



BOARD OF SUPERVISORS  
AGENDA LETTER

Agenda Number:

Clerk of the Board of Supervisors  
105 E. Anapamu Street, Suite 407  
Santa Barbara, CA 93101  
(805) 568-2240

**Department Name:** General Services  
**Department No.:** 063  
**For Agenda Of:** August 30, 2016  
**Placement:** Administration  
**Estimated Time:**  
**Continued Item:** No  
**If Yes, date from:**  
**Vote Required:** Majority

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**TO:** Board of Supervisors  
**FROM:** General Services Matthew P. Pontes, Director (560-1011)  
Contact Info: Janette Pell, Assistant Director (568-3096)  
**SUBJECT:** County of Santa Barbara Energy Efficiency Standards Policy for County Owned and Leased Facilities

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**County Counsel Concurrence**

As to form: Yes

**Risk Management:**

As to form: Yes

**Recommended Actions:**

That the Santa Barbara County Board of Supervisors:

- a) Receive and file the County of Santa Barbara Energy Efficiency Report for County Owned and Leased Facilities;
- b) Adopt the attached Resolution introducing into County policy the County of Santa Barbara Energy Efficiency Standards Policy for County Owned and Leased Facilities;
- c) Approve, ratify, and authorize the Chair to execute the First Amendment extending the County of Santa Barbara Energy Efficiency Standards Southern California Edison Grant Policy contract to March 31, 2017; and
- d) Determine that the proposed actions are not a “project” as defined by the California Environmental Quality Act (CEQA) Guidelines Section 15378(b) (5), as it is an administrative activity that will not result in direct or indirect changes in the environment.

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**Auditor-Controller Concurrence**

As to form: Yes

**Summary Text:**

This action is to adopt a Resolution to introduce into County policy an Energy Efficiency Standards Policy (“Policy”) for County owned and leased facilities. The Resolution also adopts into County policy the California State Energy Code (Title 24, Part 6) and California State Green Building Code (CALGreen). The Tajiguas Resource Recovery Project and the Northern Branch Jail AB900 Project are exempted from this Policy. Modifying either of these projects to comply with the Policy may have significant costs or CEQA implications. However, these projects will be subject to Resolution 14-049, which requires all County facilities existing in 2035 to be Zero Net Energy.

This Policy was developed under a grant provided by Southern California Edison that was approved by the County Board of Supervisors in July 2014 and satisfies a requirement of the grant. The approval and ratification of the first amendment to extend the grant end date will allow for adequate time to complete the last phase of the project, training County staff on the Policy.

The County of Santa Barbara is committed to effective management and is a strong advocate for energy-efficient operations of its facilities. This Policy is the outcome requirement of an existing County ordinance (Ordinance 4452, Chapter 12a) approved and adopted by the County Board of Supervisors (December 2001). The expected outcome is the establishment of a Board of Supervisors-approved policy that will ensure that all applicable County administrative, construction, and operations and maintenance activities are performed in a manner that leads to cost effective energy performance in County facilities. It is the County’s expectation that the implementation of this Policy will result in energy consumption reductions that directly correlate with utility bill reductions and reductions in greenhouse gas emissions regulated by State Directive AB32.

The Policy is comprehensive and applies to all County owned and leased facility construction and improvement projects. It is designed to work in coordination with other County energy management strategies and policies previously adopted by the County Board, specifically:

- Benchmarking Policy - County Board adopted April 2, 2013
- Energy Action Plan - County Board adopted April 2, 2013
- Utility Manager System - County Board presented April 2, 2013
- Zero Net Energy Resolution - County Board adopted March 4, 2014
- Commissioning Policy - County Board adopted January 20, 2015

In tandem, these policies (1) provide a framework and tools for the County to manage proactively the performance of its building assets and (2) improve the long term energy performance of County buildings in a manner that supports the County’s energy efficiency goals and leads to a Zero Net Energy building portfolio. The policy builds on state energy codes as an important tool for advancing County energy performance. It closes gaps in County protocols and procedures and complements existing County policies for a cohesive County Energy Policy. The Policy will:

- Increase participation of County buildings in energy efficiency practices and improvements resulting in the reduction of energy usage across the County.
- Promote energy efficiency changes in the County’s practices, policies, and procedures throughout all phases of a building’s life cycle.
- Improve energy performance through operations, maintenance, and management of existing County building assets, and promote long term actions that lead to a Zero Net Energy (ZNE) building portfolio.

- Institutionalize energy efficiency in County policies, programs, and processes and establish a culture of energy efficiency within the County's jurisdiction.
- Provide training to County staff on the Policy.
- Provide the County measurable energy savings and reductions in operation and maintenance costs.

The County should expect to achieve improved energy performance leading to Zero Net Energy through a combination of (1) a reduction in electricity and natural gas end use consumption, (2) reduction in electricity peak demand, and (3) renewable energy (e.g. solar PV) to offset minimum electric and natural gas base loads and propane consumption.

Approving the Resolution will:

- Require that these projects meet the Zero Net Energy Resolution by 2035.
- Result in the mandatory training for specific County facility staff regarding the Policy. County facility maintenance workers and County facility project managers shall attend not less than 2 hours of training.

**Background:**

The state of California mandates aggressive energy efficiency building standards, codes, and policies. Several of these regulations mandate a reduction in statewide energy use, with state and local municipalities acting as agents and leading by example. State Directive AB32 provides the main charge for regulating building energy and emissions in the state, which are amplified through various State Executive Orders, and the California Long Term Energy Efficiency Strategy Plan.

In response to the various state initiatives, the County of Santa Barbara has taken proactive steps to manage and improve the immediate and long term energy performance, and operations and maintenance of its buildings. The County has developed several resolutions, policies, and ordinances that through implementation have resulted in a reduction in energy consumption and are expected to improve the long term operational and maintenance performance of County buildings. It has further (1) resolved to reduce electricity consumption in County buildings by 20% in 2020 below 2008 levels, (2) to become Zero Net Energy across its building and facility portfolio, and (3) to take immediate, cost effective coordinated steps to reduce reliance on GHG emissions.

To achieve Zero Net Energy, the County will need to implement a comprehensive energy efficiency standard that (1) enforces existing state energy codes, (2) encourages energy performance is deployed in an aggressive and cost effective manner, (3) is integrated with existing County policies, and (4) has reached across a building's life cycle (i.e. all construction and operations and maintenance activities).

**Performance Measure:**

Implementing this Policy will provide the County measurable energy savings and reductions in operation and maintenance costs by reducing the amount of energy consumed by County facilities to zero by 2035 (per the County of Santa Barbara Resolution No.14-49 Zero Net Energy Facilities)

The General Service's software monitors the amount of energy consumed by each County owned facility. The Policy requires the County Energy Manager to report annually to the County Board of Supervisors on County level energy performance.

**Fiscal and Facilities Impacts:**

An outcome of this Resolution is the required training for specific County facility staff on the Policy, specifically the County's implementation of the California State Energy Code (Title 24, Part 6) and the California Green Building's Standard Code (CalGreen, Title 24, Part 11). County facility maintenance

workers and County facility project managers shall attend not less than 2 hours of training. The grant will provide this one time training.

Adoption of the Policy will not require specific additional annualized ongoing funding at this time. Funding for future projects which comply with the directives contained in the Policy will be presented to the BOS for approval as the projects are developed.

**Key Contract Risks:** N/A

**Staffing Impacts:**

The County is dedicating .25 FTE to this program.

**Special Instructions:**

1. Direct the Clerk of the Board to forward two (2) copies of the signed and certified minute order to Roy Hapeman in the General Services Department.

**Attachments:**

1. County of Santa Barbara Energy Efficiency Report
2. County of Santa Barbara Energy Efficiency Standards Policy Resolution
3. First Amendment to Strategic Plan Phase 3 For County of Santa Barbara
4. County of Santa Barbara Energy Efficiency Standards Policy
5. Original County Board Letter
6. Notice of Exemption

**Authored by:**

Roy Hapeman, General Services Department, Energy Manager 568-2628