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10/10/2022

(R-2023-137)

RESOLUTION NUMBER R- 314377

DATE OF FINAL PASSAGE OCT 11 2022

A RESOLUTION OF THE COUNCIL OF THE CITY OF
SAN DIEGO ESTABLISHING NEW COUNCIL POLICY 900-03
TITLED "ZERO EMISSIONS MUNICIPAL BUILDINGS AND
OPERATIONS POLICY."

WHEREAS, in 2015, the City of San Diego (City) adopted the Climate Action Plan (CAP) with municipal Green House Gas (GHG) reduction targets of 15% by 2020 and an additional 25% by 2035 from a 2010 business-as-usual (BAU) baseline; and

WHEREAS, the 2015 CAP also directed staff to prepare a Municipal Energy Strategy and Implementation Plan for presentation to Council and in 2020, the Sustainability & Mobility Department released the Municipal Energy Strategy (MES) which included an updated municipal GHG reduction goal: zero emissions facilities by 2035; and

WHEREAS, this goal is incorporated into the 2022 CAP update that was adopted by the City Council earlier this year; and

WHEREAS, the Sustainability & Mobility Department prepared a Municipal Energy Implementation Plan (MEIP), which provides more detail on GHG reduction opportunities among City assets, and describes specific projects, programs, and policies that will take the City toward its goals of zero emissions municipal facilities and a nearly all-electric fleet by 2035; and

WHEREAS, the City has over 400 municipal facilities burning natural gas to heat water and indoor spaces, and over 4,000 fleet vehicles on the road each day, of which fewer than 50 are currently all-electric; and

WHEREAS, the proposed Council Policy 900-03, titled Zero Emissions Municipal Buildings & Operations Policy (ZEMBOP), is a critical step toward achieving the municipal zero emissions goal by 2035 by holding the City accountable to hitting the updated CAP targets and timelines; and

WHEREAS, with the adoption of ZEMBOP, new municipal facility construction projects will be required to be all-electric, 10% more efficient than the State code, and designed to include a solar or other renewable energy system to help offset the facility's electricity load; and

WHEREAS, under the ZEMBOP, all fleet parking spaces in associated parking lots must be EV Ready (i.e. wiring to the spaces), and 50% of staff and public spaces must be EV Capable (i.e. conduit to the spaces). The facility must have electric panel capacity for eventual charging stations at all EV spaces; and

WHEREAS, for the City's existing municipal facilities, the policy is triggered any time a natural gas burning system is being replaced and requires the new equipment to be electric. The policy is also triggered by what the policy defines as a major renovation: a project that includes improvements to two or more building systems and/or a parking lot repaving; and

WHEREAS, the ZEMBOP includes some exemptions designed to minimize disruptions to critical services and provide time for the market to mature around more industrial electric solutions and the Sustainability & Mobility Department intends to update the ZEMBOP in approximate three-year increments to reflect the rapidly-advancing market for electric solutions; and

WHEREAS, the Sustainability & Mobility Department will work with the Department of Real Estate & Airport Management to incorporate the policy into all new ground leases of City-owned property with an effective date of January 1, 2024 or later where such leases are for a duration of three years or greater and require approval of the City Council; and

WHEREAS, the ZEMBOP requires Asset Managing Departments (AMDs) to look ahead and plan out decarbonization efforts between now and 2035 for their facilities and fleet infrastructure; and

WHEREAS, the policy requires each AMD to provide Fossil Fuel Elimination Plans and Fleet Charging Plans by January 1, 2024; and

WHEREAS, the Environment Committee of the City Council heard and recommended approval of establishing new Council Policy 900-03 on July 21, 2022 with additional language to address new leases and lease renewals; and

WHEREAS, the Office of the City Attorney has drafted this resolution based on the information provided by City staff, including information provided by affected third parties and verified by City staff, with the understanding that this information is complete, true, and accurate; NOW, THEREFORE,

BE IT RESOLVED, by the City Council of the City of San Diego, that Council Policy 900-03, titled "Zero Emissions Municipal Buildings and Operations Policy" is established as set forth in the document on file in the Office of the City Clerk as Document No.

RR- **314377**

BE IT FURTHER RESOLVED, that the City Clerk is instructed to update the Council Policy Manual to include Council Policy 900-03.

APPROVED: MARA W. ELLIOTT, City Attorney

By /s/ Corrine L. Neuffer
Corrine Neuffer
Chief Deputy City Attorney

CLN:cm
July 8, 2022
Or.Dept: Sustainability Department
Doc. No. 3024972

I certify that the foregoing Resolution was passed by the Council of the City of San Diego, at this meeting of OCT 10 2022.

ELIZABETH S. MALAND
City Clerk

By *Connie Patterson*
Deputy City Clerk

Approved: 10/11/22
(date)

Todd Gloria
TODD GLORIA, Mayor

Vetoed: _____
(date)

TODD GLORIA, Mayor

Passed by the Council of The City of San Diego on OCT 10 2022, by the following vote:

Councilmembers	Yeas	Nays	Not Present	Recused
Joe LaCava	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jennifer Campbell	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Stephen Whitburn	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Monica Montgomery Steppe	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Marni von Wilpert	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chris Cate	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Raul A. Campillo	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vivian Moreno	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sean Elo-Rivera	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Date of final passage OCT 11 2022.

(Please note: When a resolution is approved by the Mayor, the date of final passage is the date the approved resolution was returned to the Office of the City Clerk.)

AUTHENTICATED BY:

TODD GLORIA
Mayor of The City of San Diego, California.

(Seal)

ELIZABETH S. MALAND
City Clerk of The City of San Diego, California.

By Connie Patterson, Deputy

Office of the City Clerk, San Diego, California
Resolution Number R- 314377