

**CITY OF SEBASTOPOL
CLIMATE ACTION COMMITTEE
AGENDA ITEM**

Meeting 12-Oct-2022 (amended)

Submitted By: Energy Working Group

Topic: Workplan Project

RECOMMENDATION: That the Climate Action Committee Include in its 2023 Workplan a project to support creation of a Green Building Tour.

Sebastopol would be a participate in helping to form a county-wide team that would:

- Determine to the specific scope of the tour

- Identify implementation costs
- Determine methods of funding the tour
- Determine the specifics regarding liability, creation, of materials and methods of promoting participation in the tour
- Determine the scheduling of the tour – as a single event or a series tours to reduce the travel time required by attendees between sites

GOALS/RESULTS: The Green Building Tour is intended to promote several goals and to demonstrate a wide number of green building aspects. The nature of the tour is one that promotes one on one, face to face interaction between residents who have taken on various greening projects and those either considering them or who are just learning about what is possible.

These interactions are targeted to accomplish at the very least some of these goals:

- Build awareness of the techniques and technologies that can be used to reduce the environmental footprint of existing homes
- Demonstrate that various techniques are practical and to identify likely costs and results by talking with those who have gone through or are going through the process of completing some of these upgrades
- Provide a forum where contractors working to green residential structures can promote their businesses
- Help develop a market for green building projects so that more contractors find it valuable to acquire the skills required to participate
- Accelerate the conversion of residential units throughout the county to reduce their environmental footprint in water consumption, energy consumption, use of foreign chemicals, reliance on utilities (water treatment and waste collection), etc.

BACKGROUND/DISCUSSION: The idea for a Green Building Tour is not a new idea. It has been done in multiple communities over the past 20 years. In fact, it has been done as well in Sonoma County. However, participation has been limited and the need to address climate change by how our homes operate has become a headline issue. Reduction of emissions and addressing the constraints of limited clean energy supply and fresh water have become concerns for every Californian.

It is not envisioned that Sebastopol would become the lead agency in development of the tour, but rather an active participant. In proposing the initial idea, a number of other agencies have expressed interest in

participating in developing such a program. During discussions exploring how this might be accomplished and to determine interest the following agencies were contacted and expressed interest in participating in some fashion.

- AIA Redwood Empire chapter
- Green Building Council Redwood Empire chapter
- Sonoma Clean Power – Energy Center
- Petaluma Bldg Electrification Ad Hoc committee
- RCPA

The tour itself would be of the same nature as the Native Plant Society tour or the annual artist tours. Participants would have a map of sites with a short outline of what each might demonstrate. At each site, a standard handout would be available to explain what was done or what is in progress of being done. The home owner and possibly representatives from contractors who complete the work would be there to answer questions and point out details.

Homes that would be included on the tour would demonstrate one or more of the following:

- Electrification
 - Inductive cooking
 - Heat pumps (both space and water)
 - Changes from gas to electric
 - Electric panel techniques
- Transportation options
- Water conservation
- Naturalization
- Insulation
- Solar and energy storage
- Energy monitoring
- Fire Protection

ALIGNMENT: The Green Building Tour supports several area goals of the Sebastopol Climate Action Framework and the Sebastopol General Plan

From the Sebastopol Climate Action Framework

LU2. Maintain and expand carbon sequestration potential and adaptation benefits through nature-based solutions.

LU4. Minimize construction in areas at risk of wildfire or flooding while meeting local housing needs.

BE1. Reduce greenhouse gas (GHG) emissions from buildings and support better community health by eliminating natural gas use in new buildings, electrifying existing structures, minimizing embodied carbon in new construction and remodels, and making all buildings more energy efficient.

BE3. Expand the installation of solar panels and other renewable energy sources, both locally and in partnership with other entities in Sonoma County, to further decarbonize Sebastopol's electricity supply.

BE4. Maximize water conservation and reuse.

BE5. Make buildings more resistant to climate change impacts, such as damage from floods, wildfires, extreme weather events, and other climate hazards.

BE6. Ensure energy sources are reliable during extreme weather conditions.

C1. Ensure residents have the information they need to reduce their emissions and prepare for climate impacts. Work with property owners to make sure that renters also benefit.

C3. Facilitate community discussions, connections, and collaboration.

C4. Collaborate with community-based organizations, neighboring jurisdictions, and regional bodies to implement actions.

C5. Improve community preparedness for climate-influenced hazards.

From the Sebastopol General Plan

COS1. Make Proactive, Forward-Thinking Environmental Protection and Resource Management the Cornerstone of Sebastopol's Identity

COS2. Reduce Emissions of Greenhouse Gases from City Operations and Community Sources

COS9. Promote Conservation of Energy and Other Natural Resources

EV1: Encourage Economic Development that Broadens the City's Employment Base, Attracts High-Quality Jobs, Provides Services and Goods that Reflect the City's Values, and Increases the City's Tax Base

F-1: Promote Energy Conservation in Residential Development

F-2: Promote Resource Conservation in Residential Development

LU 9: Increase Industrial Employment in Sebastopol While Maintaining the Quality of the Environment

TIMING: The precise date of the tour would be determined by the development team once it is formed. IN any case, the tour would be no sooner than the spring of 2023 and perhaps might occur as late as the spring of 2024.

Generally, there must be enough time for the following activities to occur:

- Identification of the agencies and organizations that want to participate
- Development of a budget and determination of funding sources (Green Building Council has already volunteered to manage funds that are identified)
- Development of the standard format for including and documenting green building sites
- Compiling a list of green building sites around the county
- Completion of liability and legal forms to protect participants and home owners.
- Marketing of the event(s)
- Compiling reviews and results from each tour – to determine its value and course corrections for future tours

PUBLIC COMMENT: This document has not yet been posted in a public forum. Consequently, no public comment has yet been submitted.

PUBLIC NOTICE: This item was noticed in accordance with the Ralph M. Brown Act and was available for public viewing and review at least 72 hours prior to schedule meeting date.

FUNDING NEEDS – Staff Estimate: Until the precise form and methods for the tour are determined, the full cost (and Sebastopol's contribution to it) cannot be determined.

Some funding needs (not yet quantified) can be assumed for the development of the project as the steering team is assembled to support meeting and organizational costs.

Funding Source(s): Sebastopol Operational Budget; department TBD

STAFF COMMENTS/RECOMMENDATION: [to be completed by staff before reading at SCAC]

ATTACHMENT(S):

- [Initial Presentation of the Green Building Tour concept to SCAC](#)