



**HESCHONG
MAHONE
GROUP**

**Consultants
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AB 1103 Working Group – Meeting Notes

Thursday, February 24, 2011 – 10:00-11:15am

Attending:

California Association of Realtors: Jennifer Svec, Elizabeth Gavric
California Business Properties Association: Matthew Hargrove
California Energy Commission: Robin Mayer, Joe Loyer, Craig Hoellworth
California Public Utilities Commission: Jordana Cammarata
CB Richard Ellis: Lisa Colicchio
City of Palo Alto: Bruce Lesch
Energy Coalition: Laurel Rothschild
Heschong Mahone Group: Amy Barr
Institute for Market Transformation: Andrew Burr
Pacific Gas and Electric Company: Theda Silver-Pell
Resource Media: Debbie Slobe
Seattle Department of Planning & Development: Jayson Antonoff
Sempra Utilities: Glenda Towns
Southern California Edison: Matt Evans, Bob Levine
The Irvine Company: Rich Bluth, Jim Monn
U.S. Environmental Protection Agency: Peter Flippen, Tracy Narel

- 1) Status of rulemaking
 - a) Identify issues to address at this meeting
 - b) Formally start rulemaking next week
 - c) Adoption date: September 2011 (if follow through all milestones to adopt regs and everything goes as scheduled)
 - i) Effective date: January 1, 2012
 - d) CEC needs to do impact evaluations on how would affect business, utilities, etc
 - i) Form 399: state wants to know how regs will impact finances of private sector
 - ii) Need info on sales and leases, yearly transactions, what transactions look like (steps, timeline to execute contract, etc)



- (1) CoStar: database on real estate transactions
- (2) Department of Real Estate
- (3) CPUC might have data
- (4) CBPA, CAR, mortgage associations might have information

2) Draft Regulations

- a) Clarify how to determine square footage (should match ENERGY STAR®)
 - i) Will add 'gross' before all references to square footage
- b) Dates in abstract to be updated to reflect January 1, 2012 start date
- c) Section 1683: release of tenant data – CEC thinks are enough options for protecting customer data that don't need more details
 - i) Add 'valid' before 'request from a building owner ...'
 - ii) PG&E still needs order from CPUC to comply because current language wouldn't meet their attorney's requirements
 - (1) CPUC waiting for regs to come out. Once out, will do a staff initiated resolution that will address this issue. Waiting for regs because want to be able to point to it.
- d) Section 1683 (d): regarding reference to Section 1685 – clarify which schedule
 - i) Delete reference or specify disclosure schedule, implementation schedule, etc
- e) Section 1683 (f): add 'penalties or liabilities under this Title.' to end of last sentence

3) Utility Requirements

- a) CEC has been contacted by smaller utilities
 - i) They are coming on board and getting ready
 - ii) Most are looking to see how they can set up their systems to conveniently and simply upload data
- b) Utilities will need to use ABS
 - i) In interim, until all get set up, functional equivalents will be acceptable
- c) Ability to identify all meters associated with a building
 - i) PG&E and SCE not able to ID based on one meter source
 - ii) PG&E's solution



- (1) Owner required to ID all meters going to building
 - (2) PG&E uploads disaggregated energy use data (not any info that could identify the individual accounts)
- 4) Additional notes
- a) This is the last working group meeting, unless something happens to delay the rulemaking further
 - i) Use CEC's website to stay on top of status of rulemaking
 - ii) Once rulemaking begins, communication to be included in procedures needs to be more formal