

Subject: Gas

Date: Friday, December 10, 2021 at 8:32:42 AM Pacific Standard Time

From: The Shopper

To: Veronika Vostinak

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The costs to switch to electricity is undoable for most HMB residents. So when gas is capped, citizens will be forced to move. That's gentrification.

Elle Claire

Subject: Please don't turn off the gas - yet another reason why

Date: Wednesday, December 15, 2021 at 10:57:34 AM Pacific Standard Time

From: Janice Solimeno

To: Veronika Vostinak

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Hello -

I have already written with my lack of support for the electrification ordinance, however I wanted to make one other point.

I can not think of any past technologies that were denied access to that which made them work. While cleaner fuels are always encouraged (e.g. no new wood fireplaces can be built but you can still use existing ones), one can still get wood for wood fireplace, hay for a horse instead of a car etc. What is everyone with a gas fireplace expected to do? Remodel their homes on top of upgrading electric panels and all their gas appliances? We all put them in because they were cleaner than wood. So the people who kept the wood fireplaces can still use those and the people who have gas fireplaces are out of luck? Makes no sense.

I am a supporter of minimizing our impact on the world, but just making this one material unavailable is a very large stick. Why don't we lead with carrots first? Incentives not forced obsolescence. And why aren't we addressing things that will have a bigger impact on climate change first like addressing the stand-still, crawling every day traffic we have here on the coast? Or getting everyone to go vegetarian? And population control - why aren't we talking about that? And I understand most of the people from Half Moon Bay who spoke at the meeting were against the ordinance - why are our representatives not representing us?

Anyways, my basic point is never before (that I can think of) has a technology just been taken away altogether. It's always gone away because it made sense for people to choose to move on, not because their choice was removed. Please don't do that now. 23 years isn't that far from now.

Thank you,

Janice Solimeno

Half Moon Bay

Subject: New Electric Ordinance

Date: Friday, December 3, 2021 at 3:54:47 PM Pacific Standard Time

From: Jerry Sartor

To: HMB Sustainability

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To whom it may concern,

You've got to be kidding. This is the dumbest idea besides CRT I've heard of in the past 11 months.

Whom ever thought of this must not live in either HMB nor California.

Jerry Sartor
HMB Resident

Sent from my iPhone

Subject: Another voice opposing electrification proposal

Date: Friday, December 3, 2021 at 10:27:43 AM Pacific Standard Time

From: Kristin Major

To: HMB Sustainability

[CAUTION]: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I have read the electrification proposal and strongly object - I think it is a misguided proposal that will do much more harm than good. Please add me to the growing opposition to this proposed plan.

-Kristin Major


HMB

Paul Grigorieff
2101 Winged Foot Road
Half Moon Bay, CA 94019

December 3, 2021

Mayor Robert Brownstone and Councilmembers
of the City of Half Moon Bay

Dear Mayor Brownstone:

I want to express my strong opposition to the Electrification Mandate (otherwise known as the Building Electrification Ordinance) that the Council and staff attempted to push through at the last (November 16th) Council meeting, even in the face of opposition by a clear majority of Half Moon Bay homeowners who spoke against it, including myself.

I also ask that you stop rushing to implement the Mandate, and require much better information on and more thorough analysis of its foreseeable negative impacts—impacts that seem to have been almost completely overlooked by you and your staff thus far. These impacts include the crushing financial costs it would impose upon Half Moon Bay homeowners, the economic turmoil that would follow its enactment, and the problems the City is expected to encounter in trying to administer and enforce it. You should also consider the likely inability of PG&E's already failing electrical infrastructure to meet the massive increase in demand for electricity that would result from the Mandate's capping of all natural gas lines in the city.

Personal Impact

Let me start off by using my own situation as an illustration. Although I have not yet been able to see what I understand is a current re-write of the Mandate, the version I have seen (at the November 16th Council meeting) would require me to replace every one of my perfectly functional natural gas-fired appliances with electric ones. Listed below are the costs I have estimated for these City-mandated replacements:

1. **Water Heater.** AO Smith Signature 900 model, with 80 gal. capacity. 240v. 30a.
 - o Cost: \$2,602
 - o Estimated Delivery and installation: \$750
2. **Furnace.** Winchester 68,242 BTU Model #30B4D-20
 - o Cost: \$1,659
 - o Estimated Delivery and installation: \$750
3. **Clothes Dryer.** LG Front Load 9 cu. ft. Model #DLEX8100V 240v. 30a.
 - o Cost: \$1,100
 - o Estimated Delivery and Installation: \$350

4. **Cooktop.** Café Model #CEP70303MSZG 240v. 50a. maximum
 - Cost: \$1,554
 - Installation: \$1,500
5. **Fireplace Insert Heater.** Dimplex Revillusion 30" Model #RBF30 240v 12a.
 - Cost: \$1,459
 - Estimated Delivery and Installation: \$1,250
6. **Electrical System Rewiring, With Remodeling, for #1 thru #5 Above.** Includes 2 new load centers—1 200a serving the in kitchen, and 1 200a serving the garage, with 7 new 240v branch circuits, including 2 in the garage for EV charging, and one long run from the new kitchen load center to our existing fireplace.
 - Estimated Cost: \$13,000

According to my estimates, the cost to me of purchasing and installing these mandated appliances would total **\$12,674**. However, these new appliances would require what I estimate to be **\$13,000** worth of new electrical load centers, re-wiring, and associated remodeling for my home, bringing my total cost to **\$25,674**. And this does not include what is likely to be an additional **\$4,000** in permitting and inspection fees I pay to the City of Half Moon Bay itself. This brings the grand total of my costs for Mandate-related appliance replacements to **a whopping \$29,674!**

But we're not done yet. Remember that I previously raised the issue of PG&E's already-failing electrical infrastructure, which regularly subjects us to "public safety" power shutoffs, PG&E-speak for failures of the Coastsiders' electrical power grid, which, without warning, can leave us in the dark for days on end (also halting all on-line-related economic activity for Coastsiders). If I want to be able to keep my new appliances up and running through PG&E's increasing number of power blackouts, I will need to invest in one of those solar-panel-and-battery-wall systems like the ones I've seen my neighbors installing. I understand that such a whole-house system can easily cost **\$30,000**. That would raise my required outlay under the Mandate to about **\$60,000** (which is, by the way, exactly the number I used in my November 16th comment to the Council).

But wait! There's more! Let's add in the effect of the economic turmoil (in the form of rampant price inflation) that residents of Half Moon Bay would experience as appliance vendors and installers, along with electricians and home improvement contractors, all boosted their prices to take advantage of those of us who were forced by the Mandate to electrify our homes roughly at the same time. I think a 20% boost in prices would be a conservative estimate of this effect in my case, which would bring my estimated total Mandate costs to **\$72,000**.

To put this financial burden in perspective, **it would be equal to about 6 times what I currently pay in property taxes on my home!**

Community Impacts

To gain some appreciation of the crushing economic impact of the Mandate upon all the homeowners in Half Moon Bay, let's assume that there are 5,000 homes in the city. Of these, perhaps 1,500 (or 30%) would be affected by the Mandate to the extent I would be (as illustrated by my analysis above). This would result in economic costs to Half Moon Bay homeowners of roughly **\$108,000,000**. Yes, that's 108 *million* dollars!

To put *this* figure in perspective, the cost of the Mandate to all the homeowners in Half Moon Bay would be **roughly 3 times the entire annual budget of the City!** And this at a time when we are struggling to deal with the ravages of Covid upon our Coastside economy, the rapid growth of our elderly, homeless, and low-income populations, and our service workers' inability to find anything like "affordable" housing in our community.

Finally, in addition to the crushing economic impact of the Mandate, there is one more impact that would seem to guarantee that it will fail: the likely chaos and inequity of how it would be implemented and administered by the City.

As was reported to the Council at its November 16th meeting, **90%** of new installs of residential water heaters in Half Moon Bay **are currently being performed without the City permits which are required for such installations**. This means that the one tool the City relies on to make it aware of and permit it to regulate new appliance installations is seriously broken, and is certainly not capable of properly handling the flood of new installations that would be triggered by the Mandate. This will give rise to a chaotic wave of code violations by homeowners, accompanied by howls of outrage at the perceived inequities of City enforcement. In short, City administration of the Mandate will likely be an extremely problematic process.

Conclusion

In summary, it seems to me that the Council has not yet received a full and complete analysis of the dangers and weaknesses inherent in the Electrification Mandate. Consequently, I believe that your present rush to put our small, economically fragile community in the vanguard of the climate change crusade is ill-advised. The Mandate should be withdrawn, and the whole idea be given more thoughtful and thorough consideration.

Yours truly,
-Paul Grigorieff

Subject: Fwd: Electrification debate

Date: Saturday, December 11, 2021 at 12:44:07 PM Pacific Standard Time

From: Deborah Penrose

To: Veronika Vostinak

Begin forwarded message:

From: Nina [REDACTED]

Subject: Electrification debate

Date: 11 December 2021 at 11:48:54 am GMT-8

To: RBrownstone@hmbcity.com, DRuddock@hmbcity.com, DPenrose@hmbcity.com, jjimenez@hmbcity.com, HRarback@hmbcity.com

[CAUTION]: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

As the Council continues to debate requirements for all-electric housing, I hope you will consider what it will sound like when every household is running a generator during extended power outages. That is, assuming generators are even an option for occupants of multiple dwellings, ill or frail citizens or people who cannot afford electric heating. To expect people to be without a source of warmth or cooling, or possibly even without water when the power is out during extreme weather is dangerous and inconsistent with basic human needs.

I hope you are also considering the stress on our current electric power infrastructure. The power grid is stressed and vulnerable to terrorist attacks, reservoirs are at their lowest levels, and drought-related effects of climate change are no-longer-deniable. To remove the natural gas alternative to electrification seems self-defeating. Why are you not promoting solar power instead for new construction? Rather than using funds to help households electrify, why aren't you subsidizing solar panels?

Nina Miller

Subject: HMB residents against Electrification proposal

Date: Friday, December 3, 2021 at 9:54:40 AM Pacific Standard Time

From: Ruairidh Ross

To: HMB Sustainability

[CAUTION]: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear All, having read the proposed and revised Electrification proposals, please let me place this Half Moon Bay household's continued opposition to these ill-conceived and badly constructed propositions on record.

I do not understand the City Council's motivation here, do not believe it serves the HMB (or wider global) community well and, importantly, if implemented, would cause significant harm to their constituents interests.

Finally, this does cause significant questions to be raised as to whether the current Council deserves electoral support in the future.

Ruairidh Ross


Half Moon Bay
CA 94019

Subject: FW: HMB Building Electrification ordinance
Date: Tuesday, December 7, 2021 at 4:58:49 PM Pacific Standard Time
From: Jessica Blair
To: HMB City Council
CC: Bob Nisbet, Catherine Engberg SMW Law, John Doughty, Veronika Vostinak
Attachments: image001.jpg

Additional correspondence



Jessica Blair, MMC
Communications Director / City Clerk
501 Main Street, Half Moon Bay, CA 94019
(650) 726-8271
www.hmbcity.com

From: Sharon Bertolucci [REDACTED]
Sent: Monday, December 6, 2021 1:23 PM
To: Jessica Blair <JBlair@hmbcity.com>
Subject: HMB Building Electrification ordinance

[CAUTION]: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Councilwoman Jessica Blair,

Please Vote "NO" on this ordinance, as I have an all electric house and these are my reasons for you to please vote NO.

- 1) It costs a fortune as one gets older
- 2) The uneven heat throughout the house causes mildew and mold on the damp coast, as gas will evenly warm a house.
- 3) When the electricity goes out during a storm or rolling blackouts, I cannot cook nor stay warm.

Unless one has experienced it, no one would understand. This is a terrible idea and to follow through with this is not reasonable. Whatever happened to make a choice instead of forcing this upon everyone.

Please think fully about signing to approve this ordinance.

Don't forget it takes fossil fuels to make electricity, so not sure why this push to pass this.

Thank you for your time,
Sharon Bertolucci

Subject: Electrification of HMB

Date: Sunday, December 5, 2021 at 5:33:25 PM Pacific Standard Time

From: Steve Hyman

To: HMB Sustainability

[CAUTION]: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear City Council Members:

In the spirit of Thanksgiving, you need to kill this turkey of an ordinance.

While I appreciate you modifying the ordinance, you need to do much more.

First the 500sqft trigger for rewiring homes is still too extreme. After all, this is basically the size of just an oversized garage. It really needs to be much larger like 1000sqft or eliminate entirely.

Don't cap gas lines.

There are so many carve outs already for Canada Cove and Mid Pen's many properties plus we all know Rocket Farms, the Ritz and many others will get them too.

You obviously haven't considered the 1000 or so condos here and the unique problems these owners face. As you know, condo owners don't own anything behind the Sheetrock so they aren't allowed to make rewiring changes leaving this to the many hoa's and how they will handle these assessments. This will be a mess.

When all is said and done, more than half of all residents will be exempt leaving this huge expense just falling on a few home owners.

Obviously the large turnout a few weeks ago should help you see there is widespread opposition to this idea. Please do us all a favor and just put this proposal on the heap of bad ideas.

Steve Hyman


HMB

Subject: Items 2b and 2c on Tuesday City Council agenda

Date: Monday, December 6, 2021 at 3:06:19 PM Pacific Standard Time

From: Terry Nagel

To: Debbie Ruddock, Deborah Penrose, Harvey Rarback, Joaquin Jimenez, Robert Brownstone

CC: Bob Nisbet, Veronika Vostinak, Jessica Blair

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Dear Mayor Brownstone and Council Members,

At your City Council meeting on Tuesday, I hope you will support the staff's excellent recommendations for both Items 2b and 2c on the agenda. By doing so, Half Moon Bay will join 50 other cities in the state that have enacted Reach Codes to help curb climate change.

Many thanks,

Terry

Terry Nagel

Chair, Sustainable San Mateo County



Subject: Electric-only ordinance

Date: Sunday, December 5, 2021 at 7:38:08 PM Pacific Standard Time

From: Tom Devine

To: HMB Sustainability

[CAUTION]: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

While I applaud the goal of eliminating our dependence on fossil fuels, I oppose the all-electric ordinance in its current form, for the following reasons:

1- Electric power is not reliable in Half Moon Bay. We have experienced multiple and sometimes prolonged electric power outages over the last several years. Capping gas lines and forbidding the use of multiple power sources is not a rational strategy in an area where electric power is unreliable.

2- Climate change also affects power grids. See <https://www.nytimes.com/2021/02/16/climate/texas-power-grid-failures.html?searchResultPosition=1>

Unless we experience a period of three years or more in which there are no extended power outages, or unless the plan provides for AND REQUIRES alternate sources of power to be available to every resident of Half Moon Bay, the current proposed ordinance seems to me to place a blind and foolish reliance on a power supply source that has consistently shown itself to be UNreliable for the past four years.

--Tom Devine


Half Moon Bay, CA 94019