



CITY OF MILPITAS

455 EAST CALAVERAS BOULEVARD, MILPITAS, CALIFORNIA 95035-5479
GENERAL INFORMATION: 408-586-3000, www.ci.milpitas.ca.gov

11/05/2019
Agenda Item No. 19



ATTACHMENT RELATED TO AGENDA ITEM RECEIVED AFTER AGENDA PACKET DISTRIBUTION



NOV 05 2019

RECEIVED



The Campaign for Fossil Free Buildings in Silicon Valley

350 Silicon Valley, Acterra, Carbon Free Silicon Valley, Carbon Free Palo Alto, Carbon Free Mountain View, Citizens' Climate Lobby San Mateo County, Citizens Environmental Council of Burlingame, Clean Coalition, Climate Reality Santa Clara County, Coltura, Fossil Free Mid-Peninsula, Menlo Spark, Menlo Together, Mothers Out Front South Bay, Pacifica Climate Committee, Peninsula Interfaith Climate Action, Project Green Home, SIDCO Homes, San Carlos Green, Sierra Club Loma Prieta Chapter, Sustainable San Mateo County, Sustainable Silicon Valley, Sunnyvale Cool, Silicon Valley Youth Climate Action, and Silicon Valley Youth Climate Strike.

5 November 2019

Mayor Rich Tran
Vice Mayor Maria Dominguez
Councilmember Carmen Montano
Councilmember Bob Nunez
Councilmember Anthony Phan

Milpitas City Hall
455 E Calaveras Blvd.
Milpitas, CA 95035

Via email: rtran@ci.milpitas.ca.gov, kdominguez@ci.milpitas.ca.gov,
cmontano@ci.milpitas.ca.gov, bnunez@ci.milpitas.ca.gov, aphan@ci.milpitas.ca.gov

RE: PLEASE CONSIDER AN ALL-ELECTRIC REACH CODE

Dear Mayor Tran, Vice Mayor Dominguez, and Council Members Montano, Nunez, and Phan:

On behalf of the Campaign for Fossil Free Buildings in Silicon Valley ("FFBSV"), this letter expresses our strong support for strengthening Milpitas' draft Reach Code (Ordinance No. 65.148, item 19). We would like to extend our gratitude to city staff, who have put together a thoughtful and thorough analysis.

The Campaign for Fossil Free Buildings in Silicon Valley is comprised of the organizations listed above, working together to support an accelerated phase out of fossil fuels in buildings. A swift transition away from fossil fuel use is necessary to avoid the very worst and irreversible impacts of climate change. Preventing the use of fossil fuels, including natural gas, in new construction

will create more affordable, cleaner, healthier, and more resilient housing and buildings for communities throughout Milpitas.

Many local cities are taking swift action to prevent new uses of natural gas, a fossil fuel. Thank you for being among them. Menlo Park adopted a nearly all-electric Reach Code in September, and Mountain View adopted an all-electric Reach Code two weeks ago to prohibit gas in all but a few specific building types (such as laboratories), while Morgan Hill recently passed a prohibition on gas in all new buildings. On October 29, the City of San José, the tenth largest in the nation, banned gas in new ADUs, single family home construction, low-rise residential construction, and municipal buildings. Cities are recognizing how important a fossil-free future is to our community's health, safety, climate, and future. Many of these cities began by suggesting SVCE or PCE model code or similar, and quickly realized that all all-electric code has many advantages:

- All-electric code can be contained in a few as two pages, avoids complex compliance or EDR margins complications and extra design time, is easier for building and planning staff to apply, and is easier for builders, contractors, installers, architects, developers, and consumers to understand. All-electric buildings are also generally faster to design, permit, and build.
- All-electric code today prevents a complex, costly switch to electricity in the future, when the price of gas goes up, due to diminishing demand, and when regulations beyond the city level will dictate it. PG&E has asked for a 24% gas rate increase and So Cal Gas, a 42% increase, over the next couple years, and this is just the beginning. Do not strand your buildings with expensive and outmoded gas infrastructure.
- All-electric homes and buildings are cheaper to build, usually \$6,000-8,000 for a single family home, and cheaper for occupants to maintain and operate, saving the typical residential customer up to \$100 a month.
- All-electric buildings are healthier and safer for occupants. Gas is the leading cause of structure fires, burns, and carbon monoxide poisoning, and gas cooktops are potent sources of indoor air pollution. Cooking on a gas cooktop releases fine particulate matter, smog-like compounds, and formaldehyde, and is known to exacerbate asthma.

An all-electric Reach Code will protect your community in the short and long term. Precedent exists, and following it will serve you well.

On the EV charging portion of your code, we suggest you adjust your multifamily requirement to meet SVCE model code. Much of your development is multifamily, and many of these residents will drive electric vehicles. We applaud adjusting requirements for affordable housing units, for your concern over social equity. Please note that used EV cars are affordable and

Contact IdaRose Sylvester, IdaRose@menlospark.org; and find info at www.FossilFreeBuildings.org

entering the market, and PCE already has a buyer's support program for lower income residents; we expect to see more programs like this come up in the future. Please also consider adjusting your EV charging requirements in non-residential building types.

In public feedback, you have heard, and will continue to hear, that developer's costs will go up--they won't. They will tell you there is clean, renewable gas. There is no such thing. Gas leaks and all gas is methane, an extremely potent global warming gas, no matter the source. You will be warned about the consequences of taking away diesel or propane, but that is not part of the Reach Codes. Detractors care most about their bottom line, and not about your community's long term well-being.

Please adopt an all-electric Reach Code that will support your community.

Sincerely,

IdaRose Sylvester, Fossil Free Buildings Silicon Valley Campaign

Janet Walworth, Peninsula Interfaith Climate Action

Lauren Weston, Acterra

Gary Latshaw, Chair of the Guadalupe Regional Group of the Sierra Club

Carol Cross, Fossil Free Mid-Peninsula

Terry Nagel, Sustainable San Mateo County & former Mayor, Burlingame

James Tuleya, Chairperson, Carbon Free Silicon Valley

Janelle London, Coltura

Hoi Poon, co-chair, environmental committee, Silicon Valley Democratic club, co-founder, Silicon Valley Youth Climate Action

Bruce Karney, Climate Reality Project

Diane Bailey, Menlo Spark

Cc:

city.clerk@ci.milpitas.ca.gov

Contact IdaRose Sylvester, IdaRose@menlospark.org; and find info at www.FossilFreeBuildings.org