

DOCKETED	
Docket Number:	19-BSTD-06
Project Title:	Local Ordinances Exceeding the 2019 Energy Code
TN #:	231284-8
Document Title:	Town of Windsor 2019 Att 7 Notice of Exemption Filed 2019-10-21
Description:	N/A
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Organization:	California Energy Commission
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This notice was posted on 10/21/2019
and will remain posted for a period of thirty days
through 11/21/2019

Enclosure 4



Doc No.49-10212019-450 **Town of Windsor**
9291 Old Redwood Highway
P.O. Box 100

Windsor, CA 95492-0100

Planning: (707) 838-1021 / Fax: (707) 838-7349

NOTICE OF EXEMPTION

Deva Marie Proto, County Clerk

BY: *Betsy Penn*

Betsy Penn, Deputy Clerk

To:	<input checked="" type="checkbox"/>	Sonoma County Clerk	From:	Town of Windsor
		585 Fiscal Drive, Room 103		9291 Old Redwood Hwy
		Santa Rosa, CA 95403		Windsor, CA 95942
To:	<input type="checkbox"/>	Office of Planning and Research	Contact:	Ken MacNab, Town Manager
		P.O. Box 3044		kmacnab@townofwindsor.com
		Sacramento, CA 95812-3044		(707)838-5335

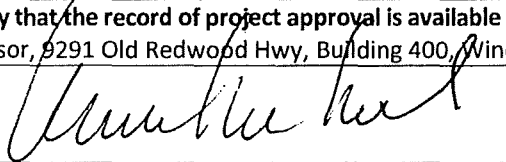
Project Title / File No.:	All-Electric Reach Code / 19-13
Location (address/apn):	Town-wide
Town/County:	Town of Windsor, Sonoma County
Project Applicant:	Town of Windsor
Project Description:	Adoption of an ordinance amending the Windsor Municipal Code Title VII, "Building and Housing," to add Chapter 7, "All-Electric Residential Reach Code." The ordinance will require new construction of single-family homes, detached accessory dwelling units, and multi-family buildings up to three-stories ("low-rise residential") to use electric appliances and mechanical systems. Gas appliances and mechanical systems would not be allowed.
Person/Agency Approving Project:	Windsor Town Council
Date of Approval:	October 16, 2019

Exempt Status:	
<input checked="" type="checkbox"/>	Categorical Exemption 15308: Actions by Regulatory Agencies for Protection of the Environment
<input type="checkbox"/>	Declared Emergency (Section 15071(a))
<input type="checkbox"/>	Emergency Project (Section 15071 (b) and (c))
<input type="checkbox"/>	Ministerial (Section 15073)
<input type="checkbox"/>	Statutory Exemption: Section
<input checked="" type="checkbox"/>	CEQA Guidelines Section 15061(b)(3): Common Sense Rule that CEQA applies only to projects, which have the potential for causing a significant effect on the environment.

Reasons Why Project Is Exempt: The project is exempt under CEQA Guidelines Section 15308: Actions by Regulatory Agencies for Protection of the Environment, because it is an action taken by local ordinance to assure the maintenance, restoration, enhancement, or protection of the environment. The project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3) based on the following: (1) the standards included in the All-Electric Residential Reach Code are more protective of the environment than the State Standards (2019 California Energy Code Title 24, Part 6), and there are not reasonably foreseeable adverse impacts.

The project would result in a shift from the use of gas and electricity (mixed-fuel) in new low-rise residential development to using only electricity in new low-rise residential development. This would result in a reduction in GHG emissions as a result of switching to all-electric. The Town estimated the potential increase in electricity use resulting from the all-electric requirement using: (1) the 2019 Cost Effectiveness Study for Low-Rise Residential New Construction which compared the energy use of mixed-fuel and all-electric low-rise residential buildings; (2) the Town's 2040 General Plan EIR that identified the electricity used by low-rise residential buildings; (3) two development scenarios, one based on the

2040 General Plan and one based on the Town's 10-year historical growth rate; and (4) the Town's installation of a new solar facility. Based on the analysis, it was determined that: (1) any increase would be small, incremental and would occur overtime; and (2) any increase would be offset by the new solar facility estimated to be operational in November 2019. The Town also received a letter from PG&E stating that it was able to serve any increase in electricity demand resulting from the all-electric requirement. Additionally, the California Energy Commission adopted a Negative Declaration (ND) for the 2019 California Energy Code. The ND analyzed potential impacts of the 2019 Energy Code, including potential impacts associated with adoption of an all-electric requirement for new construction of low-rise residential development.

Lead Agency:	Town of Windsor		
Contact Person/Information:	Ken MacNab, Town Manager, kmacnab@townofwindsor.com		
This is to certify that the record of project approval is available to the General Public at: Town of Windsor, 9291 Old Redwood Hwy, Building 400, Windsor, CA 95492			
Signature:		Date:	OCT. 17, 2019