



Legislation Details (With Text)

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Title:	ACCEPT public comments and CONSIDER recommending adoption of the Contra Costa County Clean Energy Roadmap for Existing Buildings to the Board of Supervisors.				
Attachments:	1. Attachment 1_Summary of Public Comments Received, 2. Attachment 2_350 Contra Costa Action Public Comment Letter_4-21-25, 3. County Clean Energy Roadmap for Existing Buildings_FINAL DRAFT CLEAN_9-2-25				

Date	Ver.	Action By	Action	Result	Tally
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SUSTAINABILITY COMMITTEE

Meeting Date: September 8, 2025

Subject: ACCEPT public comments and CONSIDER recommending adoption of the Contra Costa County Clean Energy Roadmap for Existing Buildings to the Board of Supervisors

Submitted For: SUSTAINABILITY COMMITTEE

Department: DEPARTMENT OF CONSERVATION & DEVELOPMENT

Presenter: Demian Hardman-Saldana || Principal Planner | DCD

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Referral History:

On May 15, 2023, the Sustainability Committee directed staff to develop a roadmap for converting existing buildings to be all-electric.

On November 5, 2024, the County Board of Supervisors adopted the Contra Costa County 2045 General Plan and Updated 2024 Contra Costa County Climate Action and Adaptation Plan (CAAP). The CAAP establishes greenhouse gas (GHG) reduction goals to be 40% below 1990 levels by 2030, and to achieve net carbon neutrality by 2045, consistent with the State’s goals.

CAAP Strategy BE-2 includes an implementation action calling for the creation of a detailed County roadmap to convert existing homes and businesses to use low-carbon or carbon-free appliances. It also states that the roadmap shall prioritize equity to minimize the risk of displacement or significant disruptions to existing tenants.

Referral Update:

On March 10, 2025, the Sustainability Committee received a report on the Draft Clean Energy Roadmap for Existing Buildings (Roadmap) released for public review on March 5, 2025. A proposed timeline was provided recommending a 30-day public comment review period with a final draft of the Roadmap planned for consideration by the Committee later in the year for a recommendation to the Board of Supervisors. The Committee also provided feedback on the draft Roadmap, requesting that the Roadmap include how it will

support the Bay Area Air District (BAAD) Rules 9-4 and 9-6, which ban the purchase of nitrogen oxide (NOx) emitting water heaters (i.e., gas water heaters) for residential buildings or standard commercial and industrial spaces starting in 2027, ban the purchase of furnaces that emit NOx (i.e., gas burning furnaces) starting in 2029, and ban the purchase of larger commercial water heaters that emit NOx beginning in 2031.

Public Outreach on Draft Roadmap

After the March 10, 2025, Sustainability Committee meeting, staff created a dedicated Clean Energy Roadmap webpage with information about the draft Roadmap and how to submit public comments. Public comments were received for 30 days, from March 25, 2025, through April 24, 2025, with the public able to submit written comments via email to staff or through an online form on the Clean Energy Roadmap website.

The website also included information about two virtual information sessions available for the public to attend via ZOOM on April 9th and April 16th. Information about how to review and submit comments on the Draft Roadmap was also included in the Spring 2025 edition of County's Sustainability Newsletter.

In addition, staff also presented an overview of the draft Roadmap at the Contra Costa All-Electric Working Group meeting in April, a quarterly meeting that includes industry professionals, non-profit leaders, and local government staff within the County interested in transitioning buildings to be all-electric.

Summary of Public Comments Received

The main themes emerging from the public outreach conducted included stakeholder collaboration, questions around timelines and goal setting, and community engagement. 350 Contra Costa Action provided both verbal and written comments. A full summary of public comments received is included in Attachment 1.

Edits to Draft Clean Energy Roadmap

Based on comments received the public comment review period and final review of the draft Clean Energy Roadmap from staff, the following is a summary of the major changes made to the draft Roadmap:

1. Added a new Section, a Roadmap Implementation Action Plan Section (Section 11). This section was added to address general comments received from the public about timelines, setting goals, and provide more details on how the Roadmap will be implemented moving forward. It outlines a timeline for completing some of the key next steps recommended and outlines an implementation action plan framework to create a Roadmap Implementation Action Plan. The Implementation Action Plan also requires, among other things, specificity on how the Roadmap will support current State and Regional initiatives, such as BAAD rules on building appliances. Additionally, it requires that a Clean Energy Roadmap webpage be maintained with regularly updated information on the topic of converting buildings to be all-electric. Both the Implementation Action Plan and website are to be completed within 12 months of when the Roadmap is adopted by the County. Furthermore, it specifies that the Implementation Action Plan be examined on an annual basis to allow for any adjustments, as needed.
2. All Sections. Made language edits to improve accuracy and clarity, including adding images and illustrations.

3. Executive Summary. Added new opening paragraph, reordered recommendations and next steps section, and added summary information on the new Section added, Roadmap Implementation Action Plan.
4. Section 3, Existing All-Electric Policies and Programs. Updated language reflects summary of overall changes to the State's Building Code (Title 24), adds information about new Assembly Bill (AB 130), related to building code standards for new residential construction and includes more information about specific local energy efficiency pilot/rebate or grant programs being offered in the County.
5. Section 5, Cost Analysis. Added language that locally generated clean energy with battery storage could benefit County residents and businesses.
6. Section 6, Funding and Financing Opportunities. Updated content related to various programs and incentives being offered.
7. Section 10, Next Steps. Reordered the listed Action Items and Recommendations included in report.

Recommendation(s)/Next Step(s):

ACCEPT public comments and CONSIDER recommending adoption of the Contra Costa County Clean Energy Roadmap for Existing Buildings to the Board of Supervisors

Fiscal Impact (if any):

Measure X funding is allocated to cover the staff time associated with the development and implementation of the Roadmap.

If the Roadmap and its Implementation Action Plan are adopted by the County, other funding sources will also need to be identified to facilitate all-electric building conversions.