

February:
**RICAPS Monthly
Meeting**

February 24, 2026



Agenda

1:30 – 1:35 – Welcome and Agenda Review

1:35 – 1:45 – Announcements

1:45 – 2:15 – HP Water Heater Permit
Simplification Pilot Update &
Feedback

2:15 – 2:40 – Climate Action & Adaptation
Planning With Replica

2:40 – 2:55 – Jurisdiction Round Robin

2:55 – 3:00 – Meeting Closing



Announcements



March Meeting Location



March 24, 2026

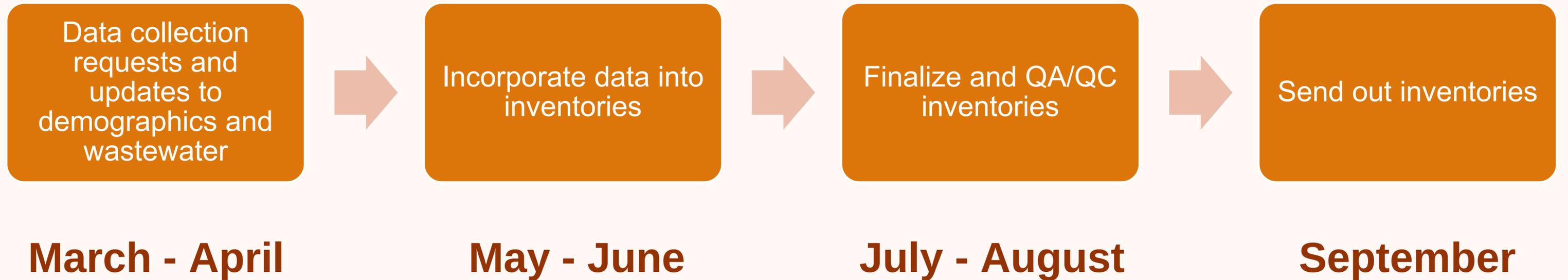
12:30pm – 3:30pm

Cooley Landing

East Palo Alto



2025 Inventory Updates Coming



***** Timeline depends on PG&E data availability!**



Local Government Climate Alliance Update



- San Mateo County participating on Executive Committee
- Cities are encouraged to join to increase the percentage of California jurisdictions represented
- Focus in 2026: Energy affordability
- Annual membership dues by population:
 - < 50,000: \$1,500
 - 50,000 - 150,000: \$4,500
 - 150,001 - 500,000 \$6,500
 - 500,001+ \$8,000
- Questions? Contact Susan Wright swright@smcgov.org



Peninsula Clean Energy + Senior Coastsiders

Community Workshop Battery Backup for Power Outages

March 4, 5:30pm – 7:30pm
Half Moon Bay



BayREN Forum



The AI boom is dominating headlines, but what does it actually mean for our local infrastructure?



Powering Data Centers: Balancing Growth with Sustainability & Affordability.

Learn how Bay Area jurisdictions are navigating data center growth in their communities and sustainable solutions for energy and water use at these facilities.



**Powering Data Centers:
Balancing Growth with Sustainability & Affordability**

Wednesday, March 18, 2026
9:00 AM - 12:00 PM
via Zoom
Register at bayren.org/events



When: Wed, March 18 | 9AM–12PM



Where: Zoom



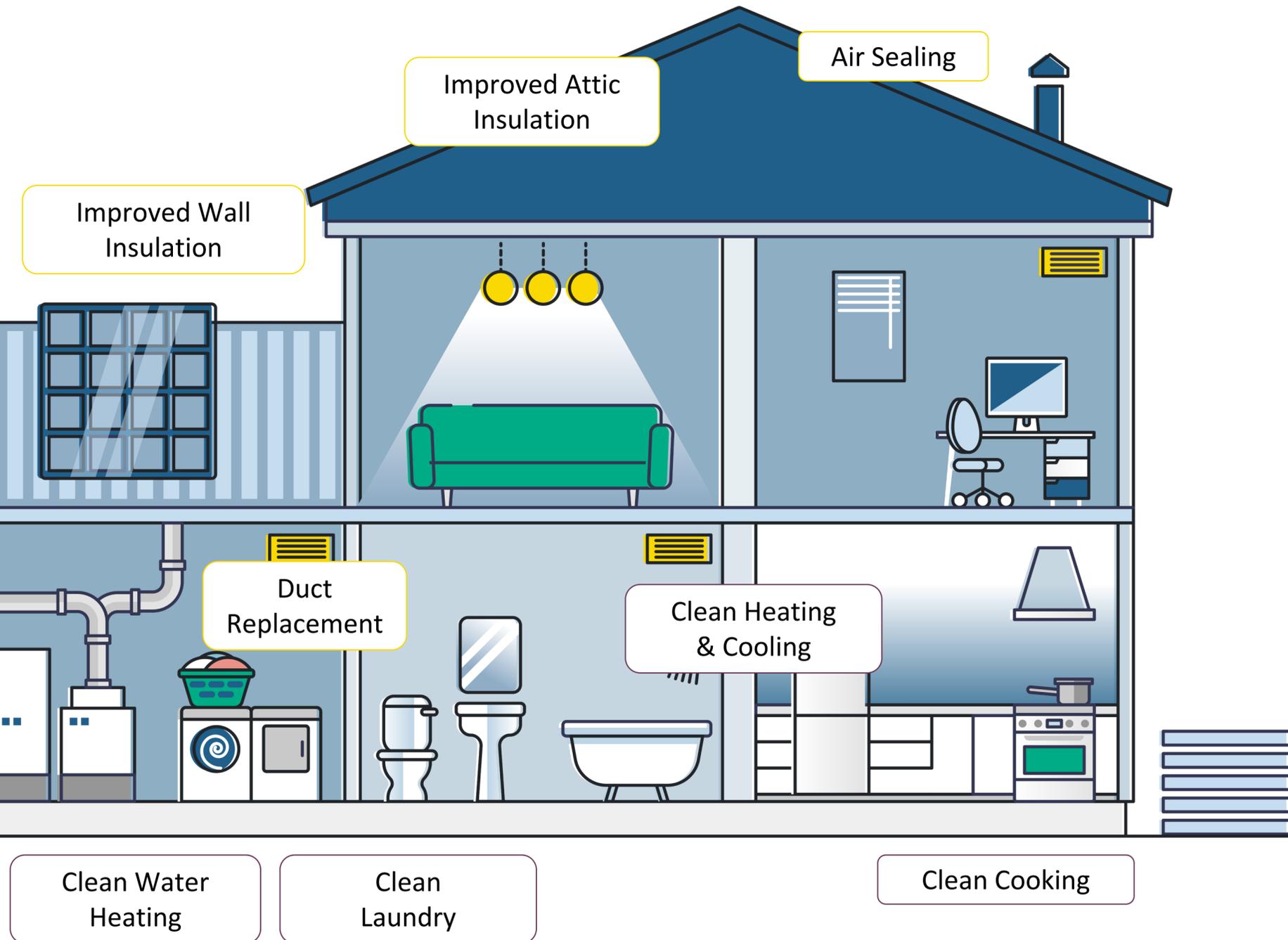
Local Governments Empowering Our Communities

THE EFFICIENCY & SUSTAINABLE ENERGY (EASE) HOME PROGRAM

By the Bay Area Regional Energy Network (BayREN)



Unlock Your Home's Full Potential



Core Measures

Customer co-pay: 20% of costs, no more than \$1,000.

- Attic Insulation*
- Wall Insulation*
- Duct Sealing or Replacement*
- Air Sealing
- Weatherstripping
- Smart Thermostat
- Health and Safety Upgrades
- Minor Home Repairs

✓ **80% costs covered** ✓ **Comprehensive support**

* at least one starred measure is required

Additional Measures

Customer co-pay: Full cost minus 3rd-party rebates

- Heat Pump Heating and Cooling
- Heat Pump Water Heater
- Induction Cooking
- Heat Pump Dryer
- Electrical Infrastructure Upgrades

✓ **Finding and applying for third-party rebates**
✓ **Comprehensive support**

Outreach – Help requested

Goals



Lead Goals for County

- Approx. 50 sign ups by end of March
- Current Status is lagging (>10)

Outreach Ideas

- City Facebook/Instagram Pages
- NextDoor/ Ring Groups
- Any appropriate newsletters

Toolkit



- Flyers
- Email Templates
- Newsletter Template
- Social Media Graphics



AB 39: Local Electrification Planning Act



AB 39 (signed Oct 6, 2025) requires cities and counties with **populations $\geq 75,000$** to comply with one of the following **between Jan 1, 2027 and Jan 1, 2030:**

- adopt an electrification/decarbonization-focused plan,
- amend or designate an existing plan,
- or integrate the requirements into their next General Plan update

RICAPS implications

- Only 3 cities (San Mateo, Daly City, and Redwood City) have populations above 75,000
- These cities would need to evaluate their CAP or related plans for compliance with the above requirements

Plans must include **locally based goals, policies, and feasible implementation measures** with **actionable strategies** addressing the following:



EV Charging



Building
Electrification



Distributed
Energy Resources



Grid Readiness



ZEV Fleets



Equity



Heat Pump Water Heater Permit Simplification Pilot Update & Feedback

Alhad Dighe, Sustainability Specialist



Background

BAAD RULE 9-6



- Effective January 1, 2027
- Bans gas water heaters <75k BTU/hr with NO_x emissions
- Only electric HPWHs meet the zero-NO_x standard
- Expected surge in HPWH permits across the Bay Area



THE CHALLENGE



- ~250k water heaters in San Mateo County
- More requirements for fuel switching (Gas WH to HPWH)
- Inconsistent processes and large fee spread across jurisdictions
- Many water heating replacement projects go unpermitted



THIS PILOT



- Collaborative solution for San Mateo County and support before Rule 9-6
- Develop user-friendly, efficient strategies
- Focus: Single-family & multifamily retrofits
- Possible model to support entire Bay Area



Goals of the Pilot



Study, develop, and implement strategies to:

- Make HPWH permitting **user-friendly, efficient, and consistent** across all 21 San Mateo County jurisdictions
- **Reduce permitting complexity** for contractors, homeowners, and building department staff
- **Save time** through streamlined processes and clearer requirements
- **Lower barriers** to permit application and approval
- **Improve code compliance** by making the permitting process easier to navigate



Background Research Data Collection

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- **21 jurisdictions** in San Mateo County
- **Permit process** details for HPWH
- Staff and applicant **roles** on HPWH permitting
- **Web-based platforms** and other tools
- Typical permit application processing **timelines and fees**
- Staff **training** and education on HPWH



Current Application Processes



-  • 8 of 21 jurisdictions offer HPWH permits without plan check
 - “Instant” or “Express,” typically online
 - May still require some documentation with the application
-  • 14 jurisdictions offer a single/combined permit for HPWH (rather than separate plumbing and electric)
-  • 18 jurisdictions have online application options for HPWH
-  • Typical application documentation:
 - Location plan
 - Electrical calculations and/or single-line diagrams
 - Product specifications
 - Energy Code compliance documentation



Application Fees



- Lowest: \$0
- Highest: \$534



- Higher fees tend to be in jurisdictions requiring two permits



- Sensitive topic with varied responses

- Some recognize that low permit fees helps support permit compliance
- Cost-recovery fee structure drives reluctance to lower fees
- Simplified permit process does not necessarily equal reduced staff effort
- Fees typically calculated manually based on project scope – potential for inconsistencies



Industry Stakeholder Responses

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- Fees are generally reasonable, but can be inconsistent
- Application review and timeline generally reasonable



- Inspections are generally reasonable, but with some barriers
 - 4-hour time window is a challenge
 - Inspection and plan check seen as redundant
 - Some issues with inspectors' familiarity with HPWH systems (plumbing inspectors not familiar with electrical systems; electrical inspectors not familiar with plumbing systems)



What Participating Jurisdictions Will Receive

RESOURCES & TOOLS



Applicant-Facing

- Educational materials for contractors/homeowners
- Permit application tools and guidance

Internal-Facing

- Staff training materials
- Template materials
- Implementation guidance

SUPPORT & EVALUATION



Technical Support

- Ongoing assistance throughout the duration of the pilot
- Expert consultation

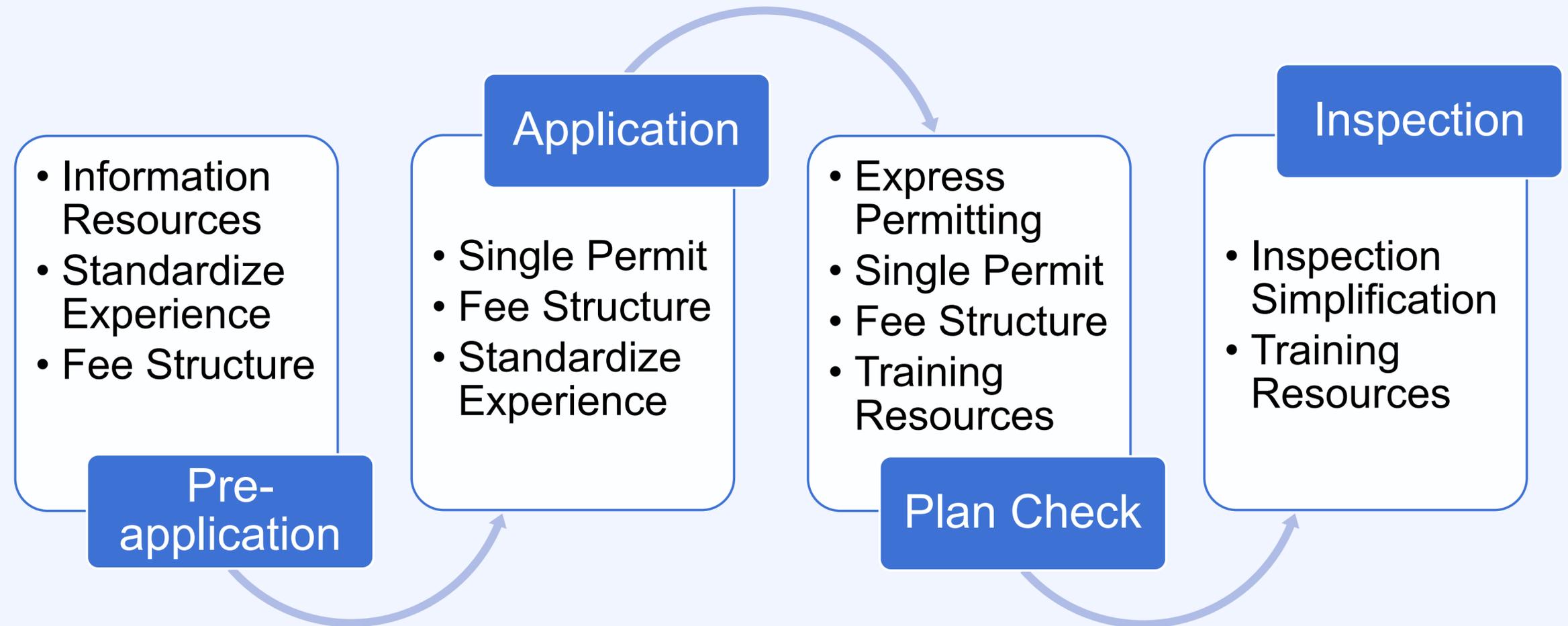
Performance Tracking

- Metrics tracked before and during the pilot
- Evaluation tools to measure effectiveness



Addressing All Stages of the Process

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Multiple Approaches for Each Strategy

Express Permitting	Inspection	Standardize Online User Experience	Single Permit	Fee Structure	Training Resources	
AI Plan Check Tool	Sampled Inspections	County Web Hub	n/a	Reduced Flat Fee	n/a	Maximum Impact
Automate	Virtual or Asynchronous Inspections	Web Pages	HPWH-specific Permit	Transparent Fee	Active Outreach	Enhanced
Manual	In-Person Inspections	Permit Portal	Plumbing or Combination Permit	Master Fee Schedule	Informational Materials	Baseline



Cities Participating



Cities in the implementation cohort so far

- Colma
- East Palo Alto
- Menlo Park
- Redwood City
- San Bruno
- San Mateo County
 - and maybe you!



HPWH Permitting Simplification Pilot Timeline



	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP
Join the Pilot (February): Meetings with interested jurisdictions to discuss and commit								
Commitment Deadline (March 2): All interested jurisdictions finalize participation								
Internal Preparation (March): Select your strategies and options from the six categories								
Jurisdiction Training (March 20): Complete trainings and receive all resources for pilot implementation								
Pilot Launch (April 6): Begin implementing your chosen pilot strategies								
Pilot Timeframe (Apr 6 - Sep): Implement pilot strategies from April – September (6 months)								



Feedback + Interest



- Initial feedback on Pilot
- Do any of these pilot pathways interest you particularly?
 - For cities in the first cohort and those who are not
- How does this align with your CAP goals / preparation for Rule 9-6? (Coming up in April)

If you are not one of the cities in the list, would you like your city to be included?

- Send us an email
- adighe@smcgov.org
- TTaylor@trccompanies.com

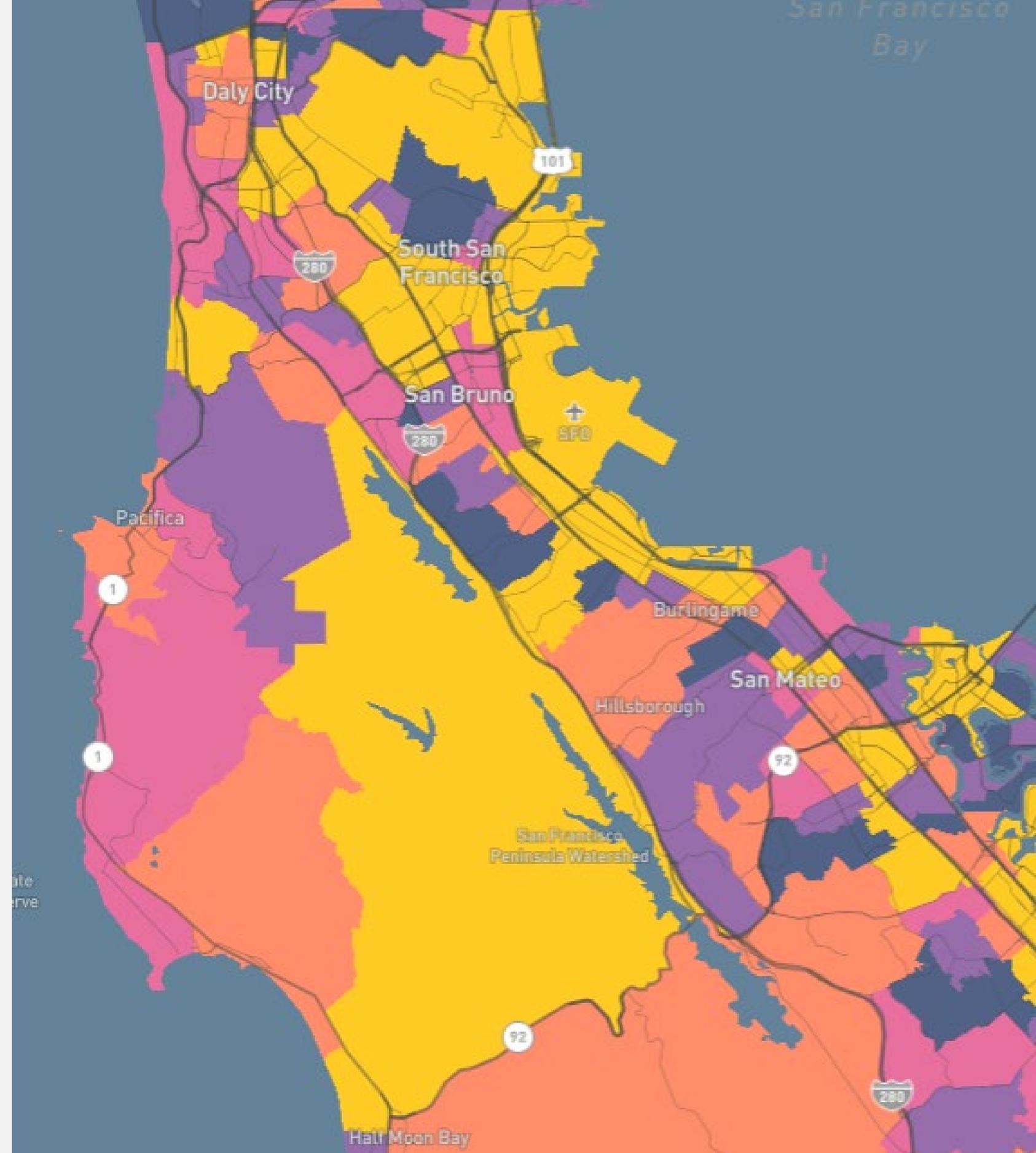




Climate Action & Adaptation Planning With Replica

Planning and Implementation Tracking

Rincon Consultants, Inc.



Use Case – GHG Inventory Data

MTC Data

- Updated Every 5+ Years
- Uses estimated data between updates
- Free!
- Provides high level regional trends

Replica

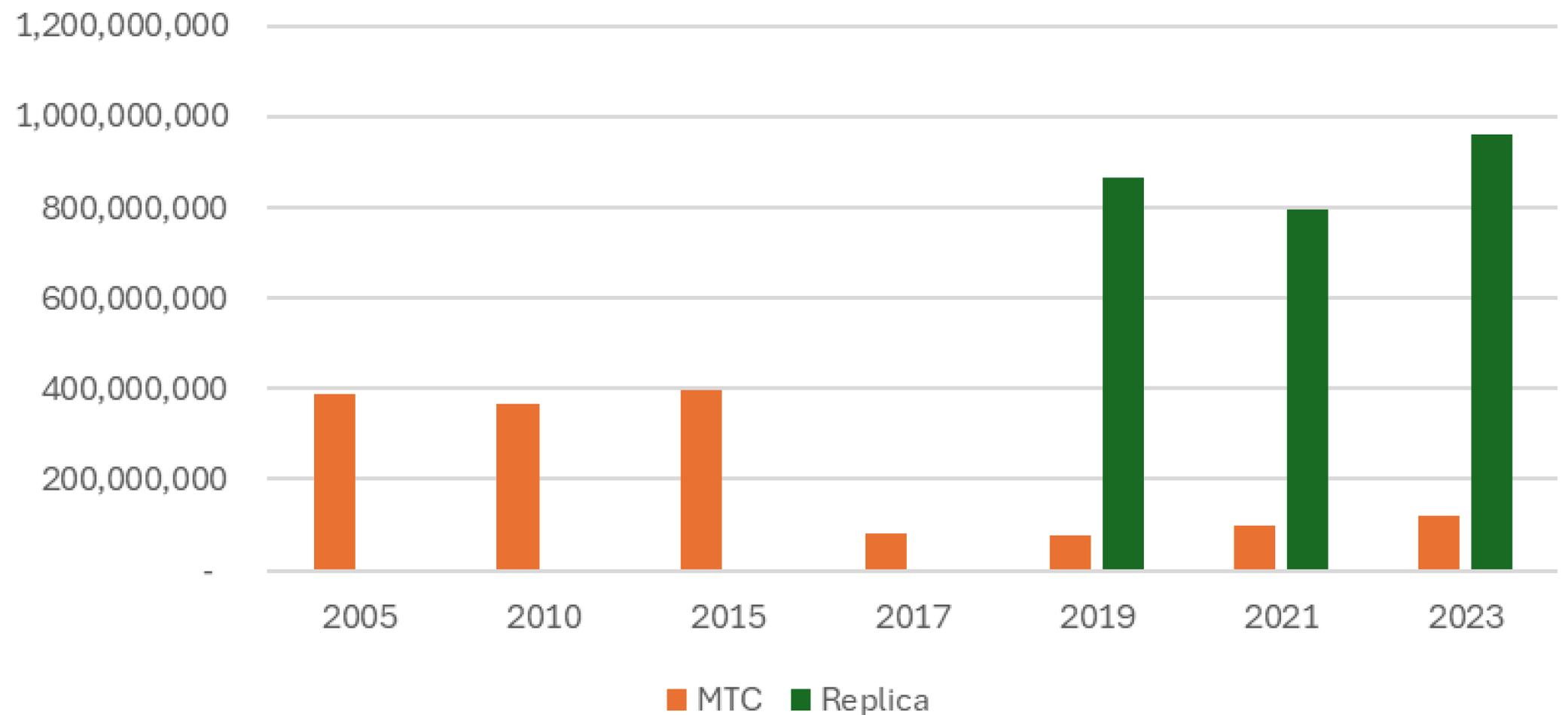
- Updated twice per year
- Uses wide range of data sources
 - GPS, Counts, Transit data, CC data
- Shows progress over time
- Provides other data like mode share



County of San Mateo Study

- High variability in MTC data led to Replica Analysis
- Replica provided data that fits current travel conditions in CA
- Likely less drastic for cities

Annual County VMT – MTC vs. Replica



Use Case -Transportation Measure Development

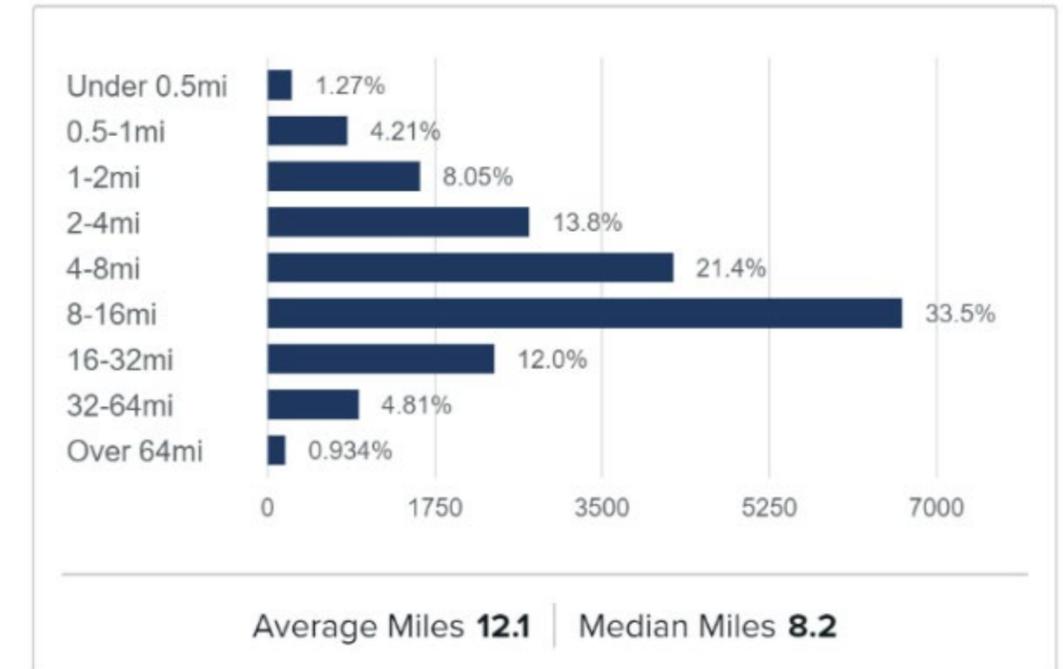
- CAP level analysis traditionally did not have enough data to get to project level.
- Replica Data allows for:
 - Bike lane locations
 - Transit gaps
 - GHG Quantification (with trips)
 - Resilience Analysis
- Monitoring and tracking also significantly improved.



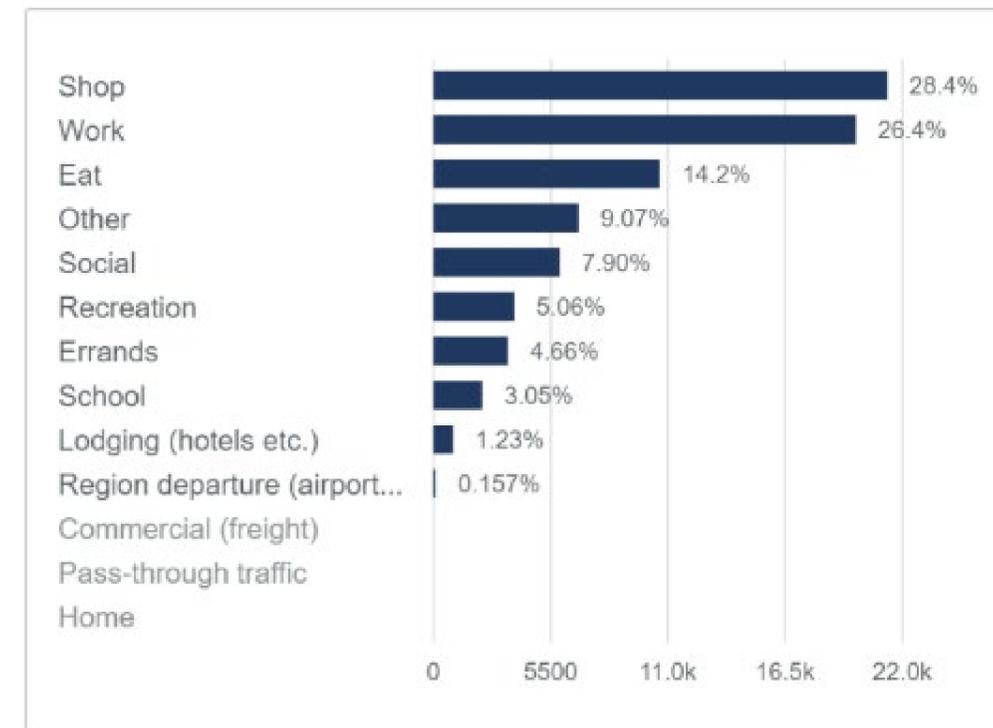
Use Case – City Profile

- Trip based data provides more granular detail
 - Trip distance
 - Trip Mode
 - Trip destination

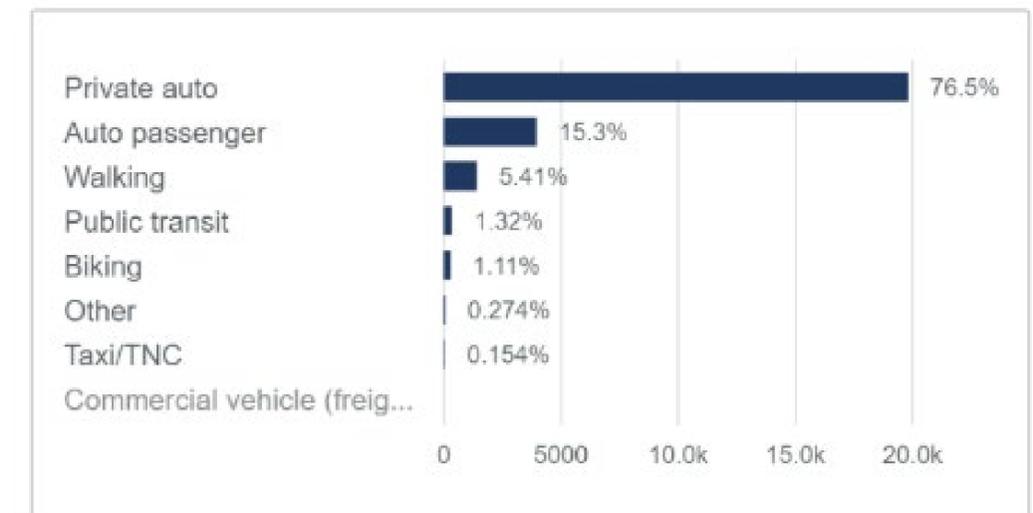
Trip Distance (Miles)



Trip Purpose



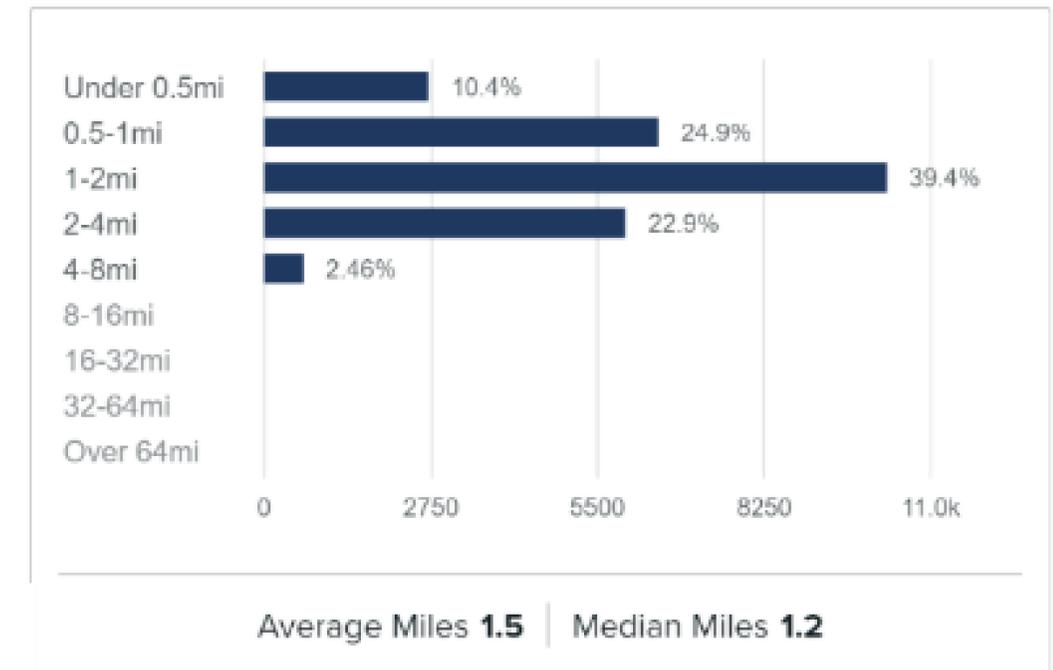
Primary Mode



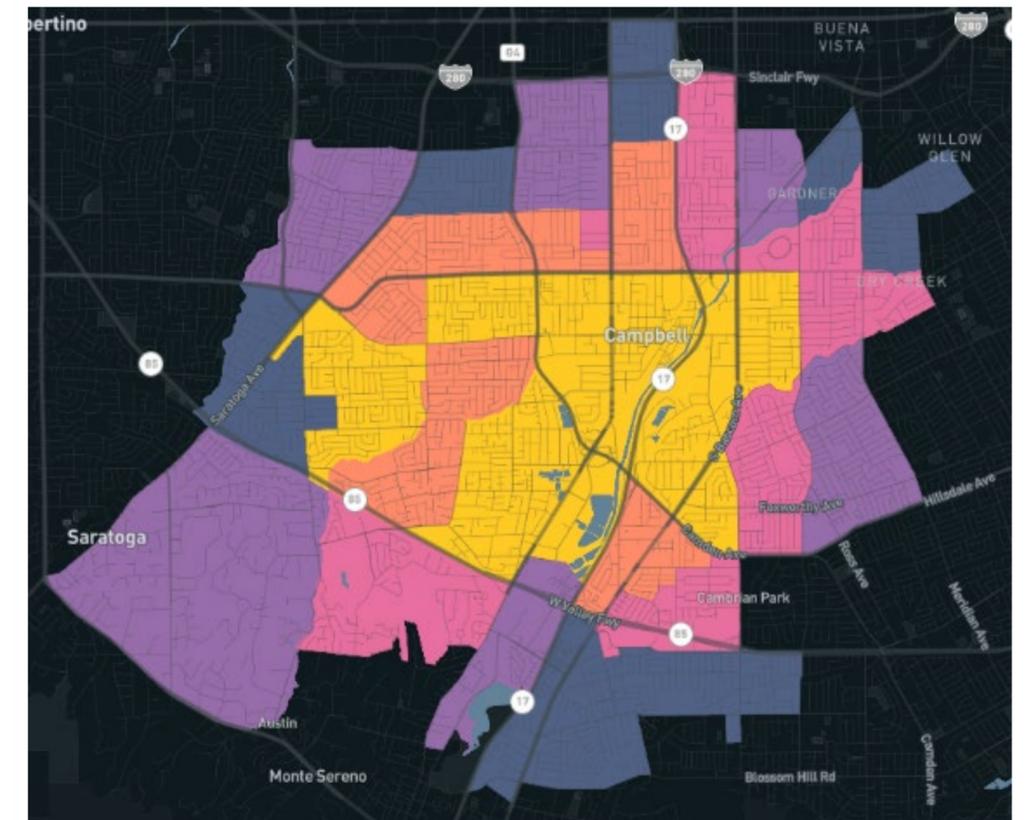
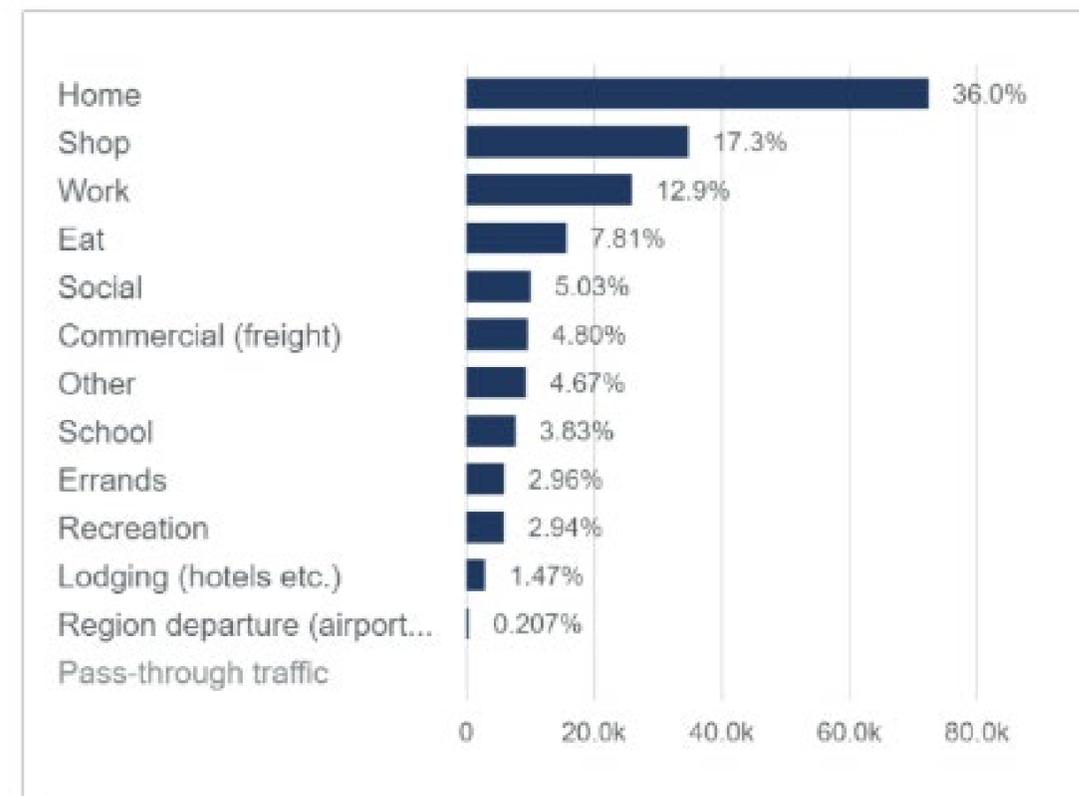
Use Case – City Profile

- Trips within City
 - Total VMT
 - Where are people going?
 - Why?

Trip Distance (Miles)

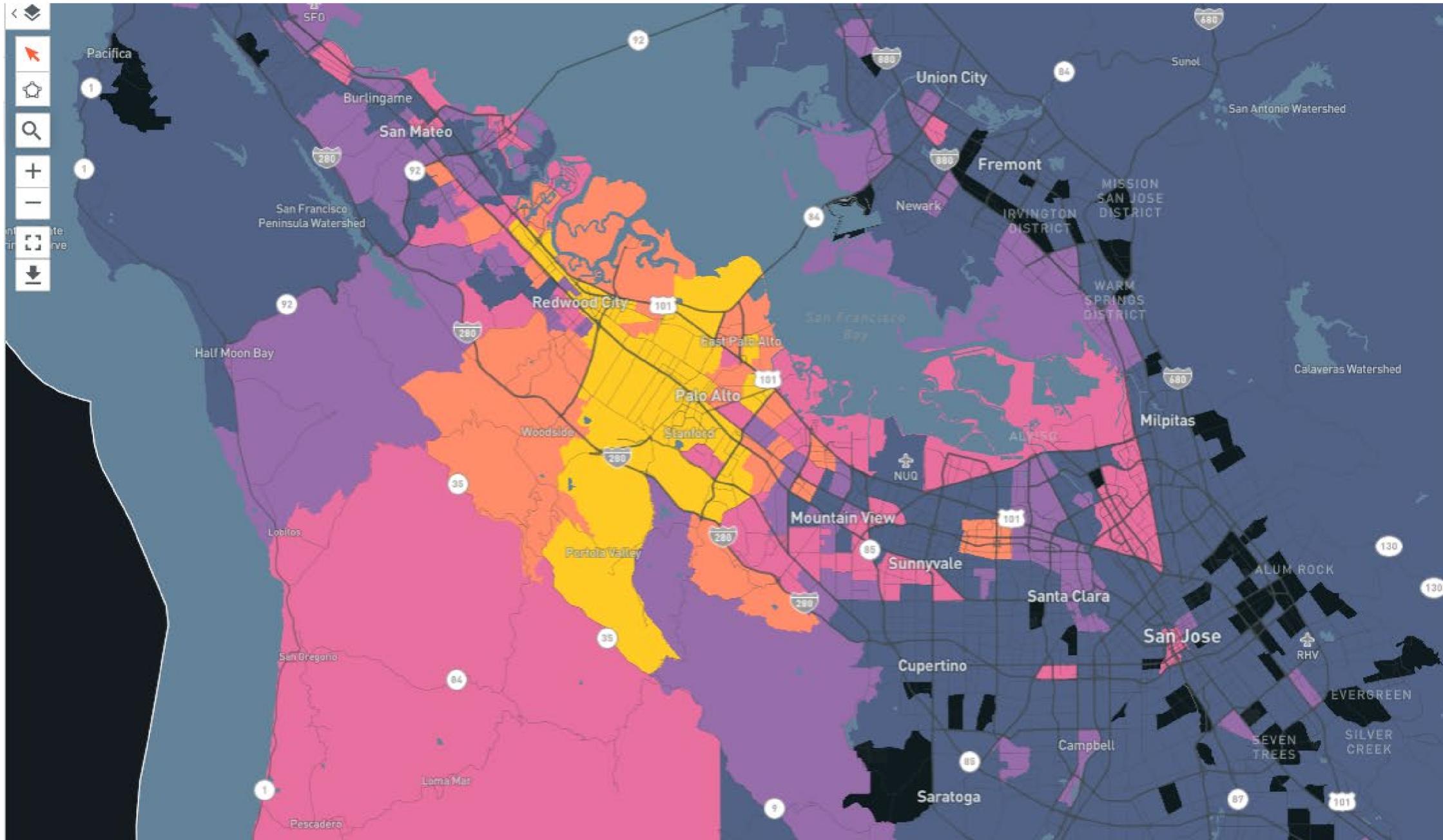


Trip Purpose



Use Case – Developing More Specific Actions

Trip Origin Menlo Park



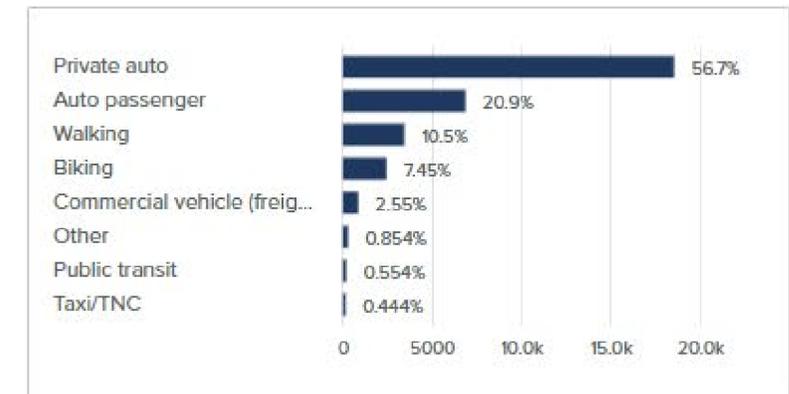
Summaries

Manage Charts

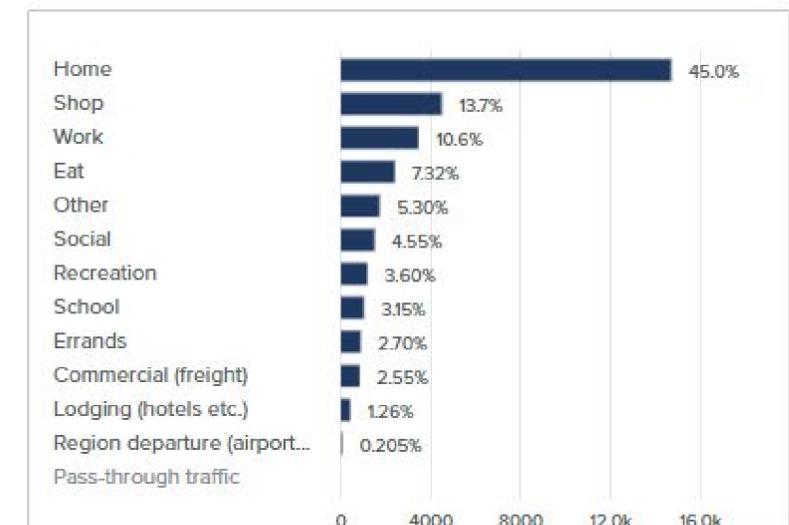
Trips

People

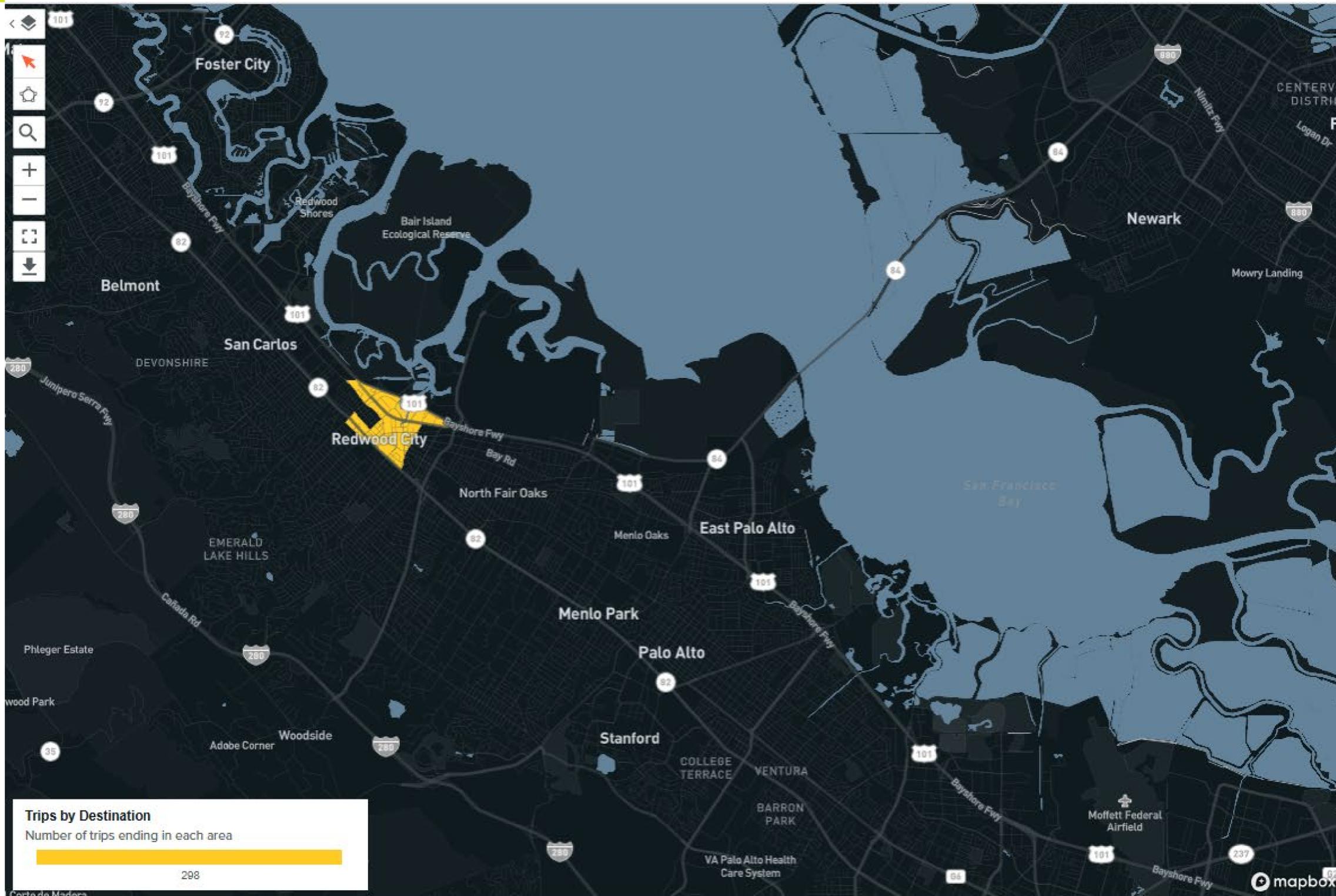
Primary Mode



Trip Purpose



Destination Redwood City



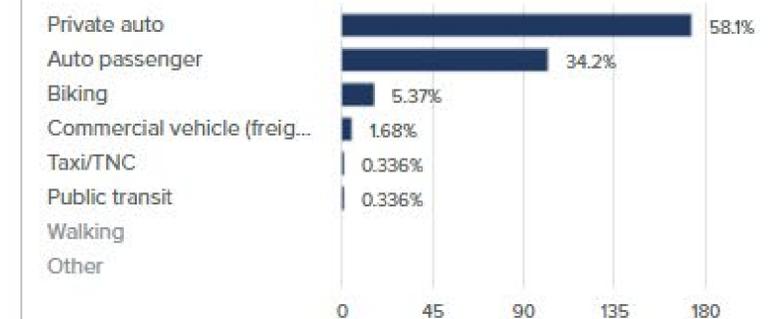
Summaries

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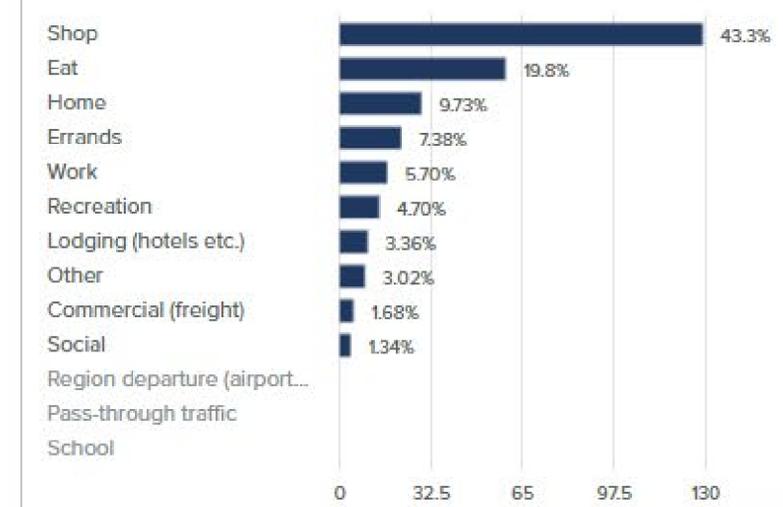
Trips

People

Primary Mode



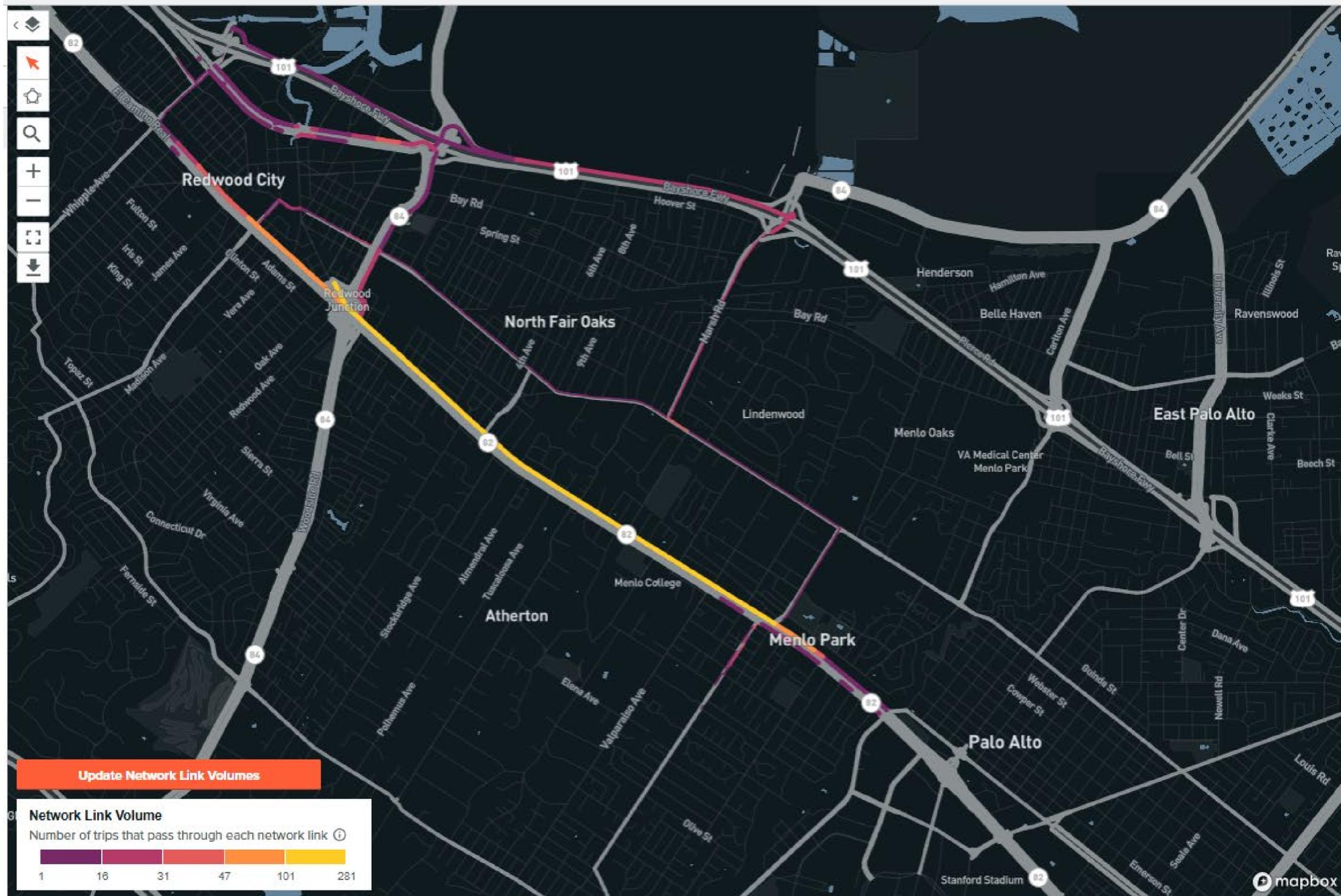
Trip Purpose



Volume (In Local Time)



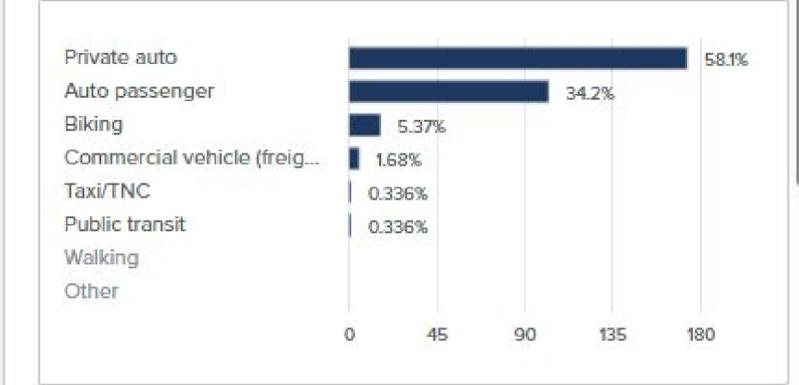
Use Case – Network Links (How People Get There)



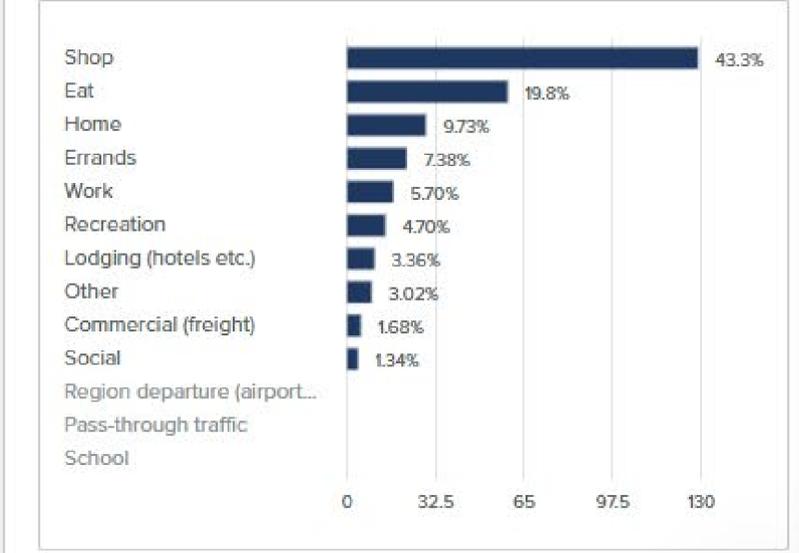
Summaries Manage Charts

Trips | People

Primary Mode ⓘ ⌵

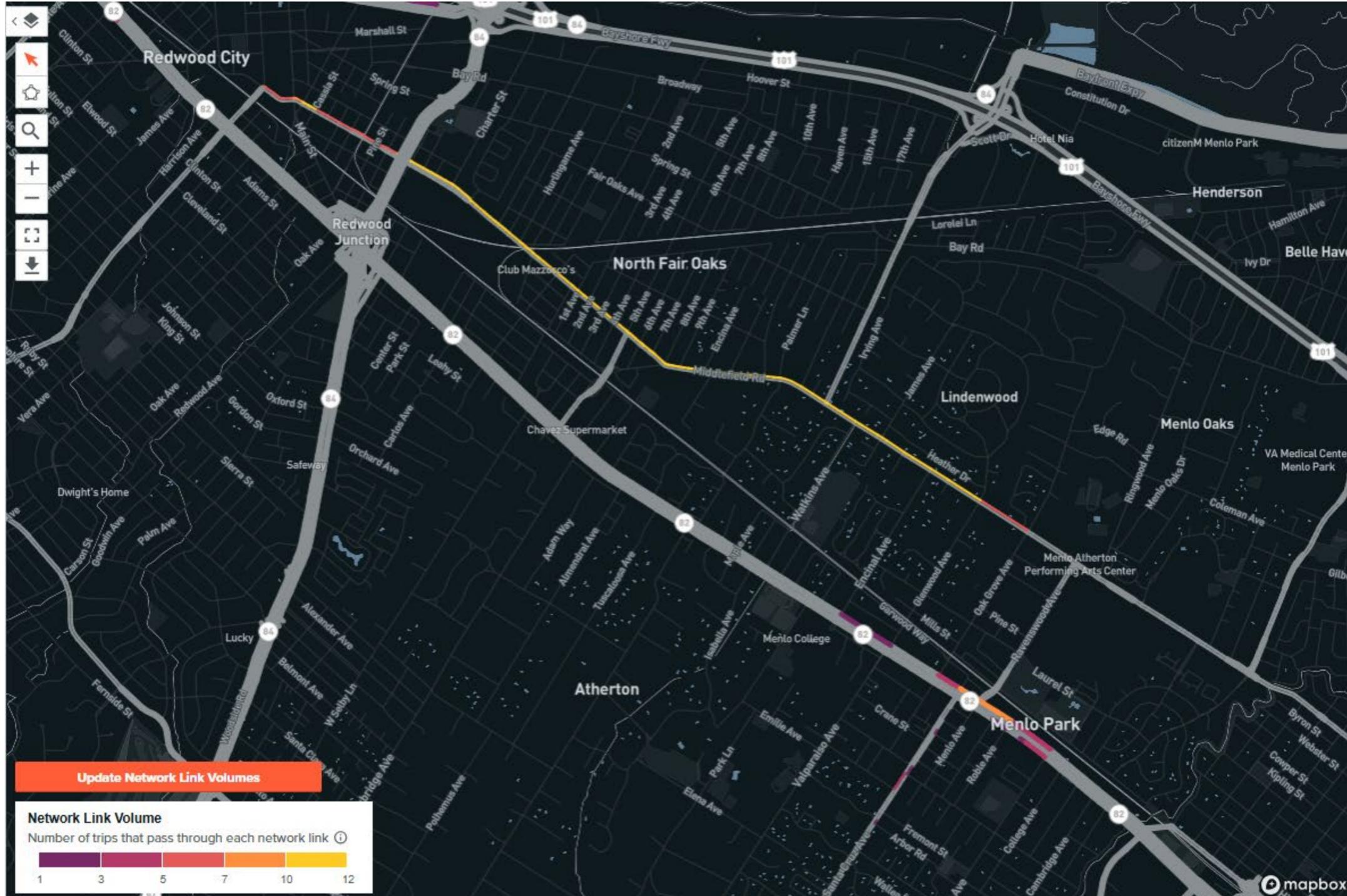


Trip Purpose ⓘ ⌵



Volume (In Local Time) ⓘ ⌵

How do People bike? – Middlefield Rd.



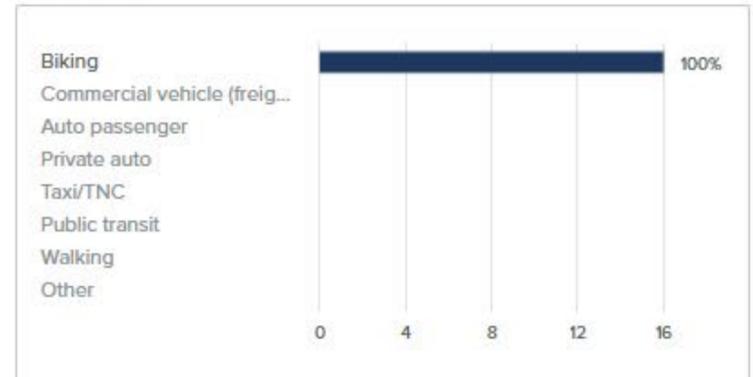
Summaries

Manage Charts

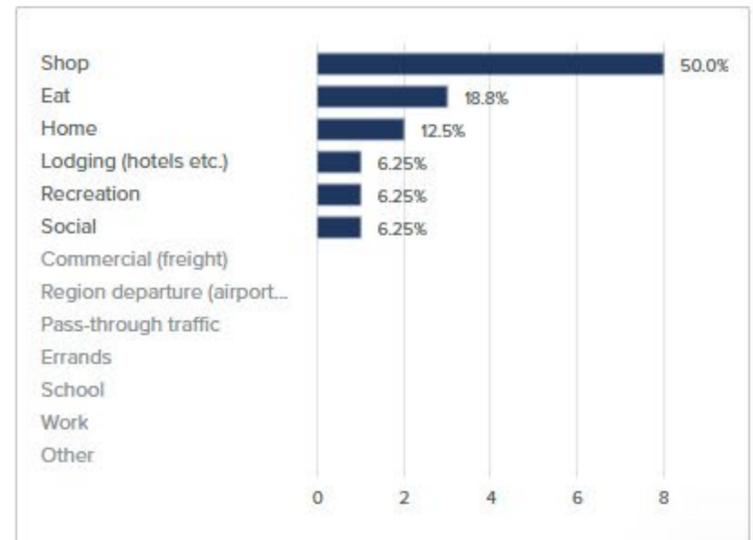
Trips

People

Primary Mode



Trip Purpose



Volume (In Local Time)



LILOLUZO

Can we make biking easier?

- This intersection on Middlefield road has 5 lanes
- No bike infrastructure
- Could be a good place to make upgrades
- Couple this with engagement/pilots





Thank you!

Jurisdiction Round Robin

1. Do you have any interest in using REPLICA for your city's GHG inventory? Why or why not?

2. Please share an update about a project you've been working on, challenges you've encountered that you'd like to share with the group, ideas, or a request for information or feedback from your colleagues across the County.



Thank you!

