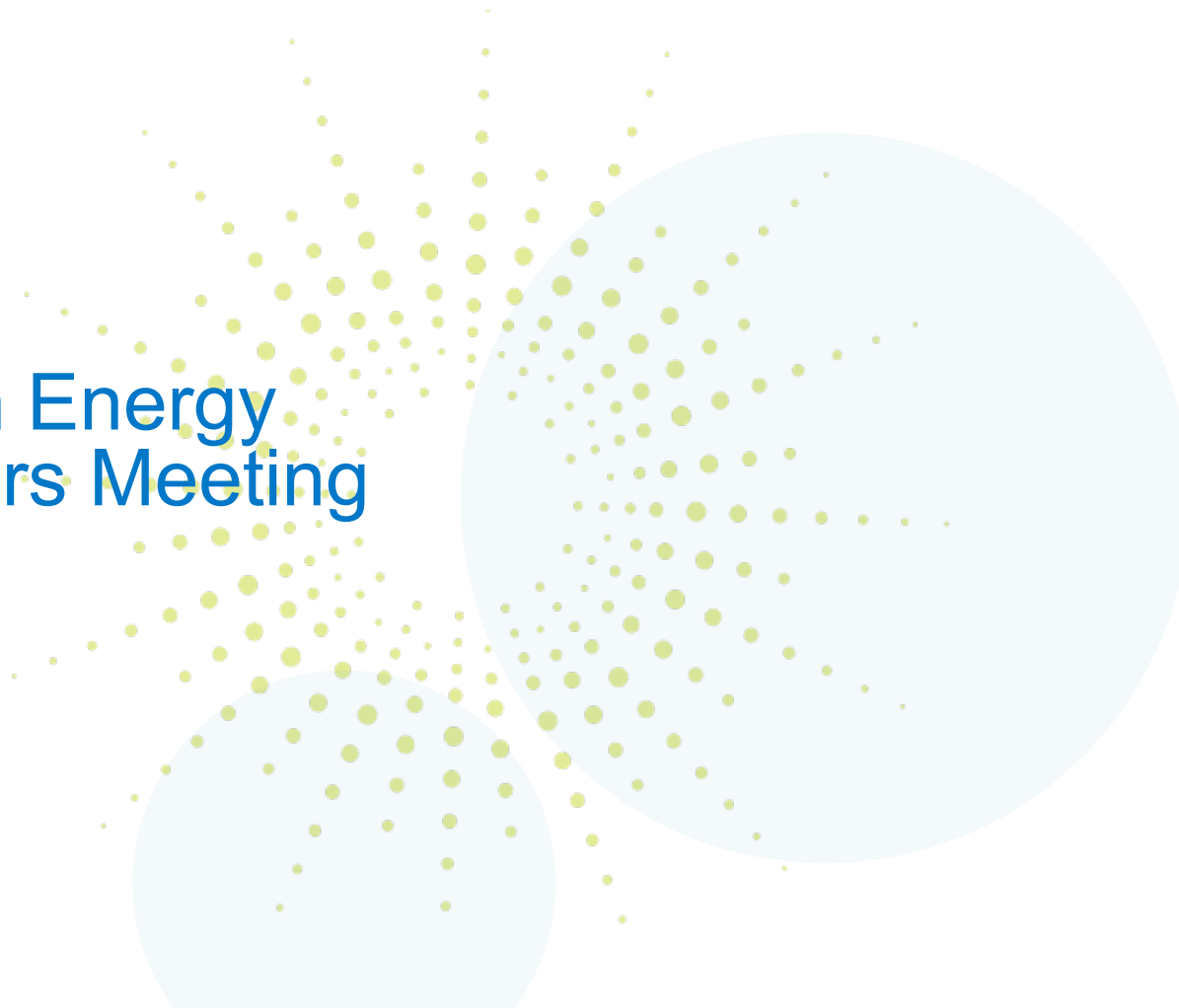




Peninsula Clean Energy Board of Directors Meeting

December 16, 2021



Agenda

- Call to Order / Roll Call
- Public Comment (for items not on the Agenda)
- Action to set the Agenda and Approve Consent Items 1-7
 - Consent - Public Comment

8. Chair Report (Discussion)

Regular Agenda

9. CEO Report (Discussion)

Regular Agenda

Staffing Updates

- Eric Hall has joined us as Interim CFO
- Search firm selected for COO search



Peninsula Clean Energy Approval Process for CC Power Long Duration Storage Project

Date	Event	
10/12 ✓	October Executive Committee	Provide background
10/28 ✓	October Board Meeting	Provide Board with background on project
11/4 ✓	Procurement Subcommittee	Deeper dive on project and contract
4/1/8 12/6 1/10	November Jan 2022 Executive Committee (if agreements are ready)	Provide any updates
4/1/18 12/16 1/27 or earlier	November January Board Meeting (or possibly a special board meeting in January)	Vote on CC Power participation Vote on Peninsula Clean Energy participation
4/2/16 1/27/22 3/24/22	December March Board Meeting	Report back on status of CC Power vote

Possible CC Power board meeting January 19 to review final agreements and vote on CC Power participation in Tumbleweed project.

Review and vote by PCE board at either a) special board meeting in January or b) January 27 board meeting to consider:

- 1) CC Power participation in Tumbleweed project and
- 2) PCE participation in Tumbleweed project.

Other Updates

- Rate and PCIA changes
 - Schedule unclear – could be March 2022
- Meetings with cities
- Meetings with legislators



Upcoming Meetings

- Executive Committee:
 - January 10 at 10:00 a.m. (Zoom)
- Citizens Advisory Committee:
 - January 13 at 6:30 p.m. (Zoom)
- Board of Directors:
 - January 27 at 6:30 p.m. (Zoom)



10. Citizens Advisory Committee Report (Discussion)

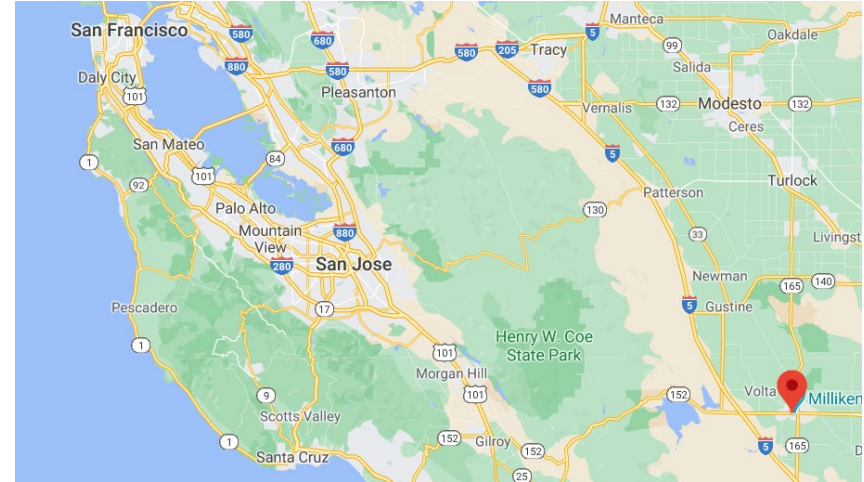
Regular Agenda

11. Update on Schedule and Activities for the Los Banos Enrollment

Regular Agenda

Los Banos & Peninsula Clean Energy

- October 2020: the Peninsula Clean Energy Board voted to expand, and Los Banos City Council voted to join Peninsula Clean Energy
- November 2020: the Mayor of Los Banos joined the Peninsula Clean Energy Board
- Enrollment begins in April 2022



The City of Los Banos, pop. 42,869, is in Merced County near the Wright Solar Project

Los Banos Enrollment has been a Team Effort

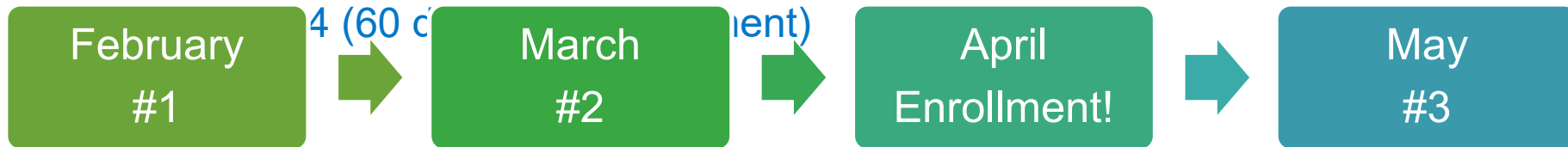
- Power Resources
 - Refining load projections and ensuring we have everything in place to serve Los Banos (RA, scheduling, etc.)
- Programs
 - Reworking program requirements, expanding vendor relationships, and modifying applications to make as many current programs available as possible to Los Banos in April
- Legislative & Government Affairs
 - Los Banos Implementation Plan, DAC-GT program expansion for Los Banos, meeting with local elected officials

Team Effort (Continued)

- Marketing and Community Relations
 - Hired Los Banos based staff member (Sandra Benetti)
 - Developing marketing collateral, advertising, planning community events, networking with community leaders, creating new enrollment notices
- Account Services
 - Planning overall enrollment schedule
 - Operational logistics with Calpine and PG&E, updating contact center talking points for Calpine CSR's, regular check-ins with Los Banos City staff.

Enrollment Process and Timeline

- Los Banos customers will receive a series of enrollment notices (4) in the mail introducing Peninsula Clean Energy, the benefits of participating in the program, as well as information on how to opt-out if the customer would prefer to stay with PG&E for generation service
 - Notice #1 (60-days pre-enrollment)
 - Notice #2 (30 days pre-enrollment)
 - Notice #3 (30 days post enrollment)



Net Energy Metering (NEM) Phased Enrollment

- Solar customers with a current annual true-up with PG&E in January, February, March or April will be enrolled in Peninsula Clean Energy in April 2022 with the rest of the non-solar customers.
- Solar customers with a current true-up with PG&E during May-December 2022 will be enrolled during their True-up month.
- The phased enrollment plan is intended to minimize disruption by aligning PCE enrollment with the normal PG&E true-up for most customers.

Participation Rate Projections

- Recent CCA expansions have higher opt-out/lower participation rates than the primary enrollment
 - EBCE expansions to Livermore and Tracy had a 12.5% and 8.25% opt-out rate respectively
- Participation rate is expected to be lower in Los Banos than San Mateo County
 - Higher percentage of CARE/FERA customers
 - TOU-C Transition in Feb 2022
 - ~15K accounts, 85%+ participation rate would be successful

Community Outreach To Date

- ✓ Hired Sandra Benetti as Associate Manager, Community Relations
- ✓ Created fact sheet for Los Banos
- ✓ Created web page and FAQ
- ✓ Met with four City Council members
- ✓ Presented to Los Banos Chamber of Commerce Board of Directors
- ✓ Tabled at community events:
 - ✓ National Night Out
 - ✓ Party in the Park



Sandra Benetti at the Los Banos Party in the Park event in October 2021

Upcoming Community Outreach

- Meetings with key community leaders
- Presentations to community groups
- Social media and blogs
- Inserts in utility bills, potentially school packets as well
- Tabling at community events
- Local advertising
- Local media outreach
- Community sponsorships



Materials and outreach are provided in both English and Spanish as needed by our bilingual staff.

Reach Codes Update

Board of Directors
December 16, 2021



Reach Code Initiative

Model codes and technical assistance

25 adopters out of 54 statewide

Innovation in codes & strategy

GHGs Projected: 13,000 tons/year if all SMC cities adopt
(equiv. to 1.5M gallons of gas)

Lead Agencies



www.peninsulareachcodes.org



Reach Code Adoption in San Mateo County

Santa Clara County
Adopted: 15

New

Peninsula

Member Agency	Reach Code Status	Building (proposed)	EV
Brisbane	Adopted	All-electric w/ exceptions	PCE model code (variant)
Burlingame	Adopted	All-electric w/ exceptions	PCE model code (variant)
Daly City	Adopted	All-electric w/ exceptions	PCE model code
East Palo Alto	Adopted	All-electric w/ exceptions	PCE model code (variant)
Millbrae	Adopted	All-electric w/ exceptions	PCE model code (variant)
Menlo Park	Adopted	All-electric w/ exceptions	(existing EV code)
Pacifica	Adopted	All-electric w/ exceptions	(existing EV code)
County of San Mateo	Adopted	All-electric w/ exceptions	PCE model code
Redwood City	Adopted	All-electric w/ exceptions	PCE model code
San Mateo	Adopted	All-electric w/ exceptions (updated)	Increase EV capable
San Carlos	Adopted	All-electric w/ exceptions (updated)	PCE model code
South San Francisco	Adopted	All-electric w/ exceptions (residential)	PCE model code
Colma	Adopted	Prewiring required	Increase EV capable
Half Moon Bay	1st reading 12/7 passed 2nd reading scheduled 12/21	All-electric new construction, remodels, and “end of flow” 2045	PCE model code
Portola Valley	1st reading TBD	(All-electric w/ exceptions)	(existing EV code)
Atherton, Belmont	Under development		
Foster City, Hillsborough, San Bruno	Staff discussions or Council briefing done		
Woodside	Declined		

2022 Reach Codes

- Building energy codes are updated by the State every 3 years
- (Most) reach codes are part in energy codes so need to be “re-upped”
- The next State update is in 2022
- Updating the model reach codes to meet updated State requirements
- Areas covered:
 - Buildings: all-electric in all building types
 - EV Readiness: increased EV readiness in all building types with a special emphasis on 100% access in multi-family

EV Model Reach Code

Large, multi-family housing

	2019 Model Reach Code	2022 CALGreen Proposal	2022 Model Reach Code Proposal
Requirements	<ul style="list-style-type: none"> • 25% Level 2 EV Ready • 75% Level 1 EV Ready 	<ul style="list-style-type: none"> • EV Chargers: 5% • Low Power EV Ready (outlets): 25% • EV Capable: 10% 	<ul style="list-style-type: none"> • EV chargers: 40% of spaces (with power management) • Level 1 outlets: Remainder of res. units with a parking space
Access	100%	40%	100%
Notes	<ul style="list-style-type: none"> • Load management explicitly allowed • No retrofits later 	<ul style="list-style-type: none"> • Retrofits needed to convert EV Capable spaces and increase access 	<ul style="list-style-type: none"> • Load management explicitly allowed • No retrofits later

Definitions:

Level 1: standard outlet. 50-70 miles in 10 hours overnight

Level 2: equivalent to dryer circuit. Up to 250 miles overnight

CALGreen Low Power: between Level 1 and 2. About 100 mi. overnight

EV Chargers: Level 2 with full charger

EV Ready: Outlet

EV Capable: panel capacity and conduit. No circuit. Must be installed.

Building Electrification Model Reach Code

	2019 Reach Code	2022 CEC Code Changes	2022 Reach Code
Legislative Process	CEC Process		Energy code <i>or</i> municipal, <i>or</i> gas-ban
Type	Electric-preferred <i>or</i> All-electric	-Requires heat pump space heating for single-family -Change to all-electric baseline in single family	All-electric
Make-ready	Required in electric-preferred model code	Required for all single-family end uses.	
Exemptions	-Recently entitled multi-family -Restaurants -Hotel laundry -Buildings with no compliance pathway	N/A	Fewer exceptions
Existing Buildings		N/A	Focus area

Reach Codes for Existing Buildings

Approach

- Model code offered to all jurisdictions
- Co-adoption with New Construction encouraged
- Interactive process for specific requests from agencies

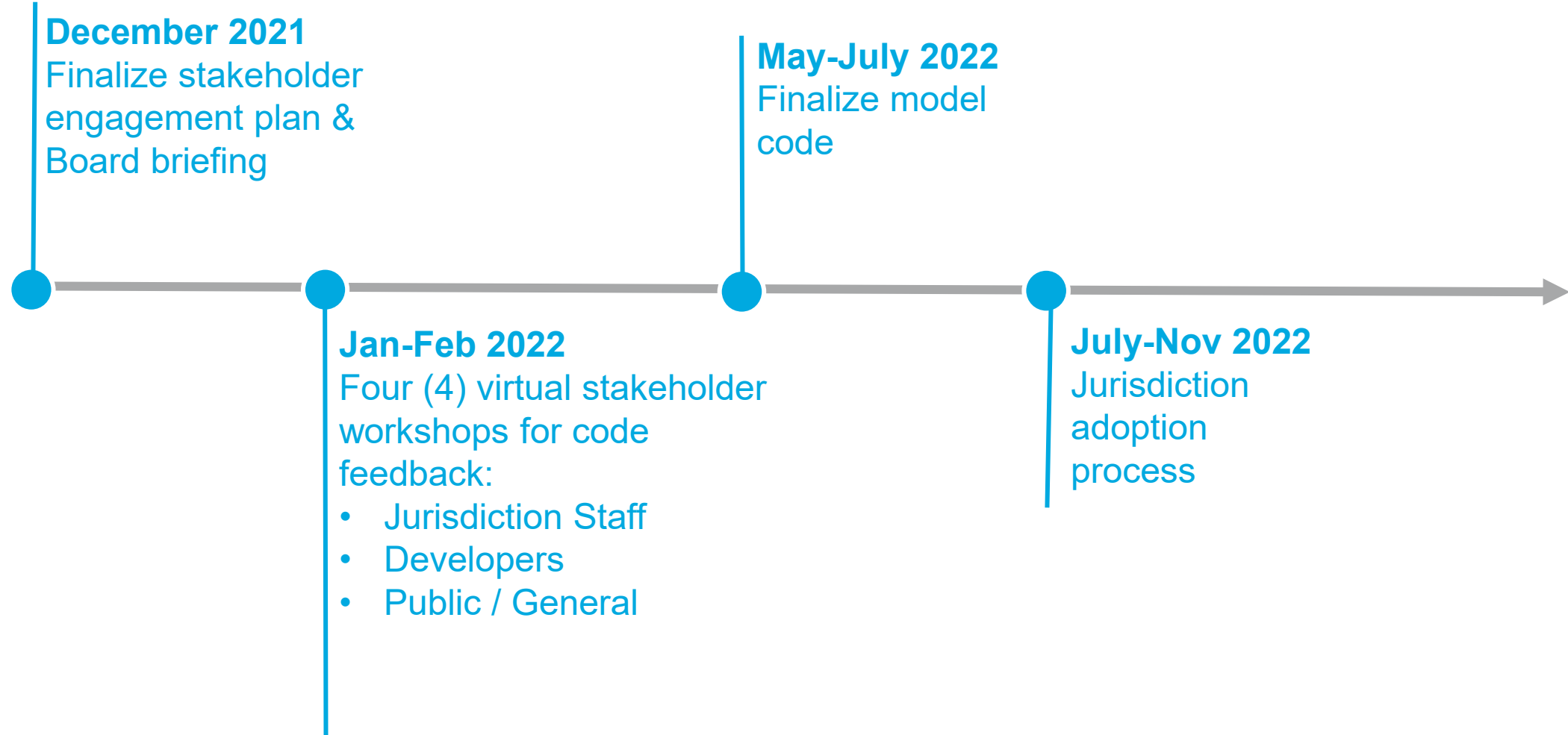
Concepts for Existing Building Codes

- Long-term goal for decommissioning of gas lines
- Electrification at specific intervention points
 - End of equipment life
 - Major renovations / minor retrofits
 - Panel upgrades for other work
 - Time of sale (not recommended)
- Low / no-cost measures
 - All air conditioners are heat pumps
 - Retail and small office hot water heaters
 - Make ready requirements

Key Hurdles for Existing Buildings

Hurdle	Potential Solution
Appliance costs	Incentive layering and scaling
Installation costs	Targeted turnkey programs and piloting of low-amp equipment
Panel and service upgrades	Right-sizing strategy in design to minimize service upgrades
Confusion among public	Targeted education and information campaigns. Data collection on real-world pricing
Equity issues (unfair burden)	Income qualified incentives, increased technical assistance.
Split incentive / renter-tenant issue	Tariff on-bill finance, renter-specific initiatives.

Stakeholder Engagement Plan



Workshops: Tentative Schedule

- City Staff Kickoff Meeting – January 26, 2022, 11am-12:30pm
- City Staff Feedback Event – February 17, 2022, 10am-12pm
- Building Industry Feedback Event – February 15, 2022, 10am-12pm
- Community Feedback Event – February 16, 2022, 6pm-7:30pm

Discussion



13. Update on 24/7 White Paper (Discussion)

Regular Agenda

14. Approval of a Revised 2022 Board of Directors Schedule of Meetings (Action)

Regular Agenda

15. Board Members' Reports (Discussion)

Regular Agenda

Adjournment