



Planning Commission Meeting

Location: Novato City Hall, 901 Sherman Avenue

March 2, 2015

THE CITY OF
NOVATO
CALIFORNIA

922 Machin
Novato, CA 94945
415/899-8900
FAX 415/899-8213
www.novato.org

Mayor
Jeanne MacLeamy
Mayor Pro Tem
Pat Eklund
Councilmembers
Denise Athas
Madeline Kellner
Eric Lucan

City Manager
Michael S. Frank

Present: Dan Dawson, Chair
Peter Tiernan, Vice Chair
Curtis Havel
Robert Jordan
Leslie Salazar
Jay Strauss
Susan Wernick

Absent: None

Staff Present: Elizabeth Dunn, Planning Manager
Christine O'Rourke, General Plan Manager
Veronica Nebb, Assistant City Attorney

CALL TO ORDER / PLEDGE OF ALLEGIANCE / ROLL CALL

The meeting was called to order.

APPROVAL OF FINAL AGENDA:

M/s, Strauss/Tiernan, Ayes 7 (Dawson, Tiernan, Havel, Jordan, Salazar, Strauss, Wernick), Noes 0 to approve the final agenda.

PUBLIC COMMENT: None

CONSENT CALENDAR:

CONTINUED ITEMS: None

NEW ITEMS:

1. PRESENTATION OF THE CLIMATE ACTION WHITE PAPER (CO)

Christine O'Rourke provided an introduction to the Climate Action Plan white paper, and gave a power point presentation on this white paper.

Executive Order S-03-05 signed by former Governor Schwarzenegger strives to achieve an 80% reduction in greenhouse gases (GHG) below 1990 GHG levels by 2050 in California. Novato's Climate Action Plan (CAP) has a goal to reduce greenhouse gases below 2005 levels by 15% by 2020, and a 40% reduction in 2005

GHG levels by 2035.

The CAP White Paper describes new programs that could be added to the CAP in order to reduce emissions even further and support the City's long-term goal of reducing emissions to 40% below 2005 levels by 2035. The primary program options discussed in the CAP White Paper are to:

1. Add a program to support commercial energy efficiency upgrade programs.
2. Add a program to require an energy efficiency audit and upgrades at time of residential resale.
3. Add a program to require the City to purchase Marin Clean Energy Deep Green electricity for all facilities.
4. Add a program to encourage homeowners to switch to Marin Clean Energy Deep Green electricity.

In addition, the CAP White Paper describes a policy option to update the CCAP to conform to the requirements of CEQA Section 15183.5. This would allow the City to streamline project-level analysis of GHG emissions as described in the CCAP White Paper.

The Commission had the following questions/comments about the Climate Action Plan:

- What does acreage per person really mean? The acreage to support the lifestyle.
- This is not a density discussion.
- Do high paying jobs create less environmental impacts? No, not if more housing isn't being constructed.
- How are more jobs being created? With bio-tech (which created the opportunity for more local jobs).
- How many employees in Novato live in Novato? This answer will be provided to the Planning Commission.
- The extraordinary footprint, and the need to reduce greenhouse gas emission are like comparing apples and oranges. What are the fuel sources that make up deep green in Marin Clean Energy (MCE)? Not nuclear energy, as this isn't a qualified renewable resource. Nuclear is a fuel source in PG&E's deep green portfolio.
- What if we don't reach the goals? There are no penalties. The 2050 goal isn't achievable without state and federal action.
- A concern was raised about MCE as the only option to PG&E as a light and deep green provider and what happens in MCE changes or is bought out.
- How are the GHG emissions scientifically measured? The various metrics, such as natural gas, electricity, transportation fuels, fuels used in construction, wasted decomposition, and fugitive emission from air conditioning, as examples, are measured, and an estimate of the greenhouse gas emissions is produced.

- How is a home energy audit conducted? A simple audit consists of sealing the ducts, analysis of the lighting types and installation, and a program is created with specific thresholds. A whole house energy audit measures the performance of the entire building. This costs more money, tells the homeowner how much energy is used, and what the energy reductions would be if improvements are made.
- The City shouldn't market MCE, as dollars influence change.
- What's revealed in the City's resale inspection as it relates to the energy audit? Staff will follow up with this information to the Commission.
- What does 100% renewable energy look like in terms of a goal and participation? San Anselmo has 140 households now at 100% renewable and established a goal of 1,000 households at 100% renewable by 2020. This takes significant outreach and advertising.

Public Comment

One person spoke, and provided the following comments: this is a program that costs money; has concerns about the housing inspection process; a potential profit center for the City; any policy discussion should not identify Marin Clean Energy as the provider, and make this a generic term; the City is not an advocate of MCE; this person endorses the use of nuclear power; the metrics need to be more firm; the number of jobs that might be created can't be predicted; this will cause housing prices to increase in Novato.

Commission Issues

- A program to require an energy efficiency audit and upgrades at time of residential resale is an unfair tax
- Don't co-mingle the option to have an energy audit with the City's existing Resale Inspection program. The energy audit is a voluntary audit and there may be tax incentives available for the homeowner.
- Okay with raising the topic of an energy audit with property owners who are requesting a resale inspection
- Okay with looking at a plan to address energy issues at resale, and wants to see option #2 (energy audit) go forward as a recommendation to the City Council. Property owners are going to have to do something differently. Suggested an energy audit be voluntary now, and this changes to a mandatory requirement in the future.
- The four policy options (support commercial energy upgrades, require residential energy audits at resale, require the City to purchase Marin Clean Energy Deep Green electricity for all facilities, and encourage homeowners to switch to Marin Clean Energy Deep Green electricity) could be seen as being cooperative and collaborative in nature, and the purpose is to educate the buyer and seller.
- One Commissioner couldn't support option #3, require the City to purchase Marin Clean Energy Deep Green electricity for all facilities.

Commission Action:

Policy option #1, support commercial energy upgrades. The Commission is okay with this.

Policy option #2, require residential energy audits at resale. The Commission took a straw poll on policy option #2, require residential energy audits at resale. Commissioner Strauss proposed revised language for a voluntary program, without a mandated program, which was seconded by Commissioner Jordan. Commissioners Dawson, Havel, Jordan, Strauss and Wernick supported this revised motion. Commissioners Salazar and Tiernan voted no.

Policy option #3, require the City to purchase Marin Clean Energy Deep Green electricity for all facilities. The Commission supported adding the language, to consider where financially feasible.

Policy option #4, encourage homeowners to switch to Marin Clean Energy Deep Green electricity. The Commission could endorse a program that would allow homeowners to go “deep green” by a local provider.

Policy option #5, conform to the requirements of Section 15183.5 of CEQA. The Commission felt there wasn't enough development to pay for the various work efforts that would be required of this option.

Also, the Commission endorsed continuing the green house gas emission reductions in the 2009 Climate Action Plan (reduce greenhouse gases below 2005 levels by 15% by 2020, and a 40% reduction in 2005 GHG levels by 2035).

2. PRESENTATION OF THE SEA LEVEL RISE WHITE PAPER (CO)

Christine O'Rourke provided an introduction to the Sea Level Rise white paper, and gave a power point presentation on this white paper.

There is no comprehensive vulnerability and risk assessment completed and data for Marin County coastal communities.

A Commissioner commented that there was a high level plan for funding for such things as levee replacement.

There were no speakers on this topic.

The Commission voted to endorse the seven points listed in the staff report and white paper, which are to:

1. Stay Current on Data

- a. Update GIS maps to include new data as it becomes available (e.g., update of FEMA FIRM maps, mapping areas of vulnerability, mapping inventory of levees and shorelines); utilize GIS as a tool for tracking and make available to the public.
- b. Complete an accurate inventory of levees and shorelines. Include baseline information on County-maintained levees such as topographic surveys (elevation and cross-sectional data), geotechnical data (soil profile of the embankment and the underlying

strata), overall physical condition, and an inventory of associated structures (access roads, tide gates, culverts, etc.)

2. Monitor and Participate in Studies and Efforts Underway
 - a. Work with and participate in the County of Marin Public Works Department Novato Creek Watershed Project.
 - b. Monitor updates to FEMA FIRM Maps; document changes as needed and inform affected property owners; continue participation in the FEMA National Flood Insurance Program Community Rating System.
 - c. Maintain the Hamilton levee's FEMA accreditation.
3. Prioritize Preparation of a Vulnerability and Risk Assessment
 - a. Identify local, County, state and regional agencies with Bay and shoreline oversight; participate in coordinating a collective effort, partnership and/or assistance in preparation of a vulnerability assessment. Participate in proportional funding for an assessment, if available.
 - b. Investigate and determine Public Works Department staff resources needed to participate in preparation of a vulnerability and risk assessment for Novato.
 - c. Identify stakeholders and initiate early outreach.
 - d. Identify vulnerable infrastructure (utilities, roadways, etc.) and structures at risk for inundation.
4. Investigate and Pursue Funding Sources for Staffing, Studies and Adaptation
 - a. Monitor and pursue funding opportunities such as federal grants and regional grants.
5. Assess the potential impacts of sea level rise in all applications for new development in shoreline areas.
 - a. Adopt requirements to assess sea level rise risks and design projects to cope with projected flood levels.
6. Prepare a guidance document for incorporating sea level rise into the City's capital planning process.
7. Incorporate the likelihood of sea level rise and extreme heat and storm events in the City's Local All-Hazard Mitigation Plan.

GENERAL BUSINESS:

Staff reminded the Commission about the March 14 workshop on the Northwest Quad, and the schedule for the last two white papers that will be brought before the Commission (Healthy Eating

Active Living, and Downtown Specific Plan evaluation). Best Management Practices for the Housing Element will also be brought to the Commission at a future meeting.

UPCOMING AGENDAS AND QUORUMS: (STAFF)

Staff discussed the upcoming Commission calendar.

ADJOURNMENT: Adjourned by the Chair at 9:45pm.