

James Chavez

From: Susan Miller [REDACTED]
Sent: Friday, March 7, 2025 7:22 PM
To: Clerk of Board; cityclerk@santa-ana.org
Subject: [EXTERNAL] RE: Proposed rules 1111 and 1121

Hello Please forward this to the proper department- thank you:

To Whom it May Concern: I support AAOC's position that this would be a disastrous regulation and am asking for your help to defeat this bill. As a property manager for many small mom & pop rental owners this would devastate the small rental investors and force them to sell their property.

Thank you

<https://www.aaoc.com/news/aqmd-moves-to-force-replacement-of-gas-furnaces-and-water-heaters>

Proposed rules 1111 and 1121 will be presented for formal consideration and action at the SCAQMD Board Meeting on May 2, 2025.

The proposed regulations are extremely problematic. Not only would they impact housing affordability due to the prohibitively high cost of compliance, but there is also insufficient infrastructure to support the increased electrical loads and demand that would be created. Additionally, the regulations would result in countless families being displaced as their rental units would be uninhabitable due to the extensive work and disruption that would result as multifamily properties seek to comply.

Compliance will likely cost tens of thousands of dollars - or more - for each rental property in Southern California.

Respectfully
Susan Miller
Tustin Resident

James Chavez

From: Cathy Nelson [REDACTED]
Sent: Tuesday, March 11, 2025 4:57 PM
To: Clerk of Board
Subject: [EXTERNAL] Disagreement with Proposed Rule 1111

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Clerk

I would like to express my disagreement with proposed Rule 1111. I worry that these rules, as currently written, will disproportionately burden local businesses, homeowners, and housing providers—especially those relying on older equipment with limited affordable alternatives. The financial implications of these rules could lead to higher costs for both residential and commercial properties, driving up energy bills and placing an undue financial burden on property owners. I urge AQMD to consider the economic realities faced by our residents and businesses when finalizing these policies.

Regards,
Cathy Nelson

Sent from my iPhone

James Chavez

From: Tommy Louie [REDACTED]
Sent: Thursday, March 13, 2025 9:25 AM
To: Clerk of Board
Subject: [EXTERNAL] Opposition to Proposed Rules 1111 and 1121

Follow Up Flag: Follow up
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Dear Clerk and Board:

I am sending you this email to express my opposition to the proposed rules 1111 and 1121.

As a housing provider we believe that the exorbitant costs to replace existing gas powered water heaters and furnaces will not only make housing less affordable, and become dependent on an increasingly burdened and as such less reliable energy source - we are also opposed to the fact that this will likely displace countless residents while these units are replaced.

Further, we find that this is environmentally insensitive to take existing operationally dependable furnaces and water heaters out of their useful lives. This frivolous waste is antithetical to the concept of conservation.

Please record my opposition not only on my own behalf - but on those of the already burdened tenants in the multifamily units across this state that can no longer afford these impositions on their daily lives.

Sincerely,

Thomas Louie

James Chavez

From: John Berry [REDACTED]
Sent: Thursday, March 13, 2025 12:09 PM
To: COB
Subject: [EXTERNAL] Taking out my gas stove flames my butt!

Follow Up Flag: Follow up
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COB --

What in the hell are you doing? Taking out my gas heater and stove is an expensive nightmare. Forcing everyone to go electric is government tyranny.

John Berry
Voter
Homeover in Redlands

South Coast Air Quality Management District Mandates

Date March 15, 2025
To South Coast Air Quality Management District (SCAQMD) (cob@AQMD.gov)
Redlands City Councilmembers (thru City Clerk jdonaldson@cityofredlands.org)
[REDACTED] (Upland City Councilmember)
From Sam Wong, MD FACP
Subj City Council Agenda J-5 (Mandatory Transition to Zero-Emission Appliances)

I understand that SCAQMD is proposing a mandatory transition to zero-emission appliances under Rule 1111 (Natural Gas-Fired Furnaces) and Rule 1121 (Water Heaters). The reported intent of this new policy was to eliminate nitrogen oxide emissions which are reported to be a key contributor to smog. I strongly encourage that the Redlands City Council authorize the Mayor to sign a letter to SCAQMD on behalf of the City Council in **opposition to Proposed Amended Rule 1111 and Proposed Amended Rule 1121**.

https://destinyhosted.com/agenda_publish.cfm?id=73352&mt=ALL&vl=true&get_month=3&get_year=2025&dsp=agm&seq=6049&rev=0&ag=453&ln=23476&nseq=6039&nrev=0&pseq=6011&prev=0#ReturnTo23476

While there may be financial incentives for those who implement such a transition, those incentives ultimately are sourced from taxpayers – NOT the state or local governments. In addition, such financial incentives are often given as a single episode as the resident transitions at the beginning but not throughout the course of the use of the zero-emission appliance(s). As a taxpayer, I am opposed to such misleading “incentives.”

Conversion costs are often not cost-neutral to those who have limited and fixed income. Implementing such a costly and unnecessary mandate would be discriminatory (particularly age and race/national origin). I would not be surprised if costly litigation arises against SCAQMD on the implementation of such a mandate. Although you may brush such legal costs aside since “the government” will often absorb the costs, I would not be surprised if the tax-paying public will be informed of who specifically signed off on such costly mandates. Un-elected officials are also accountable to the taxpayers.

Sole reliance on a single energy source is fraught with energy-delivery vulnerabilities. We have seen major societal catastrophes when communities relied only on electricity during freezing climate. All successful and well-planned communities have source and process redundancies. That is so very basic to safe and intelligent governance! (Why do you suppose humans have two arms, two legs, two lungs, etc.?)

Respectfully,

Sam Wong, MD FACP
Clinical Professor of Medicine

Disclosure

The content, opinions, and statements provided in this email and/or email thread do not necessarily reflect those of the institutions, organizations or entities mentioned of which the author is affiliated.

James Chavez

From: Wendie Stevens-Rodriguez [REDACTED]
Sent: Saturday, March 15, 2025 5:37 PM
To: COB
Subject: [EXTERNAL] gas appliances

Dear Sirs and Madames,

Hands off my gas appliances.

Thank you,
Sincerely,

Wendie and Art Rodriguez

California citizens

Ben Franklin said "A republic madam, if you can keep it"
The most important political position is that of the private citizen- Justice Louis D Brandeis. We are the leaders we have been waiting for. - Don Dix. "If not us, then who? If not now, then when?"

James Chavez

From: brad payne [REDACTED]
Sent: Monday, March 24, 2025 11:23 AM
To: COB
Subject: [EXTERNAL] gas appliances

Keep your hands off my gas appliances. I just bought a new tankless gas water heater and brand new range. They work great. I've had electric and they suck.
PS. My central gas heater works great also
thanks

James Chavez

From: Jesse Biebesheimer [REDACTED]
Sent: Sunday, March 23, 2025 3:59 PM
To: Clerk of Board
Subject: [EXTERNAL] Opposition to Proposed Amended Rules 1111 and 1121

Dear South Coast Air Quality Management District Board,

As a long time resident of Huntington Beach, I am writing to voice my opposition to the Proposed Amended Rules 1111 and 1121.

I already live in an area subject to the SCAQMD's strict requirements for Ultra-low NOx emitting water heaters and furnaces. I am opposed to further banning or restricting gas-fueled appliances for existing homes, as is proposed.

Furnaces and water heaters are essential appliances in every household. Driving the costs higher though mandates and bans is not fair to lower-income residents. Consumers should be incentivized to adopt these theoretically lower-emission technologies, but they should not be mandated to do so, and traditional gas-fueled products should not be "banned" or removed from the market. This simply serves to limit choice and drive up consumer prices.

Furthermore, when such an appliance breaks down, replacement is typically urgent, stressful, and already very costly. It is not appropriate to force homeowners in need of an urgent replacement to suddenly have to search for electrical contractors to simultaneously replace their electrical panels and wiring in order to accomplish the installation of an electric water heater, furnace, or heat pump. Consumers should have the freedom to do a like-for-like replacement when one of these products breaks down and needs replacement. Even an exception for repairs is not sufficient -- it will drive homeowners to continue to "put bandaids" on problems, when a more cost effective long-term solution is replacement with a brand new similar unit.

It may be reasonable to mandate these changes in brand new construction, but not for existing homes making periodic maintenance replacements.

Thank you for your consideration of this viewpoint.

Regards,

Jesse Biebesheimer
Homeowner
Huntington Beach, California

James Chavez

From: New Creation [REDACTED]
Sent: Saturday, March 22, 2025 6:33 AM
To: COB
Subject: [EXTERNAL] Gas Appliances

Please do not ban the use of gas appliances, my family cannot afford the upgrades, nor the electric bill.
Thank you,
Daniel Kingsley
Riverside Ca.
Sent from my iPhone

James Chavez

From: Liz Morton [REDACTED]
Sent: Friday, March 21, 2025 1:55 PM
To: Clerk of Board
Subject: [EXTERNAL] Opposition to Proposed Rule 1121 and Rule 1111

Board Members,

I am writing to express my strong opposition to the proposed changes under Rule 1121 and Rule 1111, which would mandate the replacement of water heaters and furnaces with electric models in the coming years.

As outlined in Rule 1121, if your water heater breaks after January 1, 2027, you will be required by the government to replace it with an electric model. These electric systems are not only prohibitively expensive but also necessitate significant electrical upgrades to homes or businesses, which will likely involve lengthy permit wait times. Similarly, Rule 1111 targets natural gas furnaces, and if your furnace fails in 2028 or beyond, you will be forced to replace it with electric technology.

The financial impact of these rules could be devastating for homeowners, landlords, and businesses. The cost of implementing these rules could reach tens of thousands of dollars per unit, adding a substantial burden on individuals and families. Moreover, the overall cost to implement these rules across the entire SCAQMD service area is estimated to be at least \$20.4 billion.

While staff promises that costs will decrease over time, that does little to alleviate the immediate financial strain on consumers. These rules will make life in Southern California even more unaffordable, particularly for those already struggling with high living costs.

I urge you to reconsider these proposals and explore alternative solutions that do not place such an undue financial burden on the people of Southern California.

Thank you for your attention to this critical issue.

Sincerely,
Elizabeth Morton
Anaheim Resident & Homeowner