

Building Industry Association of San Diego  
Building Owners and Managers Association  
Greater San Diego Association of REALTORS  
Industrial Environmental Association  
National Association of Industrial and Office Properties  
San Diego County Apartment Association  
San Diego Regional Chamber of Commerce

January 15, 2014

Nicole Capretz  
Director of Environmental Policy  
Office of the Mayor  
City of San Diego  
San Diego, CA 92101

**RE: Comments regarding the Draft City of San Diego's Climate Action Plan (CAP).**

Dear Ms. Capretz:

The above organizations represent approximately 6,100 member businesses that employ over 400,000 people in the San Diego region; approximately 80 percent with fewer than 50 employees. We are submitting comments in regards to the City of the San Diego's draft Climate Action Plan (CAP). We respectfully request that city staff, the city council, and the Mayor's office take our comments and positions below into consideration during the implementation of the CAP.

Our coalition last submitted its letter dated September 27, 2012 to the attention of Linda Pratt, City of San Diego's Environmental Services Department in response to the City's proposed Climate Mitigation and Adaptation Plan (CMAP). Understanding that the City's new draft CAP proposes more aggressive goals to reduce the City's Greenhouse Gas (GHG) emissions by 49 percent by 2035, we still ask that the City's decision makers take into account economic expansion and job growth along with environmental stewardship. Many of the comments in this letter will reiterate the same recommendations and principles addressed in the coalition's previous letter to the City. We still respectfully request that you consider the following:

- 1. The City should concentrate on achieving 2020 targets first before adopting policies for achieving 2035 target levels.** We disagree with the CAP's premise that San Diego cannot accomplish its 2035 targets through existing state and federal efforts. The draft report acknowledges that the city is expected to achieve its 2020 goals, but not reach its 2035 or 2050 targets. How can the CAP make this assumption based on past and current data? The study does not readily provide factual or scientific arguments foretelling that San Diego will fail to reach its 2035 targets. In the past year, state and federal agencies like the Air Resources Board, California Energy Commission, and Environmental Protection Agency continue to issue new guidelines to achieve greater GHG reductions. Further, the report does not address shifts in

public behavior toward climate change, changes in market forces, and new technologies causing greater declines in GHG emissions.

- 2. The City should adopt a reasonable climate change strategy that coincides, not conflicts, with ongoing state and federal government efforts.** As previously mentioned, the state and federal governments have been implementing and considering policies aimed at reducing greenhouse gas emissions. There are a wide variety of guidelines pertaining to transportation, energy generation and efficiency, renewable energy, and other build design measures that are under consideration or have been recently adopted. For example, there are policies to expand and incentivize the use of alternative modes of transit and vehicles that use alternative fuels like natural gas or electricity, and higher CAFÉ standards for personal and commercial vehicles recently enacted by the federal government.

In recent years there have been significant changes to the state's building codes on new and existing development, and the California Energy Commission (CEC) already endorses its strategic plan to have a zero net energy policy for new homes by 2020 and zero net energy buildings by 2030. There are other regulations regarding water conservation and efficiency for existing homes and buildings. San Diego's General Plan already focuses on local planning strategies that promote smart growth and transit oriented development.

- 3. The City should focus on voluntary and incentive-based programs that are cost effective.** Voluntary and incentive-based programs should remain the focus of the draft CAP. Reinforcing the benefits of going 'green' coupled with strong incentives encourage more property owners and are less cost prohibitive. Greater incentives should be provided to those who want to exceed present AB 32 targets. In addition, the City should engage the development community in a permit expedite program for projects willing to consider additional GHG reduction measures. It's our understanding this was discussed in the past but never implemented.
- 4. Our organizations are concerned with the CAP's impact on job development.** Why is the unionization of workers and creating union jobs a CAP priority? The CAP should concentrate on long term growth of middle-wage jobs in all sectors, union or non-union. The CAP states its climate action policies will create new 'green' jobs. To be clear, our organizations support the green economy and the creation of jobs in this sector. San Diego is a leader in the green economy, and our organizations urge the city to help it flourish. However, the CAP not only should consider the creation of jobs in the green economy, but it should also consider jobs created or lost in other sectors as a result of the CAP's adoption.

In addition, we feel the City is developing conflicting policies with the CAP and the Economic Development Strategy (EDS). For example, the EDS defines manufacturing as an economic base sector, but the CAP is placing energy reduction mandates on manufacturing facilities that are infeasible and have become a significant problem for other jurisdictions to define, implement and achieve. Further, mandating energy reduction standards above and beyond those identified in the California Green Building Code provides a substantial competitive disadvantage to our existing business and those looking to relocate or expand within San Diego.

The California Air Resources Board (CARB) recently begun reviewing its climate change policies and their impact on jobs and the economy. Like the CARB, the City also should perform 'Job Leakage' analysis to determine the impact of its climate action policies on local jobs and the economy. The City also should study the long-term sustainability of jobs impacted by climate action policies, and the longevity of 'green' jobs and jobs in other sectors in the next ten and twenty years?

In regards to our organizations' principles, the following examples are policies or strategies our organization could SUPPORT:

- The City study the aggregate of the City's GHG emissions over a period of several years before considering more aggressive GHG reduction policies.
- Support CAP recommendations that focus on transportation, energy, water conservation, and waste where the GHG emissions are the greatest.
- Support the expansion and increase promotion of the City's Property Assessed Clean Energy (PACE) program.
- Support Energy Upgrade California and other similar programs that focus on financial assistance for retrofitting existing homes.
- The City and the utilities should continue promoting the benefits of retrofitting existing building and homes through professional associations and organizations.
- Adopt a Sustainable "Green" Housing Expedite program for new structures or existing homes and buildings. Offer larger incentives to developments that exceed existing state or city guidelines.
- Continue modernizing its vehicle fleet with vehicles that use alternative fuels such as natural gas or electricity.
- Update Community Plans where it is appropriate to accommodate smart growth and transit oriented development, and projects with greater densities.
- Enact a Parks Master Plan and update the City's parks definition.
- Support SANDAG measures to reduce vehicle miles traveled for commercial and passenger vehicles through carpooling, vanpooling, buspooling, bottleneck relief, HOV/HOT lanes, and safe routes to school. Promote other methods such as telecommuting and flexible work schedules to reduce congestion and GHG emissions.
- Continue implementation of state appliance standards.
- Fully implement a Smart Energy Management & Monitoring System within all City facilities to monitor energy costs and consumption. Based on results, identify opportunities for greater efficiency and demand response by 2015.
- Implement the City's Energy Strategy Goal to reduce citywide energy consumption by 50 megawatts, using 2001 as baseline (Resolution #R-295074).
- Continue retrofitting all street and outdoor lighting to broad spectrum by 2015.
- Expand stakeholder involvement for developing an implementation plan to meet GHG reduction targets such as Retrofit Advisory Council. Any advisory groups need to include several representatives of the business community and utilities.
- Continue promoting the benefits of water conservation, water reclamation, and advanced water recycling (direct and indirect potable reuse) and expand the use of reclaimed water and advanced treated water through direct and indirect potable reuse.

- Support efforts to increase recycling construction materials and transport less waste to local landfills.
- Support the development and use of biogases and biofuels.
- Require all mandatory programs to provide cost-benefit analysis determining the efficacy of the policy and its potential short and long-term costs to affected industries and the economy.
- The Development Services Department (DSD) be the lead city department in implementing the CAP strategy. DSD is already in charge of the city's ministerial permit processing, building codes, and planning activities. It constantly monitors changes to county and state codes, and is in the process of developing the City's sustainable expedite policy.

The following are CAP policies or strategies our organizations would OPPOSE:

- Requiring new and existing construction to exceed Title 24 standards by 15% before 2020. The state already routinely updates its building standards with higher standards.
- Requiring building owners to disclose the energy consumption data of all nonresidential buildings, to inform prospective parties as part of a whole-building transaction. This is already being required under state law (AB 1103).
- Any mandatory retrofit requirements for existing commercial buildings prior to sale or lease.
- Requiring property owners to provide point-of-sale or point-of-lease water consumption data for residential and non-residential buildings.

We urge the city council to accept our recommendations. We believe our suggestions can preserve the environment, expand business development, and create more jobs. We welcome the opportunity to meet with you to discuss our recommendations.

Sincerely,



Jerry Sanders  
President & CEO



Leslie Kirkpatrick  
2014 President  
Greater San Diego Association of Realtors



Jack Monger  
Executive Director  
Industrial Environmental Association

CH:mn