meet their RHNA goals. One argument against building more homes has always been the added pollution caused by more residents, and therefore more driving. Yet this argument has been found to be erroneous. Our valley has an abundance of large expensive homes. But it lacks the smaller homes, and apartments, that are needed for the workers who drive here, work, and return to areas they can afford. Traffic patterns have reversed over the years. Previously, heavy morning traffic headed into downtown LA, and in the evening, commutes were painfully slow. Today our traffic pattern has heavy traffic coming towards us in the morning, and bumper to bumper evening traffic back to LA sometimes begins at Kanan Road.

People drive here to work, and then they drive to return home, because they cannot find housing in our cities. All those cars, all those miles driven, are our biggest problem. 73% of emissions according to your report. The largest area of pollution has extraordinarily little improvement. But help is on the way. Automobile and trucking companies are moving to completely switch away from gasoline powered cars by 2035. Your report mentions hydrogen power. Our government affairs director drives a hydrogen powered fuel cell vehicle. Fuel is currently available in Woodland Hills, in Thousand Oaks, and in Santa Barbara. Fuel cell emissions are zero, their exhaust is water. There is potentially a great future in hydrogen. The gas companies have plans to distribute hydrogen utilizing their pipelines, rather than the current tank truck transport.

What can the city do to help this effort? Provide the ability to create more housing and get these people out of their cars and into homes closer to where they work.

We also use electrical power, a cause of 12% of the total environmental damage. It used to be worse, but now most of our electrical power is generated by cleaner natural gas. 46% of California's electricity is generated by natural gas. Ecological electricity generation is becoming cleaner, thanks to solar and wind.

Yet your solution seems illogical. Your answer is to move toward 100% electrification. If that electricity were generated by solar, or wind, or hydro, it would reduce the 12% of emissions, a worthy goal. But is not. The federal government provided major incentives worth tens of thousands of dollars to install Solar, yet a small percentage of our homes are solar. More needs to be done.

In your report, natural gas comes in at third place, at 9%. One of the fixes the gas companies have been working to provide Renewable Natural Gas (RNG). Methane is produced naturally in many of our systems. Our trash landfills generate copious amounts of methane, our wastewater treatment plans generate large amounts of methane, even our large dairy operations are major producers of methane. RNG captures these gases before they can move into the atmosphere and allows them to be cleanly burned. Methane has 80 times the global warming potential than carbon dioxide. ([Oil Companies Resist Effort to Remove Restrictions on Methane Release](https://www.washingtonpost.com/climate-environment/2019/08/29/trump-administration-reverse-limits-methane-powerful-greenhouse-gas/)) (<https://www.washingtonpost.com/climate-environment/2019/08/29/trump-administration-reverse-limits-methane-powerful-greenhouse-gas/>) If we do not capture and utilize the methane generated, including leakage by oil wells and natural seepage, and utilize in RNG, we will not be attacking this major enemy of the atmosphere. We need to utilize RNG to clean the atmosphere.

Will all this eventually work out? Yes, if we move to restrict the biggest offenders. Transportation. Electricity, and maybe Natural Gas. But we suggest natural gas should not quickly be replaced by electricity.

Our homes have electrical systems that are right sized for demand. The same with our natural gas systems. Natural gas powers our heating furnaces, Natural gas powers our clothes dryers, natural gas powers our cooking, gas powers our hot water heaters and pool heaters. It does so because it has proven to be cleaner, more reliable and more energy efficient. Changing from gas to electricity is burdensome, not reliable nor feasible, it would increase homeowner cost and increase the cost of new homes. During high winds, electricity distribution systems are shut down, many times in the past few months. High winds, and wildfires, are expected to be a problem through 2050, per the report you provided. You are not mandating 100% electrification of existing homes, at least not for now, but unless

we are successful in targeting the major enemies of the atmosphere, you may be mandating it in our future. As you say, it is a living document. The conversion costs to the individual property owner will be massive. We all share a need to get this problem resolved right.

Your report mentions the potential of PACE loans. Our association, and the entire 200,000 member California Association of Realtors, strongly warn against the utilization of PACE loans. These loans have not been fully regulated as are most other loans. Lenders are not even required to provide a loan cost summary. These loans supersede the usual priority of first mortgages, moving to first place in any payoff due to sale. For that reason, government mortgage entities such as Fannie Mae and Freddie Mack have refused to purchase loans where PACE loans exist, hampering homeowners from refinancing their properties.

Finally, the plan calls for unspecified disclosure documents be required as part of any home sale. These documents are already a part of the outreach of both the electric company and the gas company, and we recommend that wide outreach remain in their domain, rather than potentially delaying and confusing the sale of a private residence.

For these reasons, we are asking that the CAAP not be adopted until further discussion is provided for this 109-page document. We would like see a 90 day decisions delay that will give the opportunity to Agoura Hills homeowners and your constituents time to discuss these issues in a more open public comments and meetings.

Sincerely,



By: [Nicholas Gough \(Feb 21, 2021 20:24 PST\)](#)

Nick Gough, President



By: [Chuck Lech \(Feb 21, 2021 19:54 PST\)](#)

Chuck Lech, Government Affairs Director

Cc:

Local Government Committee - Co-chairs: Batta Vujcic and Fred Priebe
California Association of Realtors - Richard Laezman

From: Chuck Lech [REDACTED]
Sent: Monday, February 22, 2021 12:32 PM
To: Comments
Subject: CAAP Comment Card

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I am the Government Affairs Director for the Conejo Simi Moorpark Association of Realtors.

I am a resident of the City of Thousand Oaks.

This is an important measure, and unfortunately it has come to our attention only recently.

We respectfully request a 90-day additional discussion period to be able to discuss certain real-estate-related issues, such as a disclosure upon sale and the idea of offering PACE loans.

Thank you.

Chuck Lech



CHUCK LECH_{MBA}

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