

Draft San Mateo County Energy Strategy – List of Comments and Actions Taken

The following is a list of comments that were considered but not incorporated for various reasons (see “Action Taken” column for specific reasons).

Comment	City	Action Taken
<b>Information (actions, strategies, etc.) to add to Energy Strategy:</b>		
It would be helpful if the report provided some insight into how small cities can implement the larger, more complex goals, such as retrofitting all government facilities, eliminating/discounting permit & license fees for green projects and businesses, developing an Energy Element for the General Plan, etc.	Menlo Park	Next version*. C/CAG will also consider coordinating workshops on these topics.
Providing model program ideas, rate structure models and samples ordinances in the report would be helpful.	Millbrae	Next version*. City staff reading the Energy Strategy can contact the specific city named in the case study and ask for the specific ordinance, rates, etc. mentioned in the case study.
Once the report is finalized, it would be helpful to have a chart that outlines the strategies and goals with a timeline. It would also be good to eventually complement this effort with a strategy that includes two important areas that tie into water and energy: waste management/recycling and transportation.	Millbrae	Next version* to have timelines and potentially information about solid waste and transportation. Timelines were not included in this report because C/CAG wanted cities to adopt goals first, and then agree on timelines. Solid waste and transportation were not included in the Strategy because they were not in USTF’s scope.
Hopefully the next report will provide more details about implementation of the goals, strategies and actions outlined in the report by the local agencies. Local agencies should include the cities and the county to promote energy efficient building codes, sewer treatment agencies for promoting use of reclaimed water, water distribution agencies to coordinate use of reclaimed and potable water, PG&E Company to coordinate electric and natural gas conservation etc.	Half Moon Bay	Some of this information is included in the current report; more details to be in next version*.
Need to clarify that the “San Mateo	San Carlos	“San Mateo County” refers to

County” goals include all residents, businesses and agencies in San Mateo County rather than just the County Government alone.		county’s cities, residents, and businesses; “County of San Mateo” refers to County government.
Pg. 4 - Section 1: Background, Heading: Report and Next Steps, 2nd list of bullets, 2 <sup>nd</sup> bullet: Should indicate that the first steps of the implementation plan are described in Section 7: Next Steps.	Portola Valley	The purpose of this section is to obtain support from cities for goals and have them commit to these initial steps, not detail the first steps of Strategy implementation.
Pg. 4 - Section 1: Background, Heading: Report and Next Steps, 2nd list of bullets: It would also be helpful to add a section under the bullet “Complete a Government Baseline Audit of energy usage” (or in a separate intro as suggested above) on how the county plans to implement the plan; specifically, that the county plans to “organize meetings for information sharing and a quarterly workshop event on topics timely to progress towards the goals in the Energy Strategy” (p. 48). Otherwise, one finds oneself wondering how the actions are going to come to fruition.	Portola Valley	See above.
Pg. 7 - Heading: Impact, Title should be expanded—impact of what? The Energy Action Plan, the regulatory framework, policy?	Portola Valley	We wanted to keep the headings short; this is impact of all the issues discussed prior to this section.
Page 13: How does the goal of 5.2 MGD relate to total current usage as a percentage?	San Carlos	Percentage will be different for each city, based on city’s current water usage rates.
Pg. 17 – Section 4: Indicate the entity responsible for the goals.	Portola Valley	Next version*.
Pg. 19 - Section 5: Strategies, It would be helpful to have the responsible party linked to the strategy (city, county, or other entity).	Portola Valley	Next version*.
Energy Strategy section of the report addresses the strategy for conserving electric energy. This section should be expanded to discuss conservation of natural gas use for building heating and industrial/commercial purposes. The cities and county could adopt building standards which would promote gas conservation through higher insulation, building	Half Moon Bay	Information on green building codes and new technologies included in the current Strategy. The County held a workshop on developing green building codes in October 2008. Also, the next version* of the Strategy will have more information on policies to promote new

orientation and more efficient water/room heaters. This section should also include policies for promoting new technologies, solar, wind and bio energy.		technology.
Pg. 20 & on - Section 6: It would be helpful to have the responsible party linked to the recommended actions (city, county, or other entity).	Portola Valley	Next version*.
Section 6, Energy: Should include an action and case study using energy efficiency retrofits to improve the stock of existing buildings—either mandatory at time of sale or voluntary.	Portola Valley	Next version*.
The plan should evaluate the opportunity to obtain energy recovery by digesting food waste at wastewater plants. See attached research paper regarding the pilot program at East Bay Municipal Utility District.	San Carlos	Next version*.
Page 24: In the Case Study on Energy Watch, is the 4 million kilowatt hours saved for agencies or is it a community wide figure?	San Carlos	Information already exists in Strategy.
Pg. 27 - Include the "Berkeley Model" as an example for cities to consider that can establish assessment districts that will assist property owners in financing energy efficient programs on their property.	Belmont	Next version*.
Water Consumption section should explore ways to promote use of recycled water for landscape irrigation in highways and street medians, golf courses, commercial properties and ground water recharge. Cities and County could promote use of artificial turf on parks and large development projects.	Half Moon Bay	Some of this information is already included in the Strategy. More information will be included in future versions*.
To achieve significant water conservation, the plan should address the market disincentives that are currently in place. For example, although the City of San Carlos has a significant potential source of recycled water available from the Redwood City pipeline that skirts the city limits along Skyway Drive, there is no market incentive to incur the significant capital costs needed to punch a purple pipe under the freeway and establish a distribution system to serve	San Carlos	Next version*.

major water uses such as parks, schools, and industries. It typically costs more to operate a recycled water system (even if the capital costs are subsidized) than the revenues can generate, given that it must be priced below potable water. Also, the plan should recognize a paradox of the water business - that private water utilities such as California Water have little market incentive to undertake a costly conservation program. Full service cities and public water districts have a political incentive to undertake water conservation. Thus, there is typically a more aggressive water conservation program in such agencies. Yes, the PUC mandates water conservation for private water utilities. From where I sit, though, I see a lot of water waste and little public education or political involvement in areas served by private water utilities.		
Pg. 45 - Section 7: Next Steps: It would be helpful to have the responsible party linked to the milestones (city, county, or other entity).	Portola Valley	Next version*.
<b>Changes</b>		
Locate the Table of Contents before the Executive Summary.	Portola Valley	Executive Summary intended to be a stand-alone document; left as-is.
Include a preface or intro before the Executive Summary that clearly explains the structure of the document and the plan for implementation.	Portola Valley	Decided to leave as-is; did not receive other similar feedback on this section.
The Executive Summary is difficult to understand without reading the Energy Strategy in its entirety. Perhaps it could be filled out a little (for example, an intro into the first section explaining what it is—background?). Overall, the formatting in the Executive Summary could be simplified to make it easier to read. It is very cluttered with so many different fonts in such a small amount of space.	Portola Valley	See above.
Start new main sections on a right page.	Portola Valley	Decided to leave as-is. Would increase the length of the document and use more paper.
Pg. 11 - Section 3, Heading: Energy and	Portola Valley	Information already included in

<p>Climate, 3<sup>rd</sup> paragraph, "...local government will soon be required to play an important role in helping the state meet the greenhouse gas reduction goals." This sentence is vague and should indicate expectations and deadlines.</p>		<p>Strategy.</p>
<p>Page 17 – Potential Goal – 25% Reduction: What are the steps and cost to achieve this goal?</p>	<p>San Carlos</p>	<p>Cannot change "goals" to "potential goals;" the point of the Strategy is for cities to agree on common goals that are based on current institutional thinking and laws. Steps to achieve goals are the actions and strategies listed in the other sections of the report. Cost issues are addressed elsewhere in the report; the point of the Strategy is to foster countywide collaboration to reduce cost and eliminate duplication.</p>
<p>Pg. 34 - Heading: Collaboration, last paragraph: Example is given for cities working together based on the ratio of residential to commercial accounts. This groups cities with very different constituencies in partnerships (i.e. East Palo Alto and Hillsborough). A more helpful example would be to group cities by their residential electricity use/natural gas use.</p>	<p>Portola Valley</p>	<p>More analysis will be provided in future versions*.</p>
<p>Pg. 45 - Section 7: Next Steps: Section 7 should be moved to the beginning of the document (to frame the effort) or the plan for collaboration and San Mateo County's role should be mentioned in a new intro section or the existing background section.</p>	<p>Portola Valley</p>	<p>Decided to leave as-is.</p>

\* San Mateo County intends to produce shorter and updated versions of the Energy Strategy semiannually.