ORDINANCE NO. 1366

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MILL VALLEY AMENDING TITLE 14 ("BUILDING AND CONSTRUCTION") OF THE MILL VALLEY MUNICIPAL CODE, TO RECONFIRM GREEN BUILDING AND ENERGY EFFICIENCY REQUIREMENTS, AS IT RELATES TO THE 2025 EDITION OF THE CALIFORNIA BUILDING STANDARDS AND ENERGY CODES, MAKING CERTAIN AMENDMENTS TO PARTS 6 AND 11 THERETO THROUGH EXPRESS FINDINGS OF LOCAL NECESSITY

THE CITY COUNCIL OF THE CITY OF MILL VALLEY does ordain as follows:

SECTION 1. Recitals.

A. On December 5, 2022, the Mill Valley City Council ("City Council") adopted amendments to the 2022 California Building Standards Code with local amendments as set forth in Ordinance 1340, including increased requirements for electric vehicle ("EV") charging readiness and infrastructure and California Green Building Standards Code ("CALGreen") voluntary Tier 1 measures, including energy efficiency. Ordinance 1340 received approval from the California Energy Commission ("CEC") on November 17, 2025 and the Building Standards Commission (BSC) on January 13, 2026, both agencies finding that the local amendments proposed in Ordinance 1340 were reasonably necessary because of local climatic, geographical or topographical conditions pursuant to Health and Safety Code Sections 17958.5, 17958.7 and 18941.5; and

B. On August 18, 2025, City Council adopted amendments to the 2022 California Building Standards Code with local amendments as set forth in Ordinance No. 1360, including flex energy compliance for certain types of residential development projects. Ordinance 1360 received approval from the California Energy Commission ("CEC") on November 17, 2025 and the Building Standards Commission ("BSC") on January 13, 2026, both agencies finding that the local amendments proposed in Ordinance 1360 were reasonably necessary because of local climatic, geographical or topographical conditions pursuant to Health and Safety Code Sections 17958.5, 17958.7 and 18941.5l; and

C. On December 8, 2025, the City Council adopted Ordinance No. 1363, which adopted the 2025 California Building Standards Code by reference with local amendments. Ordinance 1363 will be packaged with the Draft Ordinance contained herein as "ATTACHMENT 1" to the February 17, 2026 Staff Report and referenced herein as the "Reach Code Ordinance" for CEC and BSC approval to clarify previously approved green building regulations as part of the 2025 California Building Code adoption; and

D. The City of Mill Valley ("City") desires to readopt the approved local amendments to the 2022 California Building Standards Code such that the previously adopted green building "reach code" amendments apply to the 2025 edition of the California Buildings Standards Code; and

E. The proposed local amendments apply to certain new and major residential and non-residential renovation projects and are reasonably necessary to continue to address the City's local climatic, topographic, and geological conditions as set forth in Section 2 of this Ordinance (per California Health and Safety Code Sections 17958.5, 17958.7, and 18941.5); and

F. The proposed local amendments applicable to residential units in Parts 6 and 11 of the 2025 California Building Standards Code are substantially equivalent to local amendments made in Ordinance Nos. 1340 and 1360 to the 2022 California Building Standards Code, which were adopted and effective prior to October 1, 2025 having gone into effect on January 4, 2023 and September 17, 2025, respectively, and do not contain a material change in regulatory effect to the existing standards. The proposed local amendments applicable to residential units in Parts 6 and 11 of the 2025 California Building Standards Code are also necessary to implement a local code amendment that is adopted to align with the City's General Plan, approved before June 10, 2025, and permit mixed-fuel residential construction while also incentivizing all-electric construction as part of an adopted greenhouse gas emissions reduction strategy as set forth in Section 2 of this Ordinance; and

G. Public Resources Code Section 25402.1(h)(2) establishes a process which allows local amendments to the energy standards that are more stringent than the California Energy Code, provided that such local standards are cost effective and approved by the California Energy Commission. The City has determined that the revised green building and energy standards are cost-effective, based upon the findings included in Section 2 of this Ordinance; and

H. The Climate Action Plan Task Force, Planning Commission and City Council approved and adopted the Climate Action Element Update of the Mill Valley General Plan in 2024, which includes General Plan programs for implementation that expressly indicate the City's intent to adopt "reach codes" as part of the Green Building Ordinance updates. To further implement the climate policies of the General Plan and achieve the goal to reduce community emissions 47% below 1990 levels by 2030, the City adopted a 2030 Climate Action Plan (CAP) on May 6, 2024; and

I. The proposed local amendments applicable to residential units in Parts 6 and 11 of the 2025 California Building Standards Code are necessary to implement the City's General Plan Climate Element and the City's adopted CAP in accordance with the General Plan Findings set forth in Section 2 of this Ordinance; and

J. The proposed local amendments support the CAP goals by requiring that certain additions or alterations to existing single-family buildings include additional energy efficiency measures; and

K. Nothing in this Ordinance is intended to amend or conflict with any provisions of the National Appliance Energy Conservation Act of 1975 or to impose requirements to use or install any appliance or appliance system; and

L. The City Council discussed the local green building "reach code" amendments at a duly and properly noticed regularly scheduled City Council meeting on February 17, 2026. At the meeting, City Council conducted a public hearing to consider the Draft Ordinance, contained herein and referred to as "ATTACHMENT 1" to the staff report and oral and written public testimony.

SECTION 2. Findings.

A. **Findings Pursuant to Health and Safety Code (Local Climatic, Topographical and Geological Conditions).** California Health and Safety Code Sections 17958.5, 17958.7, and 18941.5 require that findings be made in order to change or modify the requirements contained in the California Building Standards Code and other regulations adopted pursuant to California Health and Safety Code Section 17922, including the California Green Building Standards Code and the California Energy Code, based on local climatic, geologic, or topographic conditions described below. Therefore, the Mill Valley City Council hereby finds that these changes or modifications to the 2025 California Green Building Standards Code and California Energy Code, as set forth in this Ordinance, are reasonably necessary because of the following local climatic, geological and topographical conditions:

(a) Climatic conditions:

i. The City is in **Climate Zone 3,** and precipitation ranges from 15 to 42 inches per year with an average of approximately 25 inches per year. Approximately 90% of the precipitation falls during the months of November through April and 10% from May through October. Times of little or no rainfall, of low humidity, and high temperatures create extremely hazardous fire conditions.

ii. Mill Valley is situated in a densely populated major metropolitan area (the San Francisco Bay Area) that generates and releases into the atmosphere significant quantities of greenhouse gases, which have detrimental effects to the local climate as determined by the State of California.

iii. Climate change, due to emissions of greenhouse gases, has increased average annual air temperature in California by 1.8 degrees Fahrenheit since 1985, resulting in more intense and frequent heat waves, more intense and frequent drought, more severe storms and extreme weather events and more severe and frequent wildfires. According to the California Climate Change Assessment, annual average temperatures in Mill Valley are expected to rise between 4.4 degrees Fahrenheit and 7.2 degrees Fahrenheit by 2100, significantly exacerbating these hazards. Local amendments to the municipal code establishing electrification pursuant to this ordinance are reasonably necessary to achieve greenhouse gas emission reductions called for in the Mill Valley General Plan and Mill Valley 2030 CAP to reduce the risks of climate shocks existing in the community such as wildfires and drought, which will then reduce risks of physical damage to critical infrastructure, property loss, and loss of life. The use of electricity rather than natural gas in major remodels of single-family dwellings will reduce greenhouse gas emissions, contributing to the effects of global warming. Increased wildfire risk in both severity and frequency has been scientifically linked to global warming.

iv. Approximately 1,610 of the 5,700 parcels in Mill Valley are in the designated FEMA 100-year and 500-year floodplains.

(b) Topographic conditions:

i. The City of Mill Valley has within its borders and along its boundaries, significant areas of grass, brush and heavily forested lands. These hazardous conditions present an exceptional and continuing fire danger to the residents of the community due to the difficulty of the terrain and topography of the area, much of it consisting of boxed canyons with steep, brush-covered slops; narrow winding streets used by residents of the area and the Fire Department for ingress and egress, steep hill which hinder Fire Department response time; older and inadequate water systems in certain areas of the community; and the location of buildings and structures with relation to these dangerous areas.

ii. 92% of 6,628 total structures in Mill Valley were built before 2000; 57% of which were built prior to 1980, thus lacking the built-in protection of modern construction. Many of the residential structures have been built on steep slopes with boxed canyons and large percentages are located in areas of heavy natural growth. Many structures (new and old) are constructed of highly combustible material, which offer little resistance to fire and contribute to the spread of fire.

iii. Most of the City's street and pathway system was laid out in the late 1800's and early 1900's. Many of the City's streets, which have less than 20 feet of unobstructed paved surface area are considered hazardous in terms of fire access and protection. In the event that the Fire Department is called to respond to a fire emergency in any of these areas, its response time to an emergency is increased by these topographic conditions.

iv. The City was plagued in the late 1800's and early 1900's by brush and forest fires, which not only threaten destruction, but on a number of occasions devastated large portions of the town. More recently, on September 27, 2022, a brush fire, which burned a half-acre, broke out on a populated hillside adjacent to the Camino Alto Open Space Preserve. The desire of the community to preserve natural vegetation has resulted in encroachment of brush and grass on fire roads, trails, breaks and streets within the City, thus rendering such separations ineffective against the spread of fires. Natural growth, which is highly flammable during the summer and fall months, encroaches upon many properties, thus posing a potential fire threat to many structures and creating a substantial hindrance to the control of such fires.

v. Approximately 3,427 of the 5,700 parcels in Mill Valley are in the designated Fire Hazard Zones, the majority of which are single family parcels and include: 618 parcels in the Moderate Fire Hazard Zone; 2,216 parcels in the High Fire Severity Zone and 865 parcels in the Very High Fire Severity Zone.

(c) Geologic conditions:

i. The City's natural topographic and geologic features create an increased risk from flooding, hillside runoff, landslides, and debris flows due to a combination of factors including periodic heavy winter rainfalls, soil conditions, proximity to Richardson Bay, and other related factors. Low lying areas can also be subject to tidal fluctuations and liquefaction following an earthquake.

ii. Seismically, the City sits between two active earthquake faults (San Andreas and Hayward) and numerous potentially active faults. Fire following an earthquake has the potential of causing greater loss of life than the earthquake itself. Should a significant seismic event occur, public safety resources would have to be prioritized to mitigate the greatest threat and may not be available for every structural fire. In such event, individual structures should be equipped to help in mitigating the risk of damage.

iii. Due to its geological setting, the City of Mill Valley is susceptible to ground failure, which encompasses geological events such as mudslides, landslides, liquefaction, and soil compaction. Approximately 4,085 of the 5,700 parcels in Mill Valley are potentially impacted by landsides, including 764 parcels in very high liquefaction zone and another 1,521 parcels in the high liquefaction zone.

B. **Findings Pursuant to Health and Safety Code (Local Climatic, Topographical and Geological Conditions), Continued.**

Cal. Energy Code	Title/Subject	Findings
100.0	Scope	Climate
100.1	Definitions	Climate
150.0	Single-family residential building mandatory features and devices	Climate, Topographic

C. **Findings Pursuant to Health and Safety Code (Local Climatic, Topographical and Geologic Conditions), Continued.**

Cal. Green Building Standards Code	Title/Subject	Findings
202	Definitions	Climate
301.1	Scope	Climate, Topographic
301.1.1	Additions and alterations	Climate, Topographic
301.3	Nonresidential additions and alterations	Climate, Topographic
4.106.4.1	One- and two-family dwellings and town-houses	Climate, Topographic, and Geologic
4.106.4.3	Additions and alterations to multifamily dwellings and parking facilities	Climate, Topographic, and Geologic

5.106.5.4	Additions and alterations to non-residential occupancies and parking facilities	Climate, Topographic, and Geologic

D. **Cost Effectiveness Findings.** The City of Mill Valley City Council hereby determines that the revised energy standards contained herein are cost-effective, based upon the findings of the relevant and applicable 2025 Cost-Effectiveness Studies published by Frontier Energy Inc. and Misti Bruceri & Associates LLC on behalf of the California Energy Codes and Standards Statewide Utility Program, hereby incorporated and referred to as "ATTACHMENT 4" of the February 17, 2026 City Council Staff Report.

E. **Local Energy Standards Findings.** The City Council hereby expressly finds that this Ordinance will require certain single-family residential buildings to be designed to consume less energy than permitted by the California Energy Code. Because the majority of Mill Valley's land use consists of single-family homes (approximately 5,400 existing single-family units with almost 87% of these homes built before 1978), creating flexible options to increase energy efficiency and readiness of these single-family homes is the most impactful means for the Mill Valley community to achieve its emissions reduction targets. The CAP indicates that emissions would be reduced by 2,651 $MTCO_2E$, representing approximately 15% of the total share of emissions reductions strategy for Mill Valley. Additionally, the amendments in this Ordinance incentivize electrification and energy efficiency improvements during major renovation cycles, thereby reducing greenhouse gas emissions and improving building performance while maintaining flexible, fuel-neutral compliance options consistent with state law. Additional detailed analysis of the reduced energy consumption anticipated from those regulations proposed in the ordinance is referenced in the cost effectiveness analysis provided in ATTACHMENT 4 of the February 17, 2026, Staff Report and referenced herein.

F. **Substantial Equivalence (Assembly Bill (AB) 130).** AB 130 requires that certain conditions be met in order to establish more restrictive standards for residential units than those contained in the California Buildings Standards Code and other regulations adopted pursuant to California Health and Safety Code Section 17922. Therefore, the City Council hereby determines that the adoption of this Ordinance reestablishes regulations that are substantially equivalent to those previously adopted green building regulations approved by the adoption of Ordinance No. 1340 (for CALGreen Tier 1 and enhanced EV readiness and infrastructure requirements related to the 2022 Building Code) by the City Council, which went into effect on January 4, 2023 and Ordinance No. 1360 (Single-Family Building Remodel Energy Reach Code related to the 2022 Energy Code) by the City Council, which went into effect on September 17, 2025—both of which were approved by the CEC on November 17, 2025 and the BSC on January 13, 2026. This Ordinance reenacts local residential amendments to Parts 6 and 11 of Title 24 previously adopted and filed with the California Building Standards Commission and California Energy Commission as part of the 2022 California Buildings Standards Code cycle. The re-enactment of these provisions and continued adoption is necessary to maintain consistency with local standards that protect the public health, safety and welfare, address local seismic, topographical and geologic conditions and implement policies identified in the City's General Plan Climate Element and Climate Action Plan to reduce greenhouse gas emissions within the community.

G. **Alignment with General Plan Pursuant to Assembly Bill 130.** AB 130 requires that certain conditions be met in order to establish more restrictive standards for residential units than those contained in the California Buildings Standards Code and other regulations adopted pursuant to California Health and Safety Code Section 17922, including the California Green Building Standards Code. Therefore, the Mill Valley City Council hereby finds that these changes or modifications to the 2025 California Green Building Standards Code, as set forth in this Ordinance, are necessary to implement a local code amendment adopted to align with the City's General Plan, as set forth below:

(a) The City Council finds that the adoption of this Ordinance is necessary to implement a local code amendment that is adopted to align with the Mill Valley 2040 General Plan, adopted prior to June 10, 2025, permits mixed-fuel residential construction consistent with federal law, and incentivizes all-electric construction as part of the City's adopted greenhouse gas emissions (GHG) reduction strategy. On October 7, 2013, the City Council approved the Mill Valley 2040 General Plan ("General Plan"). On May 6, 2024, the City Council updated the Climate Element of the MV 2040 General Plan and approved the Mill Valley 2030 Climate Action Plan ("CAP"). The adopted 2030 CAP and Climate Element update the City's emission reduction strategy, with a goal to reduce emissions 47% below 1990 levels by the year 2030. The Climate Element also contains a policy guidance directing the City to "utilize the City's CAP to identify and implement strategies to reduce community-wide and municipal emissions" (Climate Element, Policy CL.6). Under this policy direction, the General Plan's Climate Element directs the City to establish greenhouse gas reductions that meet or exceed statewide goals (CL.1-1); implement measures in the City's CAP to achieve GHG emissions that exceed statewide targets and support the State's goals to achieve zero net energy by 2045 (CL.1-2); and update the CAP to incorporate new reduction targets, as needed (CL.1-3).

(b) The City Council finds this Ordinance aligns with the City's General Plan. In particular, the Ordinance requires certain single-family residential projects to incorporate, from a list of menu options, various measures that promote electric readiness, energy efficient building, and permits mixed-fuel residential construction consistent with federal law. These regulations align with CAP goals EE-C4 ("Green Building Reach Code") and RE-C4 ("Electrification Incentives, Assistance, Education and Outreach").

(c) The proposed Ordinance includes updates that promote all-electric new construction. New construction projects are assigned a baseline energy budget that encourages the installation of electric heat pump water heating and HVAC space heating systems. The measures give applicants a menu of options, which include the ability to install gas appliances and still meet the baseline energy budget by mixing and matching appliances to meet additional energy efficiency measures. The Building Code continues to allow mixed-fuel new construction, and by creating energy efficiency standards, incentives the pursuit of all-electric construction.

(d) The local amendments adopted through this Ordinance, including the residential remodel flex-path reach code and amendments to CALGreen, maintain fuel neutrality and do not prohibit mixed-fuel construction or the continued use of natural gas systems where otherwise permitted by state law. The Ordinance establishes performance-based standards, infrastructure readiness measures, and a flexible menu of energy efficiency and electrification options intended to reduce greenhouse gas emissions and improve building resilience while preserving multiple compliance pathways. Electrification measures are encouraged and incentivized to support implementation of the Mill Valley 2040 General Plan and Climate Action Plan; however, the Ordinance does not mandate all-electric construction and allows mixed-fuel residential development where performance requirements are met.

H. **Environmental Findings.** This Ordinance was assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the environmental regulations of the City. The City Council hereby finds that the adoption of this Ordinance is exempt from the requirements of CEQA under the common sense exemption in CEQA Guidelines Section 15061(b)(3) on the grounds that these standards are more stringent than the State energy standards, there are no reasonably foreseeable adverse impacts and there is no possibility that the activity in question may have a significant effect on the environment. Further, the City Council also finds the Ordinance is exempt from the requirements of CEQA pursuant to CEQA Guidelines sections 15307 and 15308 as an action by a regulatory agency taken to protect the environment and natural resources. The City Clerk is directed to prepare and file a Notice of Exemption following adoption of this Ordinance with the Marin County Clerk.

SECTION 3. Local Amendments to Building and Construction Code (Mill Valley Municipal Code, Title 14), Section 14.05.021.1 ("Amendments to the California Energy Code"). Subsection D of Section 14.05.021.1 of Chapter 14.05 (Construction Codes) of Title 14 (Building and Construction) of the Mill Valley Municipal Code is hereby amended in its entirety to read as follows:

"D. Paragraph (w) is hereby added to Section 150.0 of Subchapter 7 – SINGLE-FAMILY RESIDENTIAL BUILDINGS – MANDATORY FEATURES AND DEVICES – to read as follows:

(w) A Covered Project shall select and implement a combination of measures from the "Menu of Optional Measures" in Table 1 of MVMC Section 14.05.021, herein referred to as "Table 1", sufficient to achieve or exceed the total number of points identified as "Target Score" in Table 1 based on building vintage. In addition, all mandatory measures listed in Table 1 shall be installed, as applicable, regardless of the total Measure Point Score achieved. Installed measures shall meet the "List of Measure Specifications" in Table 2 of Section 14.05.21, herein referred to as "Table 2".

Building vintage is the year in which the original construction permit for the building was submitted, as documented by building department records, or the permit issue date of an

addition or alteration that satisfied the Performance Standards (California Energy Code, Title 24, Part 6, Section 150.1(b)) that were in effect at that time, whichever is later.

Exceptions to 150.0(w):

(i) Residential buildings originally permitted for construction on or after January 1, 2011.

(ii) ADU/JADU. If a project is limited solely to a newly created Accessory Dwelling Unit (ADU) or Junior Accessory Dwelling Unit (JADU) as defined in Mill Valley Municipal Code Section 20.08.070(E) and (F), the project shall be exempt from complying with this Section.

(iii) Mobile Home. If a project occurs in a Mobile Home, Manufactured Housing, or Factory-built Housing as defined in Division 13 of the California Health and Safety Code (commencing with Section 17000), the project shall be exempt from complying with this Section.

(iv) Infeasibility. If, due to conditions specific to the project, it is technically or economically infeasible to achieve compliance, the Building Official may reduce the Target Score and/or waive some or all the mandatory requirements based on written documentation and evidence submitted at the time of building permit application.

(v) Performance Equivalency. If the applicant demonstrates that the Energy Budget of the Proposed Building Design, as calculated under Section 150.1(b), would be less than or equal to the Energy Budget of the building if it otherwise complied with Section 150.0(w) the project shall be exempt from complying with this Section.

(vi) CARE/FERA Low-Income Path. If the applicant resides in the dwelling unit and demonstrates that they qualify for the California Alternative Rates for Energy (CARE), or Family Electric Rate Assistance (FERA) program, or if the applicant is the owner of the dwelling unit which is occupied by a dependent who demonstrates that they qualify for the California Alternative Rates for Energy (CARE), or Family Electric Rate Assistance (FERA) program is exempt from complying with Table 1but must install the following measures, as further specified and defined in Table 2:

a. E1: Lighting Measures; and
b. E2: Water Heating Package

MVMC 14.05.021-TABLE 1:
ENERGY AND ELECTRIFICTION MENU OF MEASURES AND TARGET SCORES, CLIMATE ZONE 3

ID (See Table 2)	Description	Points by Building Vintage		
		Pre-1978	1978-1991	1992-2010
MANDATORY MEASURES				
E1	Lighting Measures	Required		

ER1	Electric Readiness, Service Panel Upgrade	Required for certain scopes, See table 2.		
ER2	Electric Readiness, End Uses	Required for certain scopes, See table 2.		
TARGET SCORE AND MENU OF OPTIONAL MEASURES				
Points to achieve based on measures below (previously 6 points for any residential building)		**8**	**7**	**2**
Energy Measures				
E2	Water Heating Package	2	2	2
E3	Air Sealing	2	1	1
E4	R-38 Attic Insulation	2	2	X
E5	Duct Sealing	3	2	1
E6	New Ducts + Duct Sealing	6	4	1
E7	Windows	4	3	4
E8	R-15 Wall Insulation	5	X	X
E10	R-19/R-30 Raised Floor Insulation	9/10	9/10	X
Fuel Substitution Measures				
FS1	Heat Pump Water Heater (HPWH) Replacing Gas	12	12	12
FS2	High Efficiency HPWH Replacing Gas	13	13	13
FS3	HPWH Replacing Electric	5	5	5
FS4	High Efficiency HPWH Replacing Electric	6	6	6
FS5	Heat Pump Space Heater	18	13	12
FS6	High Efficiency Heat Pump Space Heater	19	14	12
FS8	Heat Pump Clothes Dryer	1	1	1
FS9	Induction Cooktop	1	1	1
Solar PV and Electric Readiness Measures				
PV1	Solar PV + Electric Ready Pre-Wire	13	13	12

The following conditions also apply to Covered Projects under Table 1:

(a) Unless otherwise specified, the requirements shall apply to the entire dwelling unit, not just the additional or altered portion.
(b) Measures from Table 1 and specified in Table 2, that already exist in the home, may be counted towards compliance with these requirements, unless otherwise specified in Table 2.
(c) Measures from Table 1that are to be installed to satisfy requirements under the California Energy Code, Title 24, Part 6, may not be counted towards compliance with these requirements. Where these requirements conflict with other Energy Code requirements, the

stricter requirements shall prevail.

MVMC 14.05.021- TABLE 2: LIST OF MEASURE SPECIFICATIONS	
ID	**Measure Specification**
Energy (E) Measures	
E1	Lighting Measures: Install lighting with an efficiency of 45 lumens per watt or greater in all interior and exterior screw-in fixtures. Install photocell, occupancy sensor or energy management system controls that meet the requirements of 150.0(k)3 in all outdoor lighting permanently mounted to a residential building or to other buildings on the same lot.
E2	Water Heating Package: Insulate all accessible hot water pipes with pipe insulation a minimum of ¾ inch thick. This includes insulating the supply pipe leaving the water heater, piping to faucets underneath sinks, and accessible pipes in attic spaces or crawlspaces. Upgrade fittings in sinks and showers to meet current California Green Building Standards Code (Title 24, Part 11) Section 4.303 water efficiency requirements. Exception: Upgraded fixtures are not required if existing fixtures have rated or measured flow rates of no more than ten percent greater than 2025 California Green Building Standards Code (Title 24, Part 11) Section 4.202 water efficiency requirements.
E3	Air Sealing: Seal all accessible cracks, holes, and gaps in the building envelope at walls, floors, and ceilings. Pay special attention to penetrations including plumbing, electrical, and mechanical vents, recessed can light luminaires, and windows. Weather-strip doors if not already present. Verification shall be conducted by a certified ECC Rater no more than three years prior to the permit application date that either:: a) shows at least a 30 percent reduction from pre-retrofit conditions; or b) shows that the number of air changes per hour at 50 Pascals pressure difference (ACH50) does not exceed ten for Pre-1978 vintage buildings, If combustion appliances are located within the pressure boundary of the building, conduct a combustion safety test by a professional certified by the Building Performance Institute or a certified ECC Rater in accordance with BPI Technical Standards for the Building Analyst Professional..

E4	R-38 Attic Insulation: Attic insulation shall be installed to achieve a weighted assembly U-factor of 0.025 or insulation installed at the ceiling level shall have a thermal resistance of R-38 or greater for the insulation alone. Recessed downlight luminaires in the ceiling shall be covered with insulation to the same depth as the rest of the ceiling. Luminaires not rated for insulation contact must be replaced or fitted with a fire-proof cover that allows for insulation to be installed directly over the cover. Exception: In buildings where existing R-30 is present and existing recessed downlight luminaires are not rated for insulation contact, insulation is not required to be installed over the luminaires.
E5	Duct Sealing: Air seal all space conditioning ductwork to meet the requirements of 2025 Title 24, Part 6, Section 150.2(b)1E. The duct system must be tested by an ECC Rater no more than three years prior to the Covered Project permit application date to verify the duct sealing and confirm that the requirements have been met. This measure may not be combined with the New Ducts and Duct Sealing measure in this Table. Exception: Buildings without ductwork or where the ducts are in conditioned space.
E6	New Ducts + Duct Sealing: Replace existing space conditioning ductwork with new R-6 ducts that meet the requirements of 2025 Title 24 Section 150.0(m)11. This measure may not be combined with the Duct Sealing measure in this Table. To qualify, a preexisting measure must have been installed no more than three years before the Covered Project permit application date.
E7	Windows: Replace at least 50% of existing windows with high performance windows with an area-weighted average U-factor no greater than 0.27.
E8	Wall Insulation: Install wall insulation in all exterior walls to achieve a weighted U-factor of 0.095 or install wall insulation in all exterior wall cavities that shall result in an installed thermal resistance of R-15 or greater for the insulation alone.
E10	R-19/R-30 Floor Insulation: Raised-floors shall be insulated such that the floor assembly has an assembly U-factor equal to or less than U-0.037/U-0.028, or shall be insulated between wood framing with insulation having an R-value equal to or greater than R-19/R-30
Fuel Substitution (FS) Measures	
FS1	Heat Pump Water Heater (HPWH) Replacing Gas: Replace existing natural gas water heater with a heat pump water heater that meets the requirements of Sections 110.3 and 150.2(b)1.H.iii.b. .

FS2	High Efficiency Heat Pump Water Heater (HPWH) Replacing Gas: Replace existing natural gas water heaters with heat pump water heaters with a Northwest Energy Efficiency Alliance (NEEA) Tier 3 or higher rating that also meets the requirements of Sections 110.3 and 150.2(b)1.H.iii.c.
FS3	Heat Pump Water Heater (HPWH) Replacing Electric: Replace existing electric resistance water heater with a heat pump water heater that meets the requirements of Sections 110.3 and 150.2(b)1.H.iii.b.
FS4	High Efficiency Heat Pump Water Heater (HPWH) Replacing Electric: Replace existing electric resistance water heater with heat pump water heater with a Northwest Energy Efficiency Alliance (NEEA) Tier 3 or higher rating that also meets the requirements of Sections 110.3 and 150.2(b)1.H.iii.c.
FS5	Heat Pump Space Heater: Replace all existing gas and electric resistance primary space heating systems with an electric-only heat pump system that meets the requirements of Sections 110.3, 150.2(b)1.C, 150.2(b)1.E, 150.2(b)1.F, and 150.2(b)1.G.
FS6	High Efficiency Heat Pump Space Heater: Replace all existing gas and electric resistance primary space heating system that meets the requirements of Sections 110.3 and 150.2(b)1.C, 150.2(b)1.E, 150.2(b)1.F, and 150.2(b)1.G and one of the following: 1. A ducted electric-only heat pump system with a SEER2 rating of 16.5 or greater, an EER2 rating of 12.48 or greater and an HSPF2 rating of 9.5 or greater; or 2. A ductless mini-split heat pump system with a SEER2 rating of 14.3 or greater, an EER2 rating of 11.7 or greater and an HSPF2 rating of 7.5 or greater
FS8	Heat Pump Clothes Dryer: Replace all existing gas and electric resistance clothes dryers with heat pump dryers with no resistance element and cap the gas lines.
FS9	Induction Cooktop: Replace all existing gas and electric resistance stove tops with inductive stove tops and cap the gas lines.
Solar Photovoltaics (PV) and Electric-Readiness (ER) Measures	
PV1	Solar PV+ Electric Ready Pre-Wire: Installation of New Solar PV Systems: Install a new solar PV system that meets the requirements of Section 150.1(c)(14). In addition, upgrade the panelboard to meet the requirements of ER1 and install any two of the other measures from ER2.A - ER2.F. Existing PV Systems: If the home already has an existing solar PV system that meets the requirements of Section 150.1(c)(14), to claim credit for this measure,

	PV1, upgrade the panelboard to meet the requirements of ER1 and install any two of the other measures from ER2.A - ER2.F.
ER1	Electric Readiness - Service Panel Upgrade: Upgrade the panelboard serving the individual dwelling unit to provide circuit breaker spaces for a heat pump water heater, heat pump space heater, electric cooktop and electric clothes dryer with the capacities specified in Section 150.0 (n)1, (t), (u) and (v); or, provide electrical load calculations and appliance specifications for serving all of these end-uses with a minimum 100-amp panel.
ER2	Electric Readiness Measures - End Uses: For any covered project, if the service panel is being upgraded or to claim the Solar PV + Electric Ready Pre-Wire credit, satisfy any two of the electric-readiness measures below: • If the kitchen is being remodeled, make the range electric ready as specified in ER2, Item C below and upgrade the panelboard as specified under ER1. • If the laundry room is being remodeled, make the dryer electric ready as specified in Item D below and upgrade the panelboard as specified under ER1. Meet the requirements below, that otherwise apply to newly constructed buildings: A. Heat Pump Water Heater Ready, as specified in Section 150.0(n)1. B. Heat Pump Space Heater Ready, as specified in Section 150.0(t). C. Electric Cooktop Ready, as specified in Section 150.0(u). D. Electric Clothes Dryer Ready, as specified in Section 150.0(v). E. Battery Energy Storage Systems (BESS) Ready, as specified in Section 150.0(s). F. EV Charger Ready. Install a dedicated 208/240-volt branch circuit as specified in the California Green Building Code, Title 24, Part 11, Section A4.106.8.1, which otherwise applies to new construction.

	Exception: If an electrical permit is not otherwise required for the project other than compliance with the laundry room and kitchen remodel requirements of this Item, ER2.

"

SECTION 4. Local Amendments to Building and Construction Code (Mill Valley Municipal Code, Title 14), Section 14.48.010 ("California Green Building Standards Code adopted by reference"). Subsections A and B of Section 14.48.010 of Chapter 14.48 (Green Building Standards) of Title 14 (Building and Construction) of the Mill Valley Municipal Code are hereby amended to read as follows:

"A. Appendix Chapter A4 - Residential Voluntary Measures (Tier 1 levels for new construction, as defined in Section 14.48.030), excluding all energy efficiency measures contained in A4.2.

B. Appendix Chapter A5 - Nonresidential Voluntary Measures (Tier 1 levels for new construction, as defined in Section 14.48.030), excluding all energy efficiency contained in A5.2."

SECTION 5. Local Amendments to Building and Construction Code (Mill Valley Municipal Code, Title 14), Section 14.48.020 ("Local amendments to the California Green Building Standards Code"). Section 14.48.020 of Chapter 14.48 (Green Building Standards) of Title 14 (Building and Construction) of the Mill Valley Municipal Code is hereby amended in its entirety to read as follows:

"14.48.020. Local amendments to the California Green Building Standards Code.

The 2025 California Green Building Standards Code ("CALGreen") adopted herein by reference is hereby amended by the following additions, deletions, and amendments, together with such changes made by Sections 14.48.030 through 14.48.070 of the Mill Valley Municipal Code.

A. Section 202 – DEFINITIONS - of Chapter 2 – DEFINITIONS – of the 2025 Green Building Standards Code is hereby amended by deleting the definition of "Low Power Level 2 Electric Vehicle Charging Receptacle" and revising the definitions of "Electric Vehicle Charging Station" and "Newly Constructed (or New Construction)" to read as follows:

ELECTRIC VEHICLE CHARGING STATION (EVCS). A parking space that includes installation of electric vehicle supply equipment (EVSE) at an EV Ready space. An EVSC space may be used to satisfy EV Ready space requirements. EVSE shall be installed in accordance with the California Electrical Code,

NEWLY CONSTRUCTED (or NEW CONSTRUCTION). A newly constructed building (or new construction) includes the production of new or replacement building(s) and Major Remodels, as defined in Chapter 14.48.030.

B. Section 301.1 – SCOPE – of Chapter 3 – GREEN BUILDING – of the 2025 Green Building Standards Code is hereby amended by replacing the first sentence with the following:

301.1 Scope. Buildings shall be designed to comply with the applicable requirements of Chapter 14.48 of the Mill Valley Municipal Code and shall also include the green building measures specified as mandatory in the application checklists contained in this code.

C. Section 301.1.1 – ADDITIONS AND ALTERATIONS - of Chapter 3 – GREEN BUILDING

–of the 2025 Green Building Standards Code is hereby amended by replacing the first sentence with the following:

301.1.1 Additions and alterations. The mandatory provisions of Chapter 4 shall be applied to additions and alterations of existing residential buildings, in accordance with applicable requirements of Chapter 14.48 of the Mill Valley Municipal Code.

D. Section 301.3 – NONRESIDENTIAL ADDITIONS AND ALTERATIONS - of Chapter 3 – GREEN BUILDING – of the 2025 Green Building Standards Code is hereby amended by replacing the first sentence with the following:

301.3 Nonresidential additions and alterations. The provisions of individual sections of Chapter 5 apply to newly constructed buildings and building additions and alterations (for occupancies within the authority of California Building Standards Commission).

E. Section 4.106.4.1– NEW ONE- AND TWO-FAMILY DWELLINGS AND TOWNHOUSES WITH ATTACHED PRIVATE GARAGES - of Division 4.1 – PLANNING AND DESIGN DIVISION – of Chapter 4 – RESIDENTIAL MANDATORY MEASURES – of the 2025 Green Building Standards Code is hereby amended in its entirety to read as follows**:**

4.106.4.1 One- and two-family dwellings and town-houses (New and Existing Buildings). For each new dwelling unit or when alterations to an existing building include upgrades to the service panel, the project shall install a list raceway to accommodate a dedicated 208/240-volt branch circuit. The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere 208/240-volt minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.

Exception: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the proposed location of an EV charger at the tie of original construction in accordance with the California Electrical Code.

F. Section 4.106.4.3 – ELECTRIC VEHICLE CHARGING FOR ADDITIONS AND ALTERATIONS OF PARKING FACILITIES SERVING EXISTING MULTIFAMILY BUILDINGS, HOTELS AND MOTELS – of Division 4.1 – PLANNING AND DESIGN DIVISION – of Chapter 4 – RESIDENTIAL MANDATORY MEASURES – of the 2025 Green Building Standards Code is hereby amended in its entirety to read as follows:

4.106.4.3 Electric vehicle charging for additions and alterations of parking facilities serving existing multifamily buildings. When additions or alterations to existing buildings upgrade the service panel; when the parking lot surface is modified, including the removal of paving material and curbing; or when parking spaces are added, the project shall comply with section A4.106.8.2.1 to facilitate the installation and use of EV ready spaces.

Exception: These requirements shall not apply where the proposed renovation(s) are solely required to address any of the following: accessibility upgrades, seismic retrofitting, fire or life-safety improvements, utility replacement required by a public agency, or other legally mandated improvements.

G. Section 5.106.5.4 – ADDITIONS OR ALTERATIONS TO EXISTING BUILDINGS OR PARKING FACILITIES – of Division 5.1 – PLANNING AND DESIGN – of Chapter 5 – NONRESIDENTIAL MANDATORY MEASURES – of the 2025 Green Building Standards Code is hereby amended in its entirety to read as follows:

5.106.5.4 Additions and alterations to nonresidential occupancies and parking facilities. When additions or alterations to existing buildings upgrade the service panel; when the parking lot surface is modified, including the removal of paving material and curbing; or when parking spaces are added, the project shall comply with A5.106.5.3 to facilitate the installation of EV ready spaces."

SECTION 6. Local Amendments to Building and Construction Code (Mill Valley Municipal Code, Title 14), Section 14.48.030 ("Definitions"). Section 14.48.020 of Chapter 14.48 (Green Building Standards) of Title 14 (Building and Construction) of the Mill Valley Municipal Code is hereby amended in its entirety to read as follows:

"14.48.030. Definitions

For the purposes of interpreting this chapter and the associated standards for compliance, the terms below are defined as follows. These definitions are in addition to those outlined in Section 202 of the California Green Building Standards Code, as modified in Section 14.48.020 of the Mill Valley Municipal Code. In the event of a conflict between the definitions in this section and in Section 202, the definitions in this section shall control.

"All Electric" refers to a building where electricity is the only permanent source of energy for water-heating, space-heating, space cooling, cooking and clothes-drying and there is no gas meter connection.

"Automatic Load Management System (ALMS)" refers to a control system designed to manage loads across one or more electric vehicle supply equipment (EVSE) circuits or panels and to share electrical capacity and/or automatically manage power at each connection point. ALMS systems shall be designed to deliver no less than 3.3 kVa (208.240 volt, 16-ampere) to each EV Capable, EV Ready, or EVCS space served by the ALMS. Add meet the requirements of California Electrical Code Article 625. The connected amperage to the building site for the EV charging infrastructure shall not be lower than the required connected amperage per California Green Building Standards Code, Title 24 Part 11.

"Certified Green Building Rater" means a person acting as the owner's agent to ensure compliance with green building requirements. Those persons representing national and regional green building organizations, including but not limited to, CALGreen, Built It Green and LEED, are considered certified green building raters.

"CALGreen Mandatory" means those measures that are required for all qualifying projects. Residential mandatory measures are contained in CALGreen Chapter 4. Non-Residential mandatory measures are contained in CALGreen Chapter 5.

"CALGreen Tier 1" refers to required perquisite and elective measures in addition to the CALGreen mandatory measures, as outlined in in CALGreen Appendix A4.601.4 for residential projects and CALGreen Appendix A5.601.2 for non-residential projects.

"Direct Current Fast Charging (DCFC)" means a parking space provided with electrical infrastructure that meets the following conditions:

i. A minimum of 48 kVa (480 volt, 100-ampere) capacity wiring.
ii. Electric vehicle supply equipment (EVSE) located within three (3) feet of the parking space providing a minimum capacity of 80 ampere.

"Efficiency EDR Compliance Margin" is the difference in the energy design rating ("EDR") of standard efficiency and the EDR of proposed efficiency for a building, as demonstrated on Title 24 compliance documents.

"Green Building Compliance Form" means the signature page submitted to the City signed by a Certified Green Building Rater, indicating that applicable project complies with the City's Green Building requirements.

"Level 2 (L2) EV Capable" means a parking space provided with electrical infrastructure that meets the following requirements:

i. Conduit that links a listed electrical panel with sufficient capacity to a junction box or receptacle located within three (3) feet of the parking space.
ii. The conduit shall be designed to accommodate at least 8.3 kVa (208/240 volt, 40 – ampere) per parking space. Conduit shall have a minimum nominal trade size of 1 inch inside diameter and may be sized for multiple circuits as allowed by the California Electrical Code. Conduit shall be installed at a minimum in spaces that will be inaccessible after construction, either trenched underground or where penetrations to walls, floors, or other partitions should otherwise be required for future installation of branch circuits, and such additional elements deemed necessary by the Building Official. Construction documents shall indicate future completion of conduit from the panel to the parking space, via the installed inaccessible conduit.
iii. The electrical panel shall reserve a space for a 40-ampere overcurrent protection device space(s) for EV charging, labeled in the panel directory as "EV CAPABLE."
iv. The electrical panel shall demonstrate that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at a minimum of 40 amperes.
v. The parking space shall contain signage with at least a 12" font adjacent to the parking space indicating that the space is EV Capable.

"Level 1 (L1) EV Ready" means a parking space that is served by a complete electric circuit with the following requirements:

i. A minimum of 2.2 kVa (110/120 volt, 20-ampere) capacity wiring.
ii. A receptacle labeled "Electric Vehicle Outlet" or electric vehicle supply equipment located within three (3) feet of the parking space. If EVSE is provided the minimum capacity of the EVSE shall be 16-ampere.
iii. Conduit oversized to accommodate future Level 2 EV Ready (208/240 volt, 40-ampere) at each parking space.

"Level 2 (L2) EV Ready" means a parking space that is served by a complete electric circuit with the following requirements:

i. A minimum of 8.3 kVa (208/240 volt, 40-ampere) capacity wiring.
ii. A receptacle labeled "Electric Vehicle Outlet", or electric vehicle supply requirement located within three (3) feet of the parking space. If EVSE is provided the minimum capacity of the EVSE shall be 30-ampere.

"Limited Mixed-Fuel" means a building where natural gas and/or propane are only used for cooking and fireplaces.

"Long-Term System Cost (LSC)" means the performance metric adopted by the California Energy Commission in the 2025 California Energy Code and CALGreen Code to replace the prior Energy Design Rating (EDR), representing total lifecycle system cost efficiency compared to a standard design baseline.

"Major Remodel" means structural modifications or additions made to a dwelling, which are greater than 50% of either: (1) the current square footage of such dwelling; or (2) the current exterior roof structure and exterior walls of such dwelling.

"Minor Remodel" means modifications or additions made to a dwelling, which are not considered to be a major remodel.

"Mixed-fuel" means a building where both natural gas and/or propane and electricity are used.

"Modified Parking Lot" means a parking lot for which paving material and curbing is removed."

SECTION 7. Local Amendments to Building and Construction Code (Mill Valley Municipal Code, Title 14), Section 14.48.040 ("Green building requirements by project type"). Section 14.48.030 of Chapter 14.48 (Green Building Standards) of Title 14 (Building and Construction) of the Mill Valley Municipal Code is hereby amended in its entirety to read as follows:

"14.48.040. Green building requirements by project type

The Mill Valley Municipal Code defines compliance thresholds for different projects that are covered by this chapter. These standards are outlined below in Table 1.

MVMC 14.48.040 - Table 1: Summary of Green Building Requirements by Project Type and Size		
Project Type and Size	**Green Building Requirements**	**EV Readiness Requirements**
One- and Two-Family Dwellings and Townhouses: New Construction/ Major Remodels	CALGreen Tier 1, excluding Section A4.2 (Energy Efficiency)	Comply with CALGreen Section A4.106.8.1
One- and Two-Family Dwellings and Townhouses: Additions and Alterations 500 square feet or greater	CALGreen Tier 1, excluding Section A4.2 (Energy Efficiency) and satisfy requirements contained in MVMC Section 14.05.021.1.	If the project is upgrading the main electrical service panel, comply with CALGreen Section A4.106.8.1
One- and Two-Family Dwellings and Townhouses: Additions and Alterations less than 500 square feet	CALGreen Mandatory	
Multifamily: New Construction/ Major Remodels	CALGreen Tier 1, excluding Section A4.2 (Energy Efficiency)	Comply with CALGreen Section A4.106.8.2.1
Multifamily: Additions and Alterations	CALGreen Mandatory	If the project is upgrading the service panel and/or modifying the parking lot surface comply with CALGreen Section A4.106.8.2.1
Non-residential: New Construction/ Major Remodels	CALGreen Tier 1, excluding Section A5.2 (Energy Efficiency)	Comply with CALGreen Section A5.106.5.3.1
Non-residential: Additions and Alterations of Existing Buildings	CALGreen Tier 1, excluding Section A4.2 (Energy Efficiency)	If the project is upgrading the service panel and/or modifying the parking lot surface comply with CALGreen Section A5.106.5.3.1.
Hotels and motels: New Construction/ Major Remodels	CALGreen Tier 1, excluding Section A4.2 (Energy Efficiency)	Comply with CALGreen Measure A4.106.8.2.1

"

SECTION 8. Local Amendments to Building and Construction Code (Mill Valley Municipal Code, Title 14), Section 14.48.050 ("Documentation and Verification"). Section 14.48.050 of Chapter 14.48 (Green Building Standards) of Title 14 (Building and Construction) of the Mill Valley Municipal Code is hereby amended in its entirety to read as follows:

"14.48.050. Documentation and Verification

All projects subject to this chapter shall comply with the requirements set forth in Section 14.48.040 through the following verification methods.

A. Verification of Compliance. All applicable projects must comply with green building requirements as part of the building permit and plan check process. A certified Green Building Rater shall verify compliance by submitting signatures on the Green Building Compliance Form at the time of building permit application and as part of final inspection. When a building permit is applied for, checklists must be filled out by a Green Building Rater and included with the submittal package. The checklist shall be reviewed for accuracy by the Planning and Building Department. The Building Department will review the checklist prior to issuance of a building permit. Building plans shall indicate in the general notes or individual detail drawings, where appropriate, the green building measures to be used to satisfy the green building requirements. Prior to final inspection, checklists must be verified by a Green Building Rater as completed and final work satisfying the green building requirements. Any changes or modifications to the checklists must be verified and approved by the Green Building Rater. Documentation and verification shall be collected by the Green Building Raters. During the permit and inspection process, the Building Department may request to review some or all of the green building documentation.

B. Costs of Documentation and Verification. All costs for inspections, documentation and verification of compliance with green building requirements, including the hiring of a Certified Green Building Rater, a certified commissioner, or certified home performance contractor, shall be borne by the applicant for a building permit."

SECTION 9. Local Amendments to Building and Construction Code (Mill Valley Municipal Code, Title 14), Section 14.48.060 ("Exemptions"). Paragraph (2) of Subsection (B) of Section 14.48.060 of Chapter 14.48 (Green Building Standards) of Title 14 (Building and Construction) of the Mill Valley Municipal Code is hereby amended to read as follows:

"2. Scope of Project. The scope of the project is insufficient to comply with the green building standards;"

SECTION 10. Local Amendments to Building and Construction Code (Mill Valley Municipal Code, Title 14), Section 14.48.060 ("Exemptions"). Subsection (C) of Section 14.48.020 of Chapter 14.48 (Green Building Standards) of Title 14 (Building and Construction) of the Mill Valley Municipal Code is hereby amended to read as follows:

"C. Process. A project must qualify as exempt from the requirements in this chapter by applying for an exemption at the time a planning or building permit application is submitted, whichever occurs first. The applicant shall indicate the maximum threshold of compliance he or she believes is feasible for the project and the circumstances that he or she believes create a hardship or make it infeasible to fully comply with this chapter. The exemption determination by the Director of Planning and Building shall be provided in writing to the applicant, with revised green building requirements meeting the basic California Green Building Code requirements."

SECTION 11. Severability. If any section, subsection, subdivision, sentence, clause, phrase, or portion of this Ordinance or the application thereof to any person or place, is for any reason held to be invalid or unconstitutional by the final decision of any court of competent jurisdiction, the remainder of this Ordinance shall be and remain in full force and effect.

SECTION 12. Effective Date and Certification of Publication. This Ordinance shall be effective 30 days following its adoption by the City Council. A summary of this Ordinance shall, within fifteen (15) days after passage, be published in accordance with Section 36933 of the Government Code of the State of California with the names of the City Council members voting for and against it.

SECTION 13. California Energy Commission and California Building Standards Commission. The City Clerk is directed to file a copy of this Ordinance, together with the documentation required by the California Energy Commission with the California Energy Commission and the California Building Standards Commission. The City Manager may make minor amendments to the same as required by the California Energy Commission and approved by the City Attorney.

INTRODUCED at a regular meeting of the City Council of the City of Mill Valley on the **17th** day of **February 2026**, and

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Mill Valley on the **16th** day of **March 2026**, by the following vote:

AYES: Councilmember: Burke, Jones, Carmel, Joachim, Perrey
NOES: None.
ABSENT: None.
ABSTAIN: None.

Max Perrey, Mayor

ATTEST:

Risa De Ferrari, City Clerk