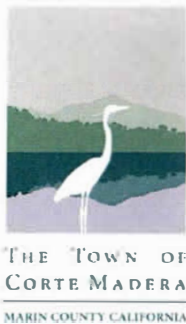


October 3, 2022



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Suite 110
Corte Madera, CA 94925

www.townofcortemadera.org

Town Manager
Town Council
415-927-5050

Town Clerk
415-927-5085

Finance Department
415-927-5055

Central Marin Fire Department
415-927-5077

Planning Department
415-927-5064

Building Department
415-927-5062

Public works Department
628-258-0294

Parks and Recreation Department
415-927-5072

Sanitary District No. 2
628-253-1158

Central Marin Police Authority
415-927-5150

The Honorable Judge James Chou
Marin County Superior Court
P.O. Box 4988
San Rafael, CA 94913-4988

Deborah Haase, Foreperson
Marin County Civil Grand Jury
3501 Civic Center Drive, Room 275
San Rafael, CA 94903

Dear Judge Chou and Foreperson Haase:

Thank you for your recent report, *Electrifying Marin's Buildings: A Countywide Approach*, dated June 6, 2022. Pursuant to Penal Code 933.05, I am writing on behalf of the Town of Corte Madera, to respectfully respond to the report.

The report requests that the Town respond to Findings F1-F6 and Recommendations R1-R3. The Town's response was approved by the Town Council at the August 16, 2022 Town Council meeting and was mailed for official submission to the Grand Jury on August 17, 2022.

On September 21, 2022, staff received notification that the response to Recommendations R2 and R3 were not accepted by the Grand Jury as they required timeframe information as specified by California Penal Code Section 933.05. Staff made the necessary corrections to Recommendations R2 and R3 and the Town Council approved these new responses on October 3, 2022.

Attached you will find a submission of the accepted responses for Findings F1-F6 and Recommendation R1 combined with the revised responses for Recommendation R2 and R3.

Please accept our appreciation for the service you provide to the residents of Marin County, and for addressing this important issue. Should you have any questions regarding this response, please contact the Town Clerk, Rebecca Vaughn, at (415)927-5085 or rvaughn@tcmmail.org.

Sincerely,

Fred Casissa
Mayor

AGENCY RESPONSE TO GRAND JURY REPORT

Report Title: *Electrifying Marin's Buildings: A Countywide Approach*

Report Date: June 6, 2022

Response Date: October 3, 2022

Agency Name: Town of Corte Madera **Agenda Date:** 10/3/2022

Response by: Fred Casissa **Title:** Mayor

FINDINGS

- I (we) agree with the findings numbered: F1 - F6
- I (we) disagree *partially* with the findings numbered: N/A
- I (we) disagree *wholly* with the findings numbered: N/A

(Attach a statement specifying any portions of the findings that are disputed; include an explanation of the reasons therefor.)

RECOMMENDATIONS

- Recommendations numbered N/A have been implemented.
(Attach a summary describing the implemented actions.)
- Recommendations numbered R1 and R3 have not yet been implemented, but will be implemented in the future.
(Attach a timeframe for the implementation.)
- Recommendations numbered N/A require further analysis.
(Attach an explanation and the scope and parameters of an analysis or study, and a timeframe for the matter to be prepared for discussion by the officer or director of the agency or department being investigated or reviewed, including the governing body of the public agency when applicable. This timeframe shall not exceed six months from the date of publication of the grand jury report.)
- Recommendations numbered R2 will not be implemented because they are not warranted or are not reasonable.
(Attach an explanation.)

Date: 10/03/2022

Signed: 

Number of pages attached 3

**RESPONSE OF THE TOWN OF CORTE MADERA TO GRAND JURY
REPORT “ELECTRIFYING MARIN’S BUILDINGS: A COUNTYWIDE APPROACH”**

FINDINGS AND RESPONSES

F1. With the building sector accounting for approximately 34 percent of greenhouse gas emissions in Marin County, it will be necessary to substantially reduce emissions from that sector if the county and its cities and towns are to meet their 2030 greenhouse gas reduction goals.

Response: Agree

F2. Reducing or eliminating natural gas as a fuel source in buildings will dramatically reduce greenhouse gas emissions from Marin County’s building sector.

Response: Agree

F3. The use of natural gas in buildings gives rise to health and safety risks, including adverse health effects attributed to exposure to natural gas, and safety risks posed by pipeline leaks, ruptures, and explosions. These health and safety risks serve as additional reasons to eliminate natural gas as a fuel source in new and existing buildings.

Response: Agree

F4. The timely reduction of greenhouse gas emissions from Marin County’s building sector will require in-depth, comprehensive, and coordinated planning. A countywide planning process, coordinated by Marin Climate and Energy Partnership or the County’s Sustainability Team, would be an effective and efficient means of sustaining focus and leveraging the resources needed for developing a Countywide Building Electrification Plan.

Response: Agree

F5. Underserved communities and lower income households have greater vulnerability to rising energy costs and will likely require extra financial support to mitigate those costs and reduce household greenhouse gas emissions through measures that require significant up-front investment.

Response: Agree

F6. The timely electrification of existing buildings will likely require one or more mandatory measures, supported where necessary by financial subsidies and rebates.

Response: Agree

RECOMMENDATIONS AND RESPONSES

R1. On or before January 1, 2023, Marin County and each of its cities and towns that have not already done so should adopt a reach code banning natural gas connections in newly constructed buildings.

Response: This recommendation has not been implemented yet and may be implemented in the future.

The Town of Corte Madera is undertaking an analysis of a potential all-electric reach code that will include public community engagement and input on the topic. This includes analysis of greenhouse gas emissions, economic/financial impacts, social equity, and resiliency. This analysis will be applied to a variety of building types, including single family and multi-family residential, accessory dwelling units, and various commercial building types. The Town is working with the newly formed Town of Corte Madera Climate Action Committee, Neighboring County jurisdictions through a Countywide Technical Working Group focused on electrification and MCE Clean Energy as part of the Green Building Reach Codes Steering Committee to develop model reach codes and try to provide consistency across jurisdictions. However, there are significant differences amongst jurisdictions in terms of building stock and development as well as affordable housing and economic development goals that require different considerations. The Town Council will consider a reach code ordinance later this fall and if adopted it would go into effect January 1, 2023.

R2. On or before January 1, 2023, Marin County and each of its cities and towns that have not already done so should adopt a reach code requiring energy efficiency measures in connection with renovations of existing residential buildings. The reach code should specify the size of the renovation that will trigger the requirement and provide flexibility by allowing the applicant to choose from a list of energy efficiency measures, including electrification of gas appliances.

Response: This recommendation will not be implemented.

This recommendation requires further analysis and the timeline of January 1, 2023 is not reasonable for the Town to complete its analysis and adopt the code. The Town is conducting an

analysis of reach codes for existing buildings among a variety of residential building types taking into account the same set of considerations for new construction: greenhouse gas reductions, economic impacts, equity, and resiliency. In order to provide successful implementation with new regulations in this area, the Town will continue to collaborate with neighboring jurisdictions within the county to develop a comprehensive and uniform approach. The analysis of the impacts in applying a reach code to existing residential buildings and collaboration with Marin jurisdictions will require additional time.

R3. Marin County and each of its cities and towns, collaborating through the Marin Climate and Energy Partnership or otherwise, should develop a comprehensive Countywide Building Electrification Plan to be completed on or before January 1, 2024. The Plan should identify those strategies, programs, and concrete actions necessary to bring about an equitable, prompt, and material acceleration of building electrification throughout the county.

Response: The recommendation has not yet been implemented, but will be implemented in the future. We are committed to participating in a countywide implementation plan, and if other jurisdictions participate, our intent is to complete a plan by January 1, 2024.

We agree that countywide collaboration is important in achieving significant timely reductions in greenhouse gas emissions from Marin County's building sector and should address all these factors. Collaboration is already underway through the Marin Climate and Energy Partnership (MCEP), County Sustainability Team, and Bay Area Regional Energy Network (BayREN). In addition, The Town created a Climate Action Committee to consider and formulate strategic planning for such initiatives as well as a new in house position, a Climate Action Coordinator to assist the Town with analysis and implementation with efforts in this respect. Town of Corte Madera staff have been working with fellow jurisdictions in the County through a Technical Working Group and will continue to refine a uniform and consistent plan towards building electrification in collaboration with MCE Clean Energy to align Green Building Reach Codes this year and accelerate building decarbonization efforts.

A Countywide Building Electrification Plan may be effective and efficient, but care will need to be taken to not divert from existing programs and activities. All jurisdictions would need to agree and contribute to the plan, it would require additional resources, and our utility partners MCE and PG&E would need to participate and contribute to the effort as well. Though discussions are happening at this date no agreement has been made. More analysis will be required to determine the most effective and efficient route to take. Should all the jurisdictions agree to pursue a Countywide Building Electrification Plan in addition to the current collaborative efforts, the Town would participate provided there was commitment to implementation and there were adequate resources to do so.