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Attachment A

Section 1. Findings: The City Council hereby finds the following facts to be true:

- A. Scientific evidence has established that natural gas combustion, procurement and transportation produce significant greenhouse gas emissions that contribute to global warming and climate change;
- B. On June 18th, 2019, the Half Moon Bay City Council adopted a climate emergency declaration, calling for a mobilization effort to end citywide greenhouse gas emissions as quickly as possible;
- C. In November 2019, Half Moon Bay City Council adopted a Sustainability Implementation plan that put Half Moon Bay on a path to reduce greenhouse gas emissions in response to climate change;
- D. The City recognizes the need for an organized and equitable transition away from fossil fuels used in buildings and transportation;
- E. The additions and modifications to the California Energy Code and Green Building Standards Code listed below are reasonably necessary because of the following local climatic, geologic and topographical conditions:
 1. The City limits of Half Moon Bay includes and borders areas that are considered by the State Fire Hazard Severity zone mapping system to be of High and Very High fire hazard. As such, the City is extremely vulnerable to wildfires, and human activities releasing greenhouse gas into the atmosphere cause increases in worldwide average temperature, drought conditions, vegetative fuel, and length of fire seasons, all of which have the potential to affect Half Moon Bay;
 2. Half Moon Bay is within the Coastside Fire Protection District, which is located within a high activity seismic Zone 4. The San Andreas Fault, as well as faults that are not fully charted, are within immediate boundaries of the District. The seismic geological conditions present a very severe potential for multiple fires, major breakage of water mains, major breakage of natural gas mains, multiple electrical power failures, multiple collapsed structures, large number of calls for emergency medical aid, all of which may occur simultaneously during a seismic event;
 3. Half Moon Bay is situated along the Pacific Coastline and the potential impacts of sea level rise are anticipated to increase the City's exposure to shoreline hazards. Human activities releasing greenhouse gas into the atmosphere cause increases in Rising sea levels are likely to affect the amount of area in the city at risk of coastal flooding, the rate of erosion along the shoreline and bluffs, the area of the City's tsunami inundation zone, and potential seawater intrusion into riparian systems and groundwater supplies. Loss of shoreline due to rising waters may also threaten the stability of coastal habitats, recreation areas, public access, and infrastructure.

4. Vehicular traffic through Half Moon Bay is significant and continues to increase as Half Moon Bay is a tourism destination as well as the location of residential projects. Moreover, the observed increase in plug-in electric vehicle adoption reduces the climate impact of vehicular greenhouse gas emissions;
5. Locally generated and stored renewable energy, such as the energy generated through a rooftop photovoltaic system, provides an opportunity to further increase the availability of carbon-free energy and reduce the climate impact from building energy.

Based on the above facts, the City Council makes the following finding: that Half Moon Bay’s local, geological, topographical, and climatic conditions require amendments to the California Energy Code and the California Green Building Standards Code to establish more restrictive conditions to reduce greenhouse gas emissions in new buildings, thereby reducing the environmental and health hazards produced by the consumption and transportation of natural gas, and to promote electric vehicle charging infrastructure and additional green building measures as summarized in the matrix included hereto in Section 2.

Section 2. Matrix of Justifications.

Matrix of Justifications for Local Amendments to 2019 California Energy Code (Title 24, Part 6)						
Half Moon Bay Municipal Code Section(s)	State Code Section(s)	Title	Add	Deleted	Amended	Justification (see Section 1)
14.04.040	140.3(a)(10)	Nonresidential, High-Rise Residential, and Hotel/Motel Occupancies – Performance and Prescriptive Compliance Approaches for Achieving Energy Efficiency			x	1, 2, 3, 4
14.04.040	150.1(c)13	Battery Storage Pre-Wire	x			1, 2, 3

Matrix of Justifications for Local Amendments to 2019 Green Building Standards Code (Title 24, Part 11)

Half Moon Bay Municipal Code Section(s)	State Code Section(s)	Title	Add	Deleted	Amended	Justification (see Section 1)
14.04.120	4.106.4	Electric vehicle (EV) charging for new construction			x	1, 2, 4
14.04.120	4.106.4.1	4.106.4.1 New one- and two family dwellings, town- houses with attached private garages, and ADUs with parking.			x	1, 2, 4
14.04.120	4.106.4.2.2	Electric vehicle charging space (EV space) dimensions			x	1, 2, 4
14.04.120	4.106.4.2.3	Single EV space required		x		1, 2, 4
14.04.120	4.106.4.2.3	Automated Load Management Systems	x			1, 2, 4
14.04.120	4.106.4.2.4	Multiple EV spaces required		x		1, 2, 4
14.04.120	4.106.4.2.5	Identification		x		1, 2, 4