	Category	Question	Answer
1	**Choice**	Why cannot the citizens of Los Altos be trusted to make the decision that is best for them? Meaning, this mandate would prevent homeowners, developers, renters and others from making the decision that is best for their particular situation. How is this justified in a democracy?	Building codes are a long-standing mechanism for governments to ensure buildings that are safe, healthy and efficient for today's occupants, as well as future occupants. Cities also commonly enact building codes to ensure construction that meets local standards for density, esthetics and the like. All-electric buildings lead to improved indoor air-quality, lower carbon monoxide risk, and are safer in case of earthquakes and fires. New buildings will operate for 50-100 years (or more) and it is likely during that time that the use of natural gas will decline or perhaps even phase out. In fact, PG&E has issued a letter of support for the all-electric codes stating "PG&E welcomes the opportunity to avoid investments in new gas assets that might later prove underutilized as local governments and the state work together to realize long-term decarbonization objectives." Designing all-electric prepares for this fuel switch.
2		Will there be a general election in Los Altos on whether gas should be banned in new homes? & This is such a very controversal topic. Why would this not be put to a vote by the residents? & Why not let residents of Los Altos vote on this proposal? What are you afraid of? & Do all the people talking tonight have elect cars ? Do you all have all elect homes ? Why do you think you should decide for everyone else ?	The process of adopting the ordinance is to present it to the Los Altos City Council for a vote. If approved by the Council, the ordinance then the California Energy Commission needs to review and approve it, prior to implementation. It is standard for City government to enact local building ordinance through Council vote.
6		why don't these requirements just focus on commerical buildings since they will last longer than residential, and have home owners decide what they want when building their own home	To maximize health, safety and emissions benefits the proposed ordinance applies to all building types.
7	**Incentives/ market forces**	If it truly is the case that there are economic, health, and safety advantages for an all electric home, then why do you need a government ordinance? Wouldn't consumers opt for an all electric home simply based on the advantages of doing so? The fact that you need an ordinance suggests otherwise. & Why doesn't council give an incentive to homeowners by giving them a rebate on all electric instead of penalizing all homeowners. & following up on Stephen Haber's question, why not let market power & Can this be structured as incentives vs a mandate?	Regulation is a standard tool governments use to accelerate an industry to transition to new technologies. Incentives can also be used, but are not a tool commonly used by the City's Building Department. Before the regional Reach Code effort, the Environmental Commission was working with staff to try to identify incentives the City could use to encourage Green Building actions, but had not identified any effective means to do so.
8		Why can't you set a target for energy consumption rather than mandating a particular technology solution?	One of the reach code options researched by SVCE was a performance-based approach that allows for mixed-fuel buildings that meet a higher efficiency standard. The Commission and staff considered this option but determined that it was not as beneficial in meeting carbon reduction goals. In addition, the performance standard is more complex for building inspectors and does not have the same health and safety benefits.
12	**Cost**	What are the financial impacts of Reach Codes? To be specific what is difference to residents between having an all electric home vs. one with natural gas for heat, hot water and stove? Please provide this per year.	An All-Electric Home would save approximately $10,580 in capital costs and increase energy costs approximately $7 per month. An All-Electric Home with the capital cost savings spent on increased solar would result in decreased energy costs approximately $5 per month.
14		The claim of 2-5x cheaper to put in EV charging during construction rather than later, is this for residential or commercial?	That figure covers a range of residential and commercial applications. Yes, even for residential, installing a 240v outlet (not even going so far as to installing the charger itsefl) to plug in a charger costs substantially less during construction. Additional information can be seen at siliconvalleyreachcodes.org under the EV cost information report.
15		For the various appliances (range/stove, clothes dryer), what are the cost differences between the electric and the gas versions, assuming comparable capabilities? & Has anyone calculated the diference in the utility charges for an all electric home to one with gas: heat, stove, water heater, dryer, BBQ etc	Cooktop: $380 increased capital, $6/month increased operating; Water Heather: $510 lower capital, $7/mo increased operating; Space Heating: $2000 lower capital (w/air), $10/mo less operating; Dryer: equivalent capital, $11/mo increased operating. Additional savings: $8,450 from savings in gas infrastructure & $7/mo in gas service
16		What is the difference in cost construction to build a house to current standards (eg natural gas allowed) versus building a house that meets the new "REACH" codes? What will be the net effect on construction costs per square foot? What will be the net impact on the crisis of housing affordability in Los Altos?	Costs approximately $10, 500 less to build all-electric new home in the Bay Area (not Los Altos - specific).

18		You mentioned the fuel cost for an all-electric home was only $7 more per month than a mixed-fuel home. What size home was used for this study?	That $7 figure assumes only meeting code minimums, which saves about $10,000 during new construction. The statewide cost-effectiveness study looked at homes of 2000 and 2700 sq ft. The larger the home, the easier it is to make it more energy efficient in a cost-effective fashion.
19		Won't my electric bill go up when I change to more electric appliances, heaters? & I understand cost savings of building a home single fuel. Can you explain cost savings of heating a home via electricity vs gas.	The montly electricity cost of running an all-electric home will vary based on many factors, including size, efficiency of appliances and size of photovoltaic system. The complete cost effectiveness study can be found on the City's reach code webpage https://www.losaltosca.gov/communitydevelopment/page/reach-codes
20		How can a heat pump lower your heating AND cooling costs over time? It seems to me that the cost of clean energy will continue to drop.	A heat pump air conditioner can operate in heating or cooling mode, so it takes the place of two devices -- the gas furnace and the air conditioner. In both operational modes (heating or cooling), the heat pump shows utility cost savings compared to both the gas furnace and the traditional central air conditioner.
21		If you use more electric you move to a higher rate. Is this included in your cost estimates?	The state of California requires utilities like PG&E to transition existing customers to, and start all new customers on, time-of-use rates in 2021. Given that requirement, the cost effectiveness models were based on time-of-use rates. The one exception is the Tiered E-1 rate plan which does include a high usage surcharge.
22		Does council realize by moving homes away from gas, many senior residents on fixed income will see increased utility costs because PG&E will raise the cost of gas as they see the users of gas decrease.	The use of gas by utility customers is down almost 15% across the state over the past 10 years even as the state has grown. Much of this has to do with improvements in energy efficiency and recognition of health and safety impacts of gas. Over that same time, gas rates are over 40% higher and the overwhelming majority of the gas bill is for pipeline and maintenance -- more pipe is added every year to move an ever decreasing volume of gas. That transition is affecting all of our gas prices. It is likely that the cost-burden of maininting a gas infrastruture until it is obsolete will be born accross all of PG&E's customers similar to the Power Charge Indifference Adjustment they charge customers who are now served by Community Choice Energy programs.
23		Sounds like all-electric is safer and less expensive. Is that the case?	Per the cost-effectiveness studies, yes.
24	**Health Impacts**	Will the Council take under consideration the concerns that residents have regarding health consequences of gas appliances as well?	The emissions from gas appliances, particularly indoor stoves, and their impact on the health and safety of building occupants are an important concern. Natural gas stoves can release carbon monoxide, formaldehyde and other harmful pollutants into the air, which can be toxic to people and pets. According to the California Air Resources Board, cooking on gas stoves can produce very high levels of particles in the kitchen and other rooms of the house as well as increased levels of nitrogen dioxide. Cooking emissions, especially from gas stoves, have been associated with increased respiratory disease. Young children, people with asthma, and people with heart or lung disease are especially vulnerable to the toxic effects of combustion pollutants. Lawerence Berkeley National Labs Researchers estimated that 60% of California homes where a gas stove was used for cooking at least once a week had indoor pollutant levels exceeding legal outdoor limits. Other natural gas appliances also emit these chemicals, and contribute to the risk of carbon monoxide poisoning.
27	**Emission Benefit/ Impact**	Since 50% of electricity is generated from natural gas, if my neighbor uses PG&E and I use Silicon Valley Clean Energy, is the electricity that come into my house any cleaner than my neighbor's electricity ? It does not seem possible since all electricity is coming over the PG&E grid? & Title 24 has certain assumptions based on typical appliances and energy use based on time of day/year. My neighbor just moved into their new home and has AC on all day. Subzero refrigerators are very inefficient. Many residents have multiple refrigerators, swimming pools, etc. How will the additional energy, that is not accounted for in T24, not come from power plants in poorer communities?	In California, that number for natural gas has shrunk from that peak in 2012 to around 35% and continues to decline as other clean energy sources come online. Also, looking at the grid this way misrepresents the actual choices customers make. Since electrons don't know where they came from, clean power is measured by who puts in what and for whom. In SVCE's case, that is clean power to serve Los Altos and 12 other communities. Averaging SVCE clean energy purchases with other entities buying less clean energy doesn't make SVCE's dirtier and theirs cleaner.
28		what's wrong with using natural gas? It is clean & Is it true that the main ingredient in natural gas is methane? Isn't that bad for you? & Are there health improvements associated with going from gas in the home to electric? Which is best for my family health?	Taken together over the lifecycle, the health, safety and environmental impacts of natural gas are significant (see above response about indoor air quality impacts). When compared to a coal-fired power plant, 50-60% less carbon dioxide is emitted in combustion in a new natural gas power plant. However, California's power mix includes very little coal (3% or less). Methane, the primary component of natural gas, is 34 times stronger than carbon dioxide in trapping heat (as a "greenhouse gas"). There are also significant air, water and land impacts associated with the extraction of natural gas.
29		Electricity loses about 2/3 of its energy between the generation point and the consumer. Have you taken this into account in your calculations?	Yes. The energy efficiency methodology within the cost-effectiveness study requires evaluating energy from its fuel source efficiency all the way through its end use. Advances in heat pump technology substantially improves the end use efficiency, making electricity usage more overall efficient than onsite gas combustion.

30		Has your staff built a general equilibrium model to estimate the effect of a Los Altos ban on natural gas in new and remodeled homes on global climate change? On what basis do you know that substituting electical appliances in homes in Los Altos and other communities will not simply increase statewide demand for electricity, and on what basis do you know that that increase in demand will be met by “renewables” rather than an increase in demand for fossil fuels to generate electricity? On what basis do you know that the net effect, taking into account voltage loss from generation to home, is positive?	The reduction in end-use natural gas would result in an increase in electricity usage. However, the shift to electricity, even in the grid's current state, results in both a reduction in energy intensity (so increased energy efficiency) and a reduction in emissions. As the state has requirements for a cleaner grid every year, fossil fuels do not have a clear pathway to play a larger role. For customers that receive their power from PG&E or another energy service provider besides SVCE, there are still net benefits from electrifying buildings, as GHG emissions from electricity generation in California are consistently decreasing. Converting efficiencies between gas and electric, shifting 100% gas utilizing appliances (stove, water heater, furnace) to an electric appliance with a power supply consisting of 35% natural gas is essentially GHG-neutral and growing more favorable as fossil fuel use continues to decrease in CA. Further, all increases in electric demand need to be met by SVCE procurement to ensure the marginal increases in our territory are handled using clean power sources.
31		The state has a requirement for environmental impact that the "do nothing" option be considered. So what if we don't prohibit gas for space heating and cooking but instead beef up building codes for new construction and remodel to improve building insulation (reduces energy cost no matter what the fuel) as well as air exchange (reduces air leakage)? Wouldn't this provide bigger financial savings and better environmental impact?	The 2019 Building Code update already includes numerous requirements, including efficiency standards and residential photovolataic installation. The reach code options prepared by SVCE included both performance pathways which allowed for mix-fuel buildings that achieved a higher efficiency standard, a hybrid model or the all-electric option. After evaluating the pathways, the Commission concluded that the mixed-fuel approach is more costly and complex to build and regulate.
32		Why not incentivize folks to go solar? Having solar on one’s home, along with a battery back up would allow for a much cleaner environment and cut out the middle man?	The 2019 Building Code update already includes numerous requirements, including efficiency standards and residential photovolataic installation.
33		Why not make an exemption for the primary cooking fuel source to be gas but space heating and water heating must be electric?	One of the reach code options researched by SVCE was a performance-based approach that allows for mixed-fuel buildings that meet a higher efficiency standard. The Commission and staff considered this option but determined that it was not as beneficial in meeting carbon reduction goals. In addition, the performance standard is more complex for building inspectors and does not have the same health and safety benefits.
34		Please share the underlying model you have used to model the comparison between Gas and Electric. It is challenging to accurately capture the full lifecycle costs and correct comparison of greenhouse Gas emissions.	John S. https://www.svcleanenergy.org/reach-codes/
35		So is solar actually clean, since the chemicals use are extreemly toxic. What has this ordanance done to address the toxicity of these "Clean"/renewable sources?	Reach codes do not include regulation of the methods by which electricity is generated
36		There is still not an adequate answer from staff about how they built the model showing that their ordinance will have any effect on climate change. The answer that electricity consumption has fallen is not an answer to the question. & Don't we have better use of our time than pursueing the outlaw of NG?	There is a lot of work to be done to address the climate change issue, as part of your city government we are focusing on the actions we can take right now at the local level. Over time, the reach codes will lead to a de-carbonized built environment as more and more of our housing stock is replaced. If we miss this opportunity to put this infrastructure in place now, new buildings will continue to rely on natural gas for their decades-long lifespans. Water heating and space heating are the largest energy uses in a home. Over the life of the appliance even cooktops contribute significant GHG emissions. Transportation continues to be a large portion of our emissions both on the national and state level (in 2018 58% of Los Altos’ GHG emissions were attributed to transportation). We have started to see a reduction in this percentage thanks to the increasing number of electric vehicles. Natural gas use is the second largest source of Los Altos’ emissions, comprising 35% of our total.
39		Why wouldn't Los Altos actively considering banning gas generally to new constructions sites - for all uses - as Mountain View, Cupertino, Morgan Hill and other local cities have done?	Los Altos’ proposed ordinance is an amendment to the energy code whereas a gas ban would require an amendment to the Municipal code.
41	**SVCE/ Conflict of interest**	What role does Silicon Valley Clean Energy have in formulating the Reach Codes in Los Altos? As they benefit financially from gaining a larger percent of the market share, why would they have a seat at the table, when PG&E does not?	Neither PGE nor SVCE have any decision-making authority in whether the City of Los Altos adopts reach codes. The decision will be made by the City Council and any new code must be approved by the California Energy Commission. SVCE has provided the research and supporting resources, such as the cost effectiveness study and model codes, that its member cities need to pursue reach codes should they wish to. The regional approach enables us to adopt codes similar to those of our surrounding communities which is helpful to building professionals working in multiple cities. PG&E has issued a letter in support of the City of Los Altos that states, “PG&E supports local government policies that promote all-electric new construction when cost effective"
42		Are council members sitting on the Board of SVCE compensated?	No. Directors serve on the board as part of their duties as elected officials and do not receive any additional salaries or other payments of benefits.

43		SVCE does not make " profits" but they have increasing " reserves" that can be used to give raises to emplyees and hire a lobbist in Sacramento. How do you justify this aspects to the residents ?	From SVCE website: "Reserves are used to help SVCE navigate through the risks that may impact financial performance in the months and years ahead. Reserves thus act as an insurance policy to enable SVCE to maintain financial solvency and mitigate risk. They can also serve as cash on hand to fund new activities and provide SVCE with the financial flexibility and ability to take advantage of strategic opportunities in the marketplace."
44		How can we determine if any of Staff or Council have interest in either SVCE or PGE. Can we obtain their Form 700?	All Council Members and Commissioners complete a Statement of Economic Interest to disclose financial interests.
45		What is the legal status of Silicon Valley Clean Energy? Is it a for profit corporation, a non-profit corporation, an inter-governmental agency?	SVCE is a not-for-profit public agency.
45	**Timeline**	Why is the City rushing to pass Reach Codes in the midst of the COVID-19 crisis?	The Environmental Commission began working on the Reach Codes last year prior to the COVID situation. They received direction by Council at the November 2019 meeting to continue work on the Reach Codes and they have been. The original workshop scheduled for March was delayed due to the COVID outbreak however, work on the City Council priorities continues to move forward during the SIP Order.
46	**Energy Infrastruture**	Is it a fact that at the present time, all the clean energy sources combined will likely fail to meet the demand for electricity at peak usage and when they fail, fossil fuels will be required? & How do we prove all the electric house/building is obtaining all their electric from a purely renewable generation and not by fossil fuel?	California is on a pathway to be served by clean energy sources. That transition includes declining use of fossil fuels as they are replaced by viable cleaner alternatives. There is no implication that California has completed this transition already. Coal and natural gas power plants have shut down as wind, solar, geothermal and others come online. In natural gas' case, it has shifted substantially into peak operation only rather than primary electricity. As pumped hydro, thermal and chemical energy systems, better electrical load & demand management grow, even some of those peak gas plants have sunset and will continue to do so.
47		Do you feel that electricity will not be turned off as much as it has in the last 12 months? & What about the risk of PGE brown outs over the next decade? PGE will not upgrade its grid and reliability in several years. Does this all green program just not ride on top of PGE grid etc?	Electric grid interruptions or "power outages" will likely continue to be part of our reality in California, particularly during high fire seasons. Most new gas appliances, howerver, require electricity to start and cannot be started manually due to a safety feature called an interlock. A battery back-up system can be designed into a new all-electric home to allow for uninterrupted power supply.
48			
49		as we use less and less gas, who pays for the cost of maintenance of the gas pipelines?	PG&E is responsible for maintaining the system that delivers natural gas, up to and including the gas meter. Customers are responsible for the maintenance of customer-owned piping on their property
50	**Appliance Performance**	When I purchased my clothes dryer many years ago, one of the reasons I purchased a gas dryer instead of an electric one was because 1) clothes dried faster 2) the cost of operation was lower. Are electric dryers more efficient now?	The performance of electric vs. gas dryers varies slightly, in terms of energy use and it can vary based on usage and specific equipment type. Newer gas dryers require electric ignition and can introduce combustion byproducts into the home if not vented properly.
51		Can you talk about facets of indoor electric heating? What would that look and feel like?	Heat pump space heaters use electricity to move heat from a cool space to a warm space, making the cool space cooler and the warm space warmer (like your refrigerator in reverse). The energy.gov website has a wealth of information about heat pump space heaters. (https://www.energy.gov/energysaver/heat-and-cool/heat-pump-systems)
52		Where does the 1 in 4 statistic for all electric homes in the rest of the U.S. come from? I've lived in several other parts of the country and all-electric homes are unusual in my experience. & Is 1 out of 4 houses in the US being all electric misleading? "Applicable" is that Maine has a large percentage of all electric. "Inapplicable to N-CA is all electric in states with little winter heating need. Mny of these southern states also have large nuclear components and very low electrical rates.	Information about US electric homes can be found on the US Energy Information Administration website (https://www.eia.gov/todayinenergy/detail.php?id=39293)
54	**Ordianance Details**	Are you making all sales of existing housing become electiric? Is this proposal only for new housing construction or to remodels of existiong homes? & I only cook with NG as electric does not provide the same taste, texture or cooking speed. If you outlaw NG for new construction, is there anything that prohibits me from plumbing my own propane for cooking in my kitchen and backyard?	The current proposal would be for new construction and within the building envelope.
55		If reach code for all electric is approved when would it be effective?	Once the ordinance is approved by City Council, the California Energy Commission must review and approve it prior to ordinance implementation. Target date for implementation is Summer/Fall 2020
56		What has been the reaction to the EV charging considerations in the reach codes?	The Commission has not received many comments regarding EV reach codes. The results of the follow-up survey will be published when available.
57		So if I do an extensive remodel to our house, it could still use gas?	Yes, in the current proposed ordiance, this is correct.

58		Will commercial entities (i.e. restaurants) in Los Altos also be required to be all electric?	Yes, there are not specific exemptions to the proposed code but the usual variance process would apply.
59		What about loopholes? With gas being allowed to the patio, won't that potentially defeat the desire for all electric. Most folks, if they want to cook on gas, would add a gas cooking set up outside.	Outdoor gas use would still be allowed as the California Building Codes, which the Reach Codes modify, only pertain to the inside of a building.
60		Isn't there a CA requirement for solar in new construction? Is there any sizing including in this to provide for EV charging?	Yes, photovoltaics are required on all new residential buildings. The reach codes will not increase the requirements.
61		With respect to the last 2 slides, if I build a detached ADU, do I have to provide an EV-2 charger for the ADU resident in addition to the EV chargers I already have in my garage?	The level 2 charging requirement only applies if a parking space is required for the new building. If there are any changes to this requirement, the Planning and Building Division will update their documents.
62		I fully support this effort! Will electric be rconsidered the future for remodels? Is it difficult to implement this during a remodel? Is it difficult to retrofit an existing home that used natural gas for a dryer, stove top, heat? & It appears all-electric construction has important health, environmental, and economic benefits. Why wouldn't Los Altos apply this reach code not just to new construction, but to major remodels?	There is not plan to include a requirement for all-electric in remodels. It can be siginificantly more expensive to retrofit an exisiting gas appliance to electric, particularly if it triggers the need for electrical capacity upgrade.
64		It there anything in this ordanance to address overhead lines or forcing SVCE and PG&E to underground the lines to make them safer?	No, this is outside the purvue of the California Building Codes.
66		Sorry, electric cars should also be included as they are not part of T24.	Electric vehicle infrastructure enhancement is included in the proposed ordinance.
67		Does council realize they will be eliminating fireplaces in all new construction?	Indoor gas fireplaces will be eliminated. Electric fireplaces are allowed.
68		You mentioned that PG&E sent a letter to the City of Los Altos in support of an all-electric reach code. So it sounds like even PG&E supports banning natural gas in new buildings. Is this because PG&E plans to phase out the use of natural gas eventually?	PG&E states, "PG&E welcomes the opportunity to avoid investments in new gas assets that might later prove underutilized as local governments and the state work together to realize long-term decarbonization objectives. Beyond new construction, PG&E believes a multi-faceted approach is needed to cost-effectively achieve California's broader economy-wide long-term GHG reduction objectives, including both electrification and decarbonizing the gas system with renewable natural gas and hydrogen. As California's decarbonization policies evolve, PG&E will continue to ensure the safe and reliable operation of the electric and gas systems to continue supporting the customers that depend on us. "
69		Is the City planning on installing DeepCell Bateries in the case the City loses power to keep residents provided with power?	There are no current plans to do so.
70		How "on track" is Los Altos with respect to it's greenhouse gas emission reduction goals and those goals set by the state?	The City's update of its Climate Action Plan, with updated emission inventory, are budgeted to happen in the coming year. As data is collected and analyzed it can be made available.
71		Was a battery backup system factored into the cost comparison calculations?	No, it was not.
72		I heard that the City of San Jose had a sample 'induction stove' to loan out to residents. Can Los Altos see if more information is available for residents about induction stoves and heat pump water heaters/home heating?	The goal is to continue educational outreach. We can look into having webinars that will provide and or connect the residents with this information.
73	**Survey**	How is the survey being managed? How is the City making sure that no one votes more than one time, only residents vote, and no minors vote?	The survey splits participants into registered/unregistered groups. Registered participants are required to provide their address and can only vote once. Unregistered participants are not. Both results will be given to the Commission.
74		Part 2: What does the City and the Environmental Commission hope to accomplish with the survey?	The survey is to get an initial idea of the community and stakeholders knowledge and interest in the Reach Codes and allow them an opportunity to provide feedback. There will be a follow up survey after the webinar.
75		Will the city send out a demographically accurate survey to all voting age residents to determine if they support or do not support the gas ban/Reach Codes? Will the Environmental Commission and the City Council abide by the majority's wishes?	There is a post-webinar survey. The questions for that survey are still under development. As with any decision, the Council will weigh input from its stakeholders, including residents and buisness and property owners.
76		Why not do a statistically significant survey by Godbe? The Open City Hall surveys are only annectdotal.	Statistically significant surveys from Godbe are expensive and are time-consuming. While they aren't perfect, the Open City Hall surveys allow decision makers to see what a non-random sample of residents are feeling.
77		When will the results of the survey be released. For all other Open City Hall surveys you can see the responses to date.	The survey results will be posted on the City website.

78		How many new homes and remodels would be affected per year by a ban on natural gas given that our city is 96% built? & so how many new homes are constructed in a given year and what are your projections for the next 10 years? It sounds like this is a lot of effort for maybe not too many houses being constructed. & On average, how many new homes are built annually in Los Altos?	~40 per year
81		San Jose has also adopted a reach code, I think?	Yes, the City of San Jose adopted Reach Codes.
82		how can all electric buildings contribute to more equity for seniors? Also, can you clarify whether this applies to NEW construction only or existing homes? Thanks	If this is referring to the cost saving then it would be the same for seniors. Same as 54- new construction.
83		Why aren't you presenting the pros and cons of REACH Codes?	The intent of staff and Commission's work is the present the data and information we have collected in evaluating Reach Codes. For example, cost comparisions include increased capital or operating costs of electric appliances, as applicable.
	No question	Very supportive of a new construction reach code and would frankly like to see this extended to major remodels and additions. Several people are talking about letting the market choose. The challenge there is that the market does not account for the environmental externalities associated with natural gas use - pollution, climate change, negative health impacts - from fossil fuel use. When making comparisons relative to use of fossil fuels it's important to remember two advantage they enjoy: they are supported by gov't subsides (i.e. your money, as paid in federal taxes) plus users of fossil fuels get to pollution for free even though the cost to all of us is very high (health, climate change, etc.) I fully support an all-electric reach code. We are running out of time to take action on climate change, and our local cities need to lead the way forward. In a crisis caused by fossil fuels, the logical first step in this crisis is to stop making the problem worse. There is absolutely no reason that we should be putting new gas pipelines into the ground in 2020. Gas pipelines constantly leak methane into our atmosphere. When these leaks are taken into account, fracked methane gas is worse than coal in terms of GHG emissions. Many cities have already begun the process of phasing out gas. Gas lines will become stranded assets as our society transitions rapidly to all-electric. The cost of maintaining this aging gas infrastructure will increase as the user base shrinks. Every new gas line that we build is a climate tragedy and a financial liability that we absolutely will have to deal with. All electric homes are less expensive, healthier to live in, pollute less (thanks to the CA grid and CCEs like SVCE), and	
		Yes, and those homes had wood burning fireplaces for heating. That's already been taken away. Now council is thinking about taking the gas away.	
		This is also like the powered smoke alarms that cost a bundle and still NEED BATTERIES ! and dont stop beeping in the middle of the night.	