

ATTACHMENT 5

**MONTECITO PLANNING COMMISSION ACTION LETTER
AND STAFF REPORT**

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COUNTY OF SANTA BARBARA CALIFORNIA

MONTECITO PLANNING COMMISSION

COUNTY ENGINEERING BUILDING
123 E. ANAPAMU STREET
SANTA BARBARA, CALIFORNIA 93101-2058
PHONE: (805) 568-2000
FAX: (805) 568-2030

TO THE HONORABLE BOARD OF SUPERVISORS
COUNTY OF SANTA BARBARA, CALIFORNIA

MONTECITO PLANNING COMMISSION
HEARING OF APRIL 16, 2014

RE: Green Building Program Amendment; 14GPA-00000-00005

Hearing on the request of the Planning and Development Department that the Montecito Planning Commission consider the following:

- a) **14GPA-00000-00005.** Recommend that the Board of Supervisors adopt a Comprehensive Plan amendment amending Policy 2.1, Policy 2.4, and Policy 6.1 of the Santa Barbara County Comprehensive Plan Energy Element to update the County's green building program;

and recommend that the Board of Supervisors find that this amendment is exempt from the provisions of CEQA pursuant to Section 15061(b)(3) of the State Guidelines for Implementation of the California Environmental Quality Act. The purpose of the proposed Comprehensive Plan amendment is to update the County's green building program.

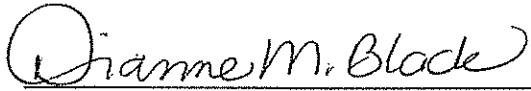
Dear Honorable Members of the Board of Supervisors:

At the Montecito Planning Commission hearing of April 16, 2014, Commissioner Brown moved, seconded by Commissioner Burrows and carried by a vote of 4 to 0 (Overall absent) to:

1. Recommend that the County Planning Commission recommend to the Board of Supervisors that the Board of Supervisors make the findings for approval of the proposed Comprehensive Plan amendment (Attachment C of the staff report, dated April 7, 2014), including CEQA findings; and
2. Recommend that the County Planning Commission recommend to the Board of Supervisors that the Board of Supervisors find that this amendment is exempt pursuant to Section 15061(b)(3) of the State Guidelines for Implementation of California Environmental Quality Act and Notice of Exemption (Attachment A of the staff report, dated April 7, 2014); and
3. Adopt a Resolution recommending that the County Planning Commission recommend to the Board of Supervisors that the Board of Supervisors approve Case No. 14GPA-00000-00005

amending Policy 2.1, Policy 2.4, and Policy 6.1 of the Santa Barbara County Comprehensive Plan Energy Element (Attachment B of the staff report, dated April 7, 2014).

Sincerely,



Dianne M. Black
Secretary to the Montecito Planning Commission

cc: Case File: 14GPA-00000-00005
Planning Commission File
Dianne M. Black, Assistant Director
Brian Pettit, Deputy County Counsel
David Lackie, Deputy Director
✓ Katie Hentrich, Planner
Heather Allen, Planner

Attachments: **Attachment B – Resolution of the Santa Barbara Montecito Planning
Commission**
 Attachment C – Findings for Approval

DMB/dmv

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ATTACHMENT B: 14GPA-00000-00005 RESOLUTION

RESOLUTION OF THE SANTA BARBARA COUNTY MONTECITO PLANNING
COMMISSION

COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA

IN THE MATTER OF RECOMMENDING)
TO THE COUNTY PLANNING COMMISSION)
TO RECOMMEND TO THE BOARD)
OF SUPERVISORS THE ADOPTION OF)
AMENDMENTS TO POLICY 2.1, POLICY 2.4,)
AND POLICY 6.1 OF THE ENERGY)
ELEMENT OF THE COMPREHENSIVE PLAN)

RESOLUTION NO. 14- 12

CASE NO. 14GPA-00000-00005

WHEREAS, on December 13th of 1994, the Board of Supervisors adopted the *Energy Element* of the Santa Barbara County Comprehensive Plan with Resolution No. 94-569, which contains incentive-based strategies to promote the efficient use of energy; and

WHEREAS, Policy 2.1 of the Energy Element established the Innovative Building Review Program, which is a voluntary program that provides incentives to exceed California's Energy-Efficient Standards (Title 24) and implements additional energy-efficient features outside the purview of Title 24 in existing and new developments; and

WHEREAS, due to changes to Title 24 or the need to assure equitable application of the Innovative Building Review Program, adjustments to the Innovative Building Review Program are sometimes warranted; and

WHEREAS, to provide for future flexibility in marketing of the Innovative Building Review Program, the reference to the program in the Energy Element is being revised to the more general title of "Green Building Program"; and

WHEREAS, it is now deemed in the interest of the orderly development of the County and important to the preservation of the health, safety, and general welfare of the residents of said County to amend the Comprehensive Plan's Energy Element as follows:

POLICY 2.1: VOLUNTARILY GOING BEYOND STATE BUILDING ENERGY STANDARDS -
Establish mechanisms and incentives to encourage architects and builders to exceed
the energy efficiency standards of the California Building Code (Title 24) in new and
existing buildings by implementing energy efficiency measures.

Public Service 2.1.1: The County shall establish an ~~Innovative Building Review~~
~~Committee~~ a Green Building Committee, empowered by the County Planning &
Development Director ~~Building Official~~. The ~~Innovative Buildings Review~~
committee shall comprise professionals with specific expertise in energy-efficient

building, including the gas and electric utilities, architects, and energy specialists. The committee shall function on a voluntary basis. Its membership shall be approved by the county's Planning & Development Director ~~Building Official~~. The Committee shall provide the following services:

(a) Provide counseling to developers free of charge during the early stages of designing a development on cost effective methods to meet the Program's criteria. ~~one or more of the following targets:~~

~~TARGET 1 Exceed Title 24 standards by 20% and earn 4 energy points from the County's approved menu of additional energy efficient features;~~

~~TARGET 2 Exceed Title 24 standards by 30% and earn 12 energy points from the County's approved menu of additional energy efficient features;~~

~~TARGET 3 Exceed Title 24 standards by 40% and earn 30 energy points from the County's approved menu of additional energy efficient features.~~

(b) Review developmental plans of consenting developers, free of charge, to verify that the proposed design will meet the Program's criteria. ~~one or more of the targets listed above.~~

(c) Stamp those plans that can feasibly meet the Program's criteria ~~one or more of the targets stipulated above~~ with a Santa Barbara County Innovative Green Building Award.

Developers shall not be required to submit to counseling or review by the ~~Innovative Buildings Review Committee~~; however, the county encourages developers to take full advantage of the free services listed above. As further incentive, all development plans with a *Santa Barbara County-Innovative-Building Green Building Award* from the ~~Innovative Buildings Review Committee~~ shall not be required to undergo any additional Plan Check review by the county ~~Building Official~~ Planning & Development Director for Title 24 purposes. The *Santa Barbara County-Innovative-Building Green Building Award* will reduce the Energy Plan-Check Fee and will expedite the Building Review process by alleviating Title 24 consistency-reviews. [Cross-reference: *Energy Element*, Regulatory Incentive 6.1.7.]

The County shall evaluate the Program's criteria ~~energy-efficient targets~~ periodically to consider other innovative strategies for increasing efficient use of energy in specific projects, to assure equitable application to all participants in the program, and to assure that the criteria ~~targets~~ balances participation with energy efficiency in the program.

Public Service 2.1.2: The County shall promote the voluntary use of the ~~Innovative Buildings Review~~ Green Building Committee early in the planning process (e.g., including an informational sheet about the Committee with all initial permit applications, disseminate sheet at the permit zoning counter and at pre-application meetings) so that developers, architects, and home-builders may benefit from the free advice, incentives, and energy-savings.

Public Service 2.1.3: The County should seek an agreement with the California Energy Commission to provide technical assistance to support the ~~Innovative Building Review~~ Green Building Committee.

POLICY 2.4: PASSIVE SOLAR DESIGNS – Encourage increased use of passive, solar design and daylighting in existing and new structures.

Public Service 2.4.1: The County shall develop an informational sheet that describes passive solar designs (e.g., orientation of buildings, vegetative shading, light-colored roofs, daylighting, etc.) and other energy-efficient features. This sheet would be disseminated early in the planning process (e.g., including the sheet with all initial permit applications, disseminating at the permit zoning counter and at pre-application meetings), and the sheet should refer applicants to the ~~Innovative Buildings Review~~ Green Building Committee for further information and guidance. [Cross-reference: *Energy Element*, Policy 2.1]

POLICY 6.1: INCENTIVE PROGRAM – The County shall prepare an Incentive Program for implementing the incentive-based policies in the Energy Element.

Regulatory Incentive 6.1.7: As incentives, the County shall reduce the Energy Plan-Check Fee and expedite the Building Review process for projects that receive the pre-approval *Santa Barbara County Innovative Green Building Award* from the ~~Innovative Building Review~~ Green Building Committee.

NOW, THEREFORE, IT IS HEREBY RESOLVED, that the Santa Barbara County Montecito Planning Commission:

1. The above recitations are true and correct.
2. The Montecito Planning Commission, following a noticed public hearing, recommends that the County Planning Commission recommend to the Board of Supervisors that the Board of Supervisors approve the proposed amendment to the Energy Element of the County Comprehensive Plan.

The Montecito Planning Commission recommends that the County Planning Commission recommend to the Board of Supervisors that the Board of Supervisors make the required findings for the proposed amendment specified in Attachment C of the Montecito Planning Commission staff report dated April 7, 2014, including CEQA findings.

The Montecito Planning Commission recommends that the County Planning Commission recommend to the Board of Supervisors that the Board of Supervisors determine that the proposed amendment is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the Guidelines for Implementation of CEQA and the Notice of Exemption, specified in Attachment A of the Montecito Planning Commission staff report dated April 7, 2014.

3. A certified copy of this resolution shall be transmitted to the County Planning Commission.
4. The Chair of this Montecito Planning Commission is hereby authorized and directed to sign and certify all maps, documents, and other materials in accordance with this resolution to show the above mentioned action by the Montecito Planning Commission.

PASSED, APPROVED, AND ADOPTED this sixteenth day of April, 2014 by the following vote:

AYES: Eidelson, Burrows, Brown, Phillips

NOES:

ABSENT: Overall

ABSTENTIONS:



DANIEL EIDELSON, CHAIR
SANTA BARBARA COUNTY
MONTECITO PLANNING
COMMISSION

ATTEST:

DIANNE BLACK
SECRETARY TO THE COMMISSION

By 

APPROVED AS TO FORM:

MICHAEL C. GHIZZONI
COUNTY COUNSEL

By 
DEPUTY COUNTY COUNSEL

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ATTACHMENT C

Findings for Approval Santa Barbara County Green Building Program Amendments

1.0 GENERAL PLAN AMENDMENT FINDINGS

Government Code Section 65358(a) requires a general plan amendment to be in the public interest.

The Santa Barbara County Green Building Program Amendments include updates to the existing voluntary green building program to reflect changes in energy efficient and environmentally friendly building design and corresponding state legislation. The primary intent of the Santa Barbara County Green Building Program Amendments are to allow P&D staff to make administrative changes to the Program concurrently with updates to state building requirements. Ultimately, this Program helps to reduce greenhouse gas emissions throughout the County; reducing greenhouse gas emissions improves air quality and lowers certain types of pollutants, both of which benefit the public. Overall, it is in the public interest to address future changes to green building standards and to continue the support for this long-standing, voluntary program by adopting the goals, policies, and actions of the Santa Barbara County Green Building Program Amendments.

The Montecito Planning Commission recommends that the County Planning Commission recommend to the Board of Supervisors that the Board of Supervisors find the proposed project exempt from environmental review pursuant to CEQA Guidelines Section 15061(b)(3). CEQA applies only to projects which have the potential for causing a significant effect on the environment. It can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. Please see Attachment A, Notice of Exemption.

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SANTA BARBARA MONTECITO PLANNING COMMISSION
Staff Report for Santa Barbara County Green Building Program
Amendments

Hearing Date: April 16, 2014

Staff Report Date: April 7, 2014

Case No.: 14GPA-00000-00005

Environmental Document: Notice of Exemption,
CEQA Guidelines Section 15061(b)(3)

Interim Deputy Director: David Lackie

Division: Long Range Planning

Staff Contact: Katie Hentrich

Phone No.: (805) 884-6836

1.0 REQUEST

Hearing on the request of the Planning and Development Department that the Montecito Planning Commission:

- 1.1 Case No. 14GPA-00000-00005.** Recommend that the County Planning Commission recommend the Board of Supervisors adopt a Comprehensive Plan amendment amending Policy 2.1, Policy 2.4, and Policy 6.1 of the Santa Barbara County Comprehensive Plan Energy Element to update the County's green building program.

2.0 RECOMMENDATION AND PROCEDURES

- 2.1 Case No. 14GPA-00000-00005.** Follow the procedures outlined below and recommend that the County Planning Commission recommend the Board of Supervisors to approve Case No. 14GPA-00000-00005 as shown in Attachment B based on the ability to make the appropriate findings. Your Commission's motion should include the following:

1. Recommend that the County Planning Commission recommend to the Board of Supervisors that the Board of Supervisors make the findings for approval of the proposed Comprehensive Plan amendment (Attachment C of this staff report), including CEQA findings; and
2. Recommend that the County Planning Commission recommend to the Board of Supervisors that the Board of Supervisors find that this amendment is exempt pursuant to Section 15061(b)(3) of the State Guidelines for Implementation of California Environmental Quality Act and Notice of Exemption (Attachment A of this staff report); and
3. Adopt a Resolution recommending that the County Planning Commission recommend to the Board of Supervisors that the Board of Supervisors approve Case No. 14GPA-00000-00005 amending Policy 2.1, Policy 2.4, and Policy 6.1 of the Santa Barbara County Comprehensive Plan Energy Element (Attachment B of this staff report).

Please refer the matter back to staff if your Commission takes other than the recommended action for appropriate findings.

3.0 JURISDICTION

3.1 Case No. 14GPA-00000-00005. Government Code sections 65353 and 65354 require that “[t]he Planning Commission” make a written recommendation to the legislative body on amendment of a general plan. Consideration and recommendation regarding general plan amendments is within the jurisdiction of the County Planning Commission (County Code § 2-25.2(b)(2)), unless the property affected by proposed amendments is solely located within the Montecito planning area, which this general plan amendment is not. However, for General Plan amendments, the Montecito Planning Commission may provide recommendations to the County Planning Commission (County Code § 2-25.2(b)).

4.0 ISSUE SUMMARY

The Energy & Climate Action Plan project includes an update of the Innovative Building Review Program (IBRP) by amending the existing program language in the Energy Element of the Comprehensive Plan, and also includes enhanced marketing of the program. The IBRP is part of the County’s green building program.

Comprehensive Plan Energy Element’s Policy 2.1 -- *Voluntarily Going Beyond State Building Energy Standards* – established the County’s IBRP, a voluntary, free program that advises builders on how to make their developments more energy efficient and environmentally friendly. The IBRP’s criteria have tiers with percentages that encourage different degrees of energy efficiency and that result in a reduction in greenhouse gas emissions. These tiers correspond to the California Energy Efficiency Standards (within Title 24), as well as CALGreen, and incorporate building and design elements such as efficient lighting and building materials.

As Title 24 is updated with higher standards, the IBRP’s standards are also updated. In the past, because these standards are listed in the Energy Element, these updates have required an amendment to the Energy Element. The proposed Energy Element amendments will replace the specific standards with a general reference and thus eliminate the need to amend the Comprehensive Plan each time Title 24 is updated.

This project also involves an effort to increase the participation in the IBRP through increased marketing that would result in greater benefits to the community, including greenhouse gas reductions. This marketing includes a proposed new name of “Smart Build Santa Barbara” (SB²), and a re-designed website to better inform potential users of the program.

5.0 PROJECT INFORMATION AND ANALYSIS

5.1 Background

The Energy Element was adopted in December of 1994 by Resolution No. 94-569. Policy 2.1 of the Energy Element was implemented in May of 1995 through the formation of the IBRP, which is administered by Planning & Development (P&D).

The IBRP is voluntary and free to applicants. The Innovative Building Review Committee (IBRC) members volunteer their time to advise applicants on how to make their developments more energy efficient and environmentally friendly. The IBRC consists of ten local design professionals (contractors, architects, engineers, energy consultants, and solar experts). The IBRC's advice benefits the design, construction, and operation of the development in a number of ways, including increased marketability, increased comfort, and reduced utility bills. The IBRP provides incentives to applicants to encourage them to implement energy-efficient and green building techniques into their building plans. These incentives include a reduction in energy plan check fees, expedited Building & Safety Division plan check review process, and a Resolution of Commendation from the County Board of Supervisors. Since May of 1995, the IBRP has "green stamped" over 1,000 projects.

The IBRP's tiers have been updated twice since initial implementation in order to incorporate changes to Title 24. These updates have required an amendment to the Comprehensive Plan's Energy Element. As Title 24 is updated regularly, amending the Comprehensive Plan every time to reflect these changes is a cumbersome process.

In order to increase the usage of the IBRP, marketing of the program will be expanded. These efforts will include updates to the IBRP's website, creating new promotional materials, and education and outreach to the public about the services provided by the IBRP.

5.2 Updates to Green Building Program

Proposed updates to the Green Building Program are provided as Attachment D to inform the Energy Element amendments, and include the following:

1. **Name Change:** The Green Building Program is proposed to be rebranded to enhance usage. The name would be changed from the "Innovative Building Review Program" to "Smart Build Santa Barbara" (SB²).
2. **Revised Tiers:** Staff is recommending the specific tier language that triggers Energy Element amendments be removed from Policy 2.1 and be replaced with generic language. The specific tier requirements would be located in the program checklist separate from the Energy Element.

In order for builders to seek approval for projects that are more energy-efficient, the Program tiers are being reduced from three to two. These tiers encourage builders to either be "Ultra Low Energy Verified" (Tier 1) or "Zero Net Energy" (Tier 2). "Ultra Low Energy Verified" buildings are those with data that document energy performance as far better than the industry average. "Zero Net Energy" buildings are those with a greatly reduced energy load such that, averaged over one year, 100% of the energy needs are met through renewable sources. The updated tiers are as follows:

- Tier 1 (Ultra Low Energy Verified) – Existing and new residential and non residential buildings will exceed Title 24 standards by 30%; and

- Tier 2 (Zero Net Energy) – Existing and new residential and non residential buildings shall demonstrate that, over the course of a year, 100% of the energy use will be met using onsite renewable technologies.

Incentives for applicants for the new tiers are as follows:

- Tier 1 (Ultra Low Energy Verified): 50% reduction in energy plan check fee, expedited Building & Safety Division plan check review process (average 30-50% time reduction), and use of Program logo for marketing
 - Tier 2 (Zero Net Energy): All Tier 1 incentives and Resolution of commendation from the County Board of Supervisors
3. **CALGreen Checklist**: Changes to CALGreen have been incorporated into the Program's checklist in order to update the building and energy standards required for Program applications. Future updates to the Program's checklist will be made concurrently with updates to both Title 24 and CALGreen.

6.0 ENVIRONMENTAL REVIEW

6.1 Environmental Review

Case No. 14GPA-00000-00005. The proposed project is exempt from environmental review pursuant to Section 15061(b)(3) of the California Guidelines for Implementation of the California Environmental Quality Act (CEQA), because it can be seen with certainty that there is no possibility that the proposed project may have a significant effect on the environment. As such, a Notice of Exemption has been prepared (Attachment A).

7.0 POLICY CONSISTENCY

The proposed project will not result in any inconsistencies with the adopted policies and development standards of the County's Comprehensive Plan, the Coastal Land Use Plan, and the Montecito Community Plans.

The IBRP (or SB²) is a voluntary program which provides incentives to applicants to encourage them to implement energy-efficient techniques into their building plans. Policy consistency analysis will be performed on a case-by-case basis for individual development projects which voluntarily participate in the program. Projects will not be approved unless they are determined to be consistent with applicable policies, and the findings for approval can be made. Therefore, this amendment may be found consistent with the Comprehensive Plan, the Coastal Land Use Plan, and the Montecito Community Plan.

8.0 PROCEDURES

The Montecito Planning Commission may recommend to the County Planning Commission that the Board of Supervisors adopt, adopt with revisions, or not adopt the proposed Resolution to the Board of Supervisors.

9.0 APPEALS PROCEDURES

Comprehensive Plan amendments recommended for approval or denial are automatically forwarded to the County Planning Commission and final action will be taken by the Board of Supervisors, therefore no appeal is required.

10.0 ATTACHMENTS

- A. CEQA Notice of Exemption
- B. Resolution of the Santa Barbara County Montecito Planning Commission
- C. Findings for Approval
- D. Smart Build Santa Barbara Program Description and Application

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ATTACHMENT A
CEQA NOTICE OF EXEMPTION

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ATTACHMENT A: NOTICE OF EXEMPTION

TO: Santa Barbara County Clerk of the Board of Supervisors

FROM: Katie Hentrich, Planning and Development

The project identified below is determined to be exempt from further environmental review requirements of the California Environmental Quality Act (CEQA) of 1970, as defined in the State and County Guidelines for the implementation of CEQA.

APN: N/A **Case No.:** 14GPA-00000-00005 **Location:** Countywide

Project Title: Santa Barbara County Green Building Program Amendments

Project Description: The project proposes to eliminate text in Comprehensive Plan Energy Element Policy 2.1, Policy 2.4, and Policy 6.1 that specifically describe the Innovative Building Review Program (IBRP) and its tiers. The IBRP is a voluntary, free program that allows interested parties to be advised on how to make their developments more energy efficient and environmentally friendly. These developments will be subject to environmental review on a case-by-case basis. The Program provides incentives to participants for meeting certain building standards and energy reduction measures. The amendment eliminates the need to make Comprehensive Plan amendments every time the tiers shift, thereby allowing County staff to make administrative changes to these tiers.

Name of Person or Agency Approving Project: Santa Barbara County Planning and Development

Exempt Status: (Check one)

- ☐ Ministerial
- ☐ Statutory Exemption
- ☐ Categorical Exemption
- ☐ Emergency Project
- ☐ Declared Emergency
- ☒ No Possibility of Significant Effect (CEQA Section 15061(b)(3))

Cite specific CEQA and/or CEQA Guideline Section: CEQA Section 15061(b)(3) states that "the activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA".

Reasons to support exemption findings: Santa Barbara County's Green Building Program is a voluntary program that encourages energy efficient development; participants' building plans are reviewed by a committee who assign points to buildings that utilize green building techniques. This is not related to any development projects, and there is no possibility that the proposed project may have a significant effect on the environment. Participating projects will be subject to compliance with CEQA. Therefore, it can be seen with certainty that there is no possibility that this project may have a significant effect on the environment.

Lead Agency Contact Person: Katie Hentrich **Phone #:** (805) 884-6836

Department/Division Representative: _____ **Date:** _____

Acceptance Date: _____

Distribution: Hearing Support Staff

Date Filed by County Clerk: _____

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ATTACHMENT B

**RESOLUTION OF THE SANTA BARBARA COUNTY
MONTECITO PLANNING COMMISSION**

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ATTACHMENT B: 14GPA-00000-00005 RESOLUTION

**RESOLUTION OF THE SANTA BARBARA COUNTY MONTECITO PLANNING
COMMISSION**

COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA

IN THE MATTER OF RECOMMENDING)
TO THE COUNTY PLANNING COMMISSION)
TO RECOMMEND TO THE BOARD)
OF SUPERVISORS THE ADOPTION OF)
AMENDMENTS TO POLICY 2.1, POLICY 2.4,)
AND POLICY 6.1 OF THE ENERGY)
ELEMENT OF THE COMPREHENSIVE PLAN)

RESOLUTION NO. 14-_____

CASE NO. 14GPA-00000-00005

WHEREAS, on December 13th of 1994, the Board of Supervisors adopted the *Energy Element* of the Santa Barbara County Comprehensive Plan with Resolution No. 94-569, which contains incentive-based strategies to promote the efficient use of energy; and

WHEREAS, Policy 2.1 of the Energy Element established the Innovative Building Review Program, which is a voluntary program that provides incentives to exceed California's Energy-Efficient Standards (Title 24) and implements additional energy-efficient features outside the purview of Title 24 in existing and new developments; and

WHEREAS, due to changes to Title 24 or the need to assure equitable application of the Innovative Building Review Program, adjustments to the Innovative Building Review Program are sometimes warranted; and

WHEREAS, to provide for future flexibility in marketing of the Innovative Building Review Program, the reference to the program in the Energy Element is being revised to the more general title of "Green Building Program"; and

WHEREAS, it is now deemed in the interest of the orderly development of the County and important to the preservation of the health, safety, and general welfare of the residents of said County to amend the Comprehensive Plan's Energy Element as follows:

POLICY 2.1: VOLUNTARILY GOING BEYOND STATE BUILDING ENERGY STANDARDS - Establish mechanisms and incentives to encourage architects and builders to exceed the energy efficiency standards of the California Building Code (Title 24) in new and existing buildings by implementing energy efficiency measures.

Public Service 2.1.1: The County shall establish an ~~Innovative Building Review Committee~~ a Green Building Committee, empowered by the County Planning & Development Director ~~Building Official~~. The ~~Innovative Buildings Review~~ committee shall comprise professionals with specific expertise in energy-efficient

building, including the gas and electric utilities, architects, and energy specialists. The committee shall function on a voluntary basis. Its membership shall be approved by the county's Planning & Development Director Building Official. The Committee shall provide the following services:

(a) Provide counseling to developers free of charge during the early stages of designing a development on cost effective methods to meet the Program's criteria ~~one or more of the following targets~~:

~~TARGET 1—Exceed Title 24 standards by 20% and earn 4 energy points from the County's approved menu of additional energy efficient features;~~

~~TARGET 2—Exceed Title 24 standards by 30% and earn 12 energy points from the County's approved menu of additional energy efficient features;~~

~~TARGET 3—Exceed Title 24 standards by 40% and earn 30 energy points from the County's approved menu of additional energy efficient features.~~

(b) Review developmental plans of consenting developers, free of charge, to verify that the proposed design will meet the Program's criteria ~~one or more of the targets listed above~~.

(c) Stamp those plans that can feasibly meet the Program's criteria ~~one or more of the targets stipulated above~~ with a Santa Barbara County Innovative Green Building Award.

Developers shall not be required to submit to counseling or review by the ~~Innovative Buildings Review Committee~~; however, the county encourages developers to take full advantage of the free services listed above. As further incentive, all development plans with a *Santa Barbara County Innovative Building Green Building Award* from the ~~Innovative Buildings Review Committee~~ shall not be required to undergo any additional Plan Check review by the county ~~Building Official~~ Planning & Development Director for Title 24 purposes. The *Santa Barbara County Innovative Building Green Building Award* will reduce the Energy Plan-Check Fee and will expedite the Building Review process by alleviating Title 24 consistency-reviews. [Cross-reference: *Energy Element*, Regulatory Incentive 6.1.7.]

The County shall evaluate the Program's criteria ~~energy efficient targets~~ periodically to consider other innovative strategies for increasing efficient use of energy in specific projects, to assure equitable application to all participants in the program, and to assure that the criteria ~~targets~~ balances participation with energy efficiency in the program.

Public Service 2.1.2: The County shall promote the voluntary use of the ~~Innovative Buildings Review~~ Green Building Committee early in the planning process (e.g., including an informational sheet about the Committee with all initial permit applications, disseminate sheet at the permit zoning counter and at pre-application meetings) so that developers, architects, and home-builders may benefit from the free advice, incentives, and energy-savings.

Public Service 2.1.3: The County should seek an agreement with the California Energy Commission to provide technical assistance to support the ~~Innovative Building Review~~ Green Building Committee.

POLICY 2.4: PASSIVE SOLAR DESIGNS – Encourage increased use of passive, solar design and daylighting in existing and new structures.

Public Service 2.4.1: The County shall develop an informational sheet that describes passive solar designs (e.g., orientation of buildings, vegetative shading, light-colored roofs, daylighting, etc.) and other energy-efficient features. This sheet would be disseminated early in the planning process (e.g., including the sheet with all initial permit applications, disseminating at the permit zoning counter and at pre-application meetings), and the sheet should refer applicants to the ~~Innovative Buildings Review~~ Green Building Committee for further information and guidance. [Cross-reference: *Energy Element*, Policy 2.1]

POLICY 6.1: INCENTIVE PROGRAM – The County shall prepare an Incentive Program for implementing the incentive-based policies in the Energy Element.

Regulatory Incentive 6.1.7: As incentives, the County shall reduce the Energy Plan-Check Fee and expedite the Building Review process for projects that receive the pre-approval *Santa Barbara County Innovative Green Building Award* from the ~~Innovative Building Review~~ Green Building Committee.

NOW, THEREFORE, IT IS HEREBY RESOLVED, that the Santa Barbara County Montecito Planning Commission:

1. The above recitations are true and correct.
2. The Montecito Planning Commission, following a noticed public hearing, recommends that the County Planning Commission recommend to the Board of Supervisors that the Board of Supervisors approve the proposed amendment to the Energy Element of the County Comprehensive Plan.

The Montecito Planning Commission recommends that the County Planning Commission recommend to the Board of Supervisors that the Board of Supervisors make the required findings for the proposed amendment specified in Attachment C of the Montecito Planning Commission staff report dated April 7, 2014, including CEQA findings.

The Montecito Planning Commission recommends that the County Planning Commission recommend to the Board of Supervisors that the Board of Supervisors determine that the proposed amendment is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the Guidelines for Implementation of CEQA and the Notice of Exemption, specified in Attachment A of the Montecito Planning Commission staff report dated April 7, 2014.

3. A certified copy of this resolution shall be transmitted to the County Planning Commission.
4. The Chair of this Montecito Planning Commission is hereby authorized and directed to sign and certify all maps, documents, and other materials in accordance with this resolution to show the above mentioned action by the Montecito Planning Commission.

PASSED, APPROVED, AND ADOPTED this sixteenth day of April, 2014 by the following vote:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

DANIEL EIDELSON, CHAIR
SANTA BARBARA COUNTY
MONTECITO PLANNING
COMMISSION

ATTEST:

DIANNE BLACK
SECRETARY TO THE COMMISSION

APPROVED AS TO FORM:

MICHAEL C. GHIZZONI
COUNTY COUNSEL

By _____

By _____

DEPUTY COUNTY COUNSEL

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ATTACHMENT C
FINDINGS FOR APPROVAL

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ATTACHMENT C

Findings for Approval Santa Barbara County Green Building Program Amendments

1.0 GENERAL PLAN AMENDMENT FINDINGS

Government Code Section 65358(a) requires a general plan amendment to be in the public interest.

The Santa Barbara County Green Building Program Amendments include updates to the existing voluntary green building program to reflect changes in energy efficient and environmentally friendly building design and corresponding state legislation. The primary intent of the Santa Barbara County Green Building Program Amendments are to allow P&D staff to make administrative changes to the Program concurrently with updates to state building requirements. Ultimately, this Program helps to reduce greenhouse gas emissions throughout the County; reducing greenhouse gas emissions improves air quality and lowers certain types of pollutants, both of which benefit the public. Overall, it is in the public interest to address future changes to green building standards and to continue the support for this long-standing, voluntary program by adopting the goals, policies, and actions of the Santa Barbara County Green Building Program Amendments.

The Montecito Planning Commission recommends that the County Planning Commission recommend to the Board of Supervisors that the Board of Supervisors find the proposed project exempt from environmental review pursuant to CEQA Guidelines Section 15061(b)(3). CEQA applies only to projects which have the potential for causing a significant effect on the environment. It can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. Please see Attachment A, Notice of Exemption.

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ATTACHMENT D

SMART BUILD SANTA BARBARA PROGRAM DESCRIPTION AND APPLICATION

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SMART BUILD SANTA BARBARA (SB²) PROGRAM

PROGRAM STATEMENT

Smart Build Santa Barbara (SB²) is a free, voluntary program that encourages applicants early in the planning process to make their new or existing developments more energy efficient and sustainable and exceed the California Energy Efficiency State Standards (also known as Title 24). The ultimate goal of SB² is to encourage applicants to build developments that use little energy, which is 100% supplied by renewable sources, without forsaking comfort and reasonable building costs.

DESCRIPTION

The County of Santa Barbara's (County) green building program was established in 1994 by implementing the County Comprehensive Plan's Energy Element Policy 2.1: *Voluntarily Going Beyond State Building Energy Standards*. Throughout the years, the program has been amended a number of times to incorporate new energy-efficient strategies and be consistent with Title 24.

Participation in SB² is available for any project in Santa Barbara County. Participants will receive free advice on energy-efficient strategies and will receive incentives for meeting SB² energy's efficient criteria. SB²'s advice comes from the SB² committee, which is made up of local professionals including contractors, architects, engineers, energy consultants, and government officials who have been appointed by the County Building Official and who have a remarkable amount of knowledge in innovative, energy-efficient and green developments. The Committee's advice will benefit the design, construction, and operation of the development in a number of ways, including increased marketability, increased comfort, and reduced utility bills.

There are two tiers for new and existing development, both of which exceed California's standard building and energy requirements:

- Tier 1: Ultra Low Energy Verified
 - Existing and new residential buildings will exceed Title 24 standards by 30% and earn 50 points from the SB² checklist; or
 - Existing and new nonresidential buildings will exceed Title 24 standards by 30% and earn 30 points from the SB² checklist.
- Tier 2: Zero Net Energy Design
 - Documentation and project plans shall demonstrate that, over the course of a year, 100% of the building's energy use will be met using onsite renewable technologies; and
 - Existing and new residential buildings will exceed Title 24 standards by 40% and receive 70 points from the SB² checklist; or
 - Existing and new nonresidential buildings will exceed Title 24 standards by 40% and receive 40 points from the SB² checklist.

Both tiers must meet CALGreen's mandatory requirements for residential and nonresidential buildings¹.

The SB² committee functions on a voluntary basis and provides the following services:

¹ Existing nonresidential development under 2,000 Sq. Ft. or less than \$500,000 in construction costs must meet the waste diversion and planning requirements for all nonresidential buildings.

- (a) Provide counseling to applicants free of charge during the early stages of design for new and existing development on cost-effective methods to meet Title 24 standards, as well as the SB² checklist and CALGreen's mandatory requirements.
- (b) Review developmental plans of consenting applicants, free of charge, to verify that the proposed design will exceed Title 24 standards by the required percentage.
- (c) Provide information on innovative building technology and design solutions; public utility rebates; non-profit, state, and federal energy efficiency and green building programs; and information on the health and economic benefits of energy efficient and green building.

Participation in SB² is not a building or zoning permit application requirement; however, the County encourages applicants to take full advantage of the free services listed above. As further incentive, all development plans that meet one of the two voluntary tiers and CALGreen's mandatory requirements will receive a Santa Barbara County Smart Building Award Certificate. Additional incentives for reaching the two tiers include:

- Tier 1: 50% reduction in energy plan check fee, expedited Building & Safety Division plan check review process (average 30%-50% time reduction), and use of SB² logo for marketing.
- Tier 2: All Tier 1 incentives and Resolution of Commendation from the County Board of Supervisors.

The County should evaluate the tiers periodically to consider new innovative strategies for energy efficiency and green building, to be consistent with amended local and state building codes, and to assure equitable application to all program participants. The County should promote the voluntary use of SB² by providing an informational SB² brochure with all initial permit applications, and distributing the brochure at the permit zoning counter and at pre-application meetings so that developers, architects, and home-builders may benefit from the free advice, incentives, and energy-savings. The County should keep permanent records of all applications and awarded tier levels.

APPLICATION PROCESS

An applicant should complete the SB² application available at Planning and Development's permit zoning counters at 123 East Anapamu Street, Santa Barbara, CA 93101 or 624 West Foster Rd, Suite C, Santa Maria, CA 93455 or online at <http://sbcountyplanning.org/projects/ibrp/index.cfm>. Projects participating in the County's emPowerSBC, Built Green Santa Barbara or LEED certification programs are also welcome but need to fill out the SB² application.

Meetings are held on the second and fourth Tuesdays of each month, at 3:30 p.m., in Santa Barbara's Planning & Development's third floor Courtyard conference room located at 123 E. Anapamu Street or at Santa Maria's conference room located at 624 West Foster Rd, Suite C. To sign up for a meeting, please call Kathy Pfeifer at 568-2507 or email kathypm@countyofsb.org at least five business days prior to the meeting you would like to attend. Applicants may attend as many meetings as they need; furthermore, the County encourages applicants to participate early in the planning process. To take advantage of SB² incentives, a project must exceed Title 24 standards by a certain percentage, include all CALGreen mandatory requirements, and achieve a certain number of points from the SB² checklist. The SB² Committee will verify that the proposed design will meet Title 24 standards and will assign and/or confirm the applicant's points using the SB² checklist. The point total and the percentage improvement upon Title 24 are used to determine the tier achieved. The tiers and incentives are listed on the second page of the SB² application.

WHAT TO BRING TO A SB² MEETING

If the applicant is attending a SB² meeting early in their project's planning process and are requesting free consultation on energy-efficient and green building designs, the applicant will only need to bring their preliminary plans to the meeting.

If the applicant is requesting final approval of their plans for a County Smart Building Program stamp, they will need to bring the following:

- Two sets of their final project plans.
 - On the front page of the final plans, please list:
 - All energy-efficient features the project is incorporating to get beyond Title 24;
 - All CALGreen mandatory requirements; and
 - All the required points from the SB² checklist.
 - Within the final plans, please call out all energy-efficient and green building features the project is incorporating.
 - Final Title 24 calculations must be included as a page in the building plans, clearly stating the project's compliance percentage above Title 24 (e.g., 30% or 40%).
- For Tier 2 applicants, provide documentation from an approved ACM program (approved by the CA Energy Commission) that demonstrates that the yearly TDV energy demand has been met by renewable sources. Provide documentation on the capacity of proposed renewable energy sources.
- Title 24 calculations including quantifying percentage above baseline greenhouse gas emission reductions. (Please note that Title 24 calculations for additions must be for the complete structure, not just the addition).
- A completed and signed application.
- Someone at the meeting who is qualified to answer any questions pertaining to their project's specific architectural features and Title 24 calculations. If the applicant cannot answer specific questions about the Title 24 calculations project approval may be delayed.

DEFINITIONS

Applicants – A builder, architect, developer, consultant, property owner, or person who applies to participate in the IBRP.

CALGreen – Statewide green building standards for residential, commercial, and public building construction adopted in 2010.

Checklist – The SB² checklist goes above and beyond the requirements for both CALGreen and Title 24.

emPowerSBC – A program developed by the County of Santa Barbara to help homeowners countywide overcome obstacles to making energy savings improvements to their homes.

Energy Efficiency – The goal of efforts to reduce the amount of energy required to provide products and services.

Existing Construction – A structure that includes additions, alterations or repairs.

Addition – An extension or increase in floor area of an existing building or structure.

Alteration – Any construction or renovation to an existing structure other than repair for the purpose of maintenance or addition.

Repair – To restore to original condition after damage.

Green Building – A holistic approach to design, construction, and demolition that minimizes the building's impact on the environment, the occupants, and the community.

Municipal Building – A building controlled or owned by the government of a town, city, county, or state.

New Construction – A newly constructed structure that does not include additions, alterations or repairs.

Non-Residential Structure – Mixed use building or all other structures, including municipal, not meeting the definition for residential structure.

Prerequisites – A measure required to achieve Tiers 1 or 2 status.

Residential Structure – A structure containing one or more dwelling units, except for a mixed use building.

Title 24 – Title 24, Part 6, of the California Code of Regulations are the energy efficiency standards for residential and nonresidential buildings established in 1978 in response to a legislative mandate to reduce California's energy consumption. The standards are updated periodically to allow consideration and possible incorporation of new energy efficiency technologies and methods.

Ultra Low Energy Verified – Buildings with data that documents its energy performance as far better than the industry average.

Zero Net Energy Design – Buildings with a greatly reduced energy load such that, averaged over a year, 100% of the building's energy use can be met with onsite renewable energy technologies.

Program Funding

Planning & Development Department staff time for SB² administration is approved within the Building & Safety Division Budget.

SMART BUILD SANTA BARBARA (SB²) PROGRAM

Application

Project Title: _____

Project Address: _____

Applicant's Name and Address: _____

Telephone: _____

Agent/Architect's Name: _____

Telephone: _____ Fax: _____ Email: _____

P&D Planner: _____

Description of Project: *Please circle or fill in.*

a. Residential/Nonresidential/Municipal

b. New / Addition / Alteration

c. Square Footage: _____

d. Landscape Plan Included? _____

e. Briefly Describe Scope of Work: _____

Percent beyond California Energy-Efficient Standards (Title 24): _____ %

Percent of Building's Greenhouse Gas Emission Reduction Above Baseline: _____ %

Energy Points Total: _____

SMART BUILD SANTA BARBARA (SB²) PROGRAM

Tier Menu

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Tier 1

Incentives

- Exceed Title 24 Standards by 30%
- Meet all CALGreen Mandatory Requirements
- Residential - 50 Points
- Nonresidential - 30 Points
- 50% Reduction in Energy Plan Check Fee
- Expedited Building & Safety Division Plan Check Review Process (Average 30% – 50% Time Reduction)
- Use of SB² Logo for Marketing

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Tier 2

Incentives

- Exceed Title 24 Standards by 40%
- Meet all CALGreen Mandatory Requirements
- Residential – 70 Points
- Nonresidential - 40 Points
- All Tier 1 incentives listed above
- Resolution of Commendation from the County Board of Supervisors

* Tiers are applicable to all new and existing residential and nonresidential developments.

Please check off and list the energy-efficient features you are incorporating in your design to reach beyond California Energy-Efficient Standards (Title 24):

Insulation for Walls, R-value: _____

Solar Water Heating: _____

Insulation for Ceiling, R-value: _____

Solar Pool Heating: _____

Window/Glazing, U-value: _____

Lighting: _____

Gas Furnace, AFUE: _____

Other: _____

Air Conditioner, SEER: _____

Gas Water Heater, EFR: _____

Thermal Mass, Square Footage: _____

Energy Points Menu

The following points are for features not addressed in Title 24.

Energy Section

1	Photovoltaic and Wind Generators: 2 points for each 20% of project's electrical demand provided (e.g., provides 60% of demand = 6 points).	10 points max
2.	Solar pool heating	2 points
3.	Passive Cooling Strategies: passive cooling planned for or designed into structure (e.g. strategically sized overhangs or trellis on south side, movable awnings, operable skylights, fan, thermal chimney, thermal mass, a cupola or roof opening for hot air venting, radiant barrier, or underground cooling tubes).	1 point each; 5 points max
4.	Lighting <ul style="list-style-type: none"> a) Residential: Whole-home, high efficiency, lighting control system with conditional logic b) Residential and non-residential: The preprogrammed demand response strategies should be capable of reducing the total lighting load by a minimum 30 percent through dimming control or bi-level switching. c) Outdoor lighting: These systems shall be designed and installed to comply with the following: 1. The minimum requirements in the California Energy Section 150(K) Table 150.C as defined in Chapter 10 of the California Administrative Code; and 2. Backlight, Uplight and Glare (BUG) ratings as defined in IESNA TM-15-11; and 3. Allowable BUG ratings not exceeding those shown in Table 5.106.8, or Comply with a local ordinance lawfully enacted pursuant to Section 101.7, whichever is more stringent. Exceptions: 1. Luminaires that qualify as exceptions in Section 147 of the California Energy Code 2. Emergency lighting 	1 point 1 point 1 point
5.	Water Heaters: located within 25 feet of main area of usage or use of hot water re-circulating system (either on demand or time and temperature controls).	1 point
6.	Appliance Efficiency: need manufacturers spec. sheets for credit. All appliances must be Energy Star rated and there is no second refrigerator. Appliances must be installed prior to occupancy.	1 point
7.	Use renewable energy sources available off site to generate energy on site (e.g., biomass, ethanol, biodiesel, etc.).	2 points
8.	Purchase off-site renewable energy sources (e.g., utility-based wind, PV, emissions credits, etc.). 1 points for each 20% of project's electrical demand provided (e.g., provides 60% of demand = 3 points).	5 points
9.	Use of air, water, and ground source heat pumps for space and water heating.	1 point
10.	Create energy efficient fresh air supply (Energy Recovery Ventilation or Heat Recovery Ventilation).	1 point
11.	Utilize a solar thermal system (and have back-up system in place)	1 point
12.	Design for passive heating strategies (e.g., southern windows in conjunction w/thermal mass, different type of glazing on the south side, higher SHGC coefficient for allowing better heat gain, etc.). Specify type, location, and quantity of thermal mass.	1 point Each 4 points max
13.	Design for efficient layout of electrical branch circuits and panel locations by placing a majority of branch circuits in the slab with the length from the panel to a receptacle 12 inches above the floor (<i>may need additional plan check time</i>).	1 point

Summer Shading and Wind Protection

(measures taken to increase energy efficiency)

14. Summer Shading: substantial shading by moveable exterior awnings or trees by the west or south elevations of the building. Tree on south elevation should be deciduous. (1 point for each elevation). One additional point if done with existing trees. Plans must show existing trees.	2 points max
15. Protection of Building from Heat Loss: <ul style="list-style-type: none"> a) planting a windbreak, earthen berm, or building a solid wall along the north or windward side of the building approximately 10 feet away and 2/3 of the building height. b) building fin walls on the building or planting against the building to create an air envelope around the building. 	1 point 1 point
16. Other quantifiable, site specific, energy efficient features approved by county representative.	10 points max

Siting

(measures taken to reduce thermal breaks)

17. New buildings: Locate building away from low spot of surrounding terrain to lower heating loads (may not apply to all projects due to topography).	1 point
18. If not implementing passive solar design, maximize wall area and minimize window area on south and east elevations.	1 point
19. Maximize roof orientation for future solar systems and include stub outs for future solar.	1 point
20. New buildings: design for use of renewable energy sources available near the site (e.g., PV, solar hot water, wind, etc.).	1 point

Building Materials Section

21. Structure: <ul style="list-style-type: none"> a) advanced framing (24" on center), engineered wood products, engineered factory panelized built models, recycled content (50% minimum) materials (e.g. steel studs, etc.). 50% of total framing = 1 point, 60% = 2 points, 70% = 3 points, 80% plus = 4 points <i>(may require additional plan check time)</i> b) use of innovative structural system for 50% or more of building walls: structural insulating panels, insulating concrete forms, insulating block, straw bale, etc. 50% = 1 point, 60% = 2 points, 70% = 3 points, 80% plus = 4 points <i>(may require additional plan check time)</i> 	4 points max 4 points max
22. Recycle Existing Buildings: 2 points for reusing 60% of existing buildings/building materials onsite (or to be used at another site). An additional point for each 20% reuse of existing building/building materials beyond the 60%.	4 points max
23. All insulation to include entire building and be 100% recycled content, wet blown, open/closed cellulose, or cellulose with UL fire retardant, to be coordinated with attic rafter venting.	1 point
24. Conditioned crawl spaces of a certain height (cannot be used as basement)	1 point

	<p>25. Exterior Building Envelope:</p> <ul style="list-style-type: none"> a) Tri-County local masonry materials for stone work; 75% plus. b) plaster or cementitious siding; 75% plus. c) recycled content, salvaged, or certified sustainably harvested wood; 75% plus. d) roof: recycled-content roofing material or combination cement-fiber roofing and minimum 30 year rated life on at least 50% of roof. e) roof: vegetated roof or high-emissivity roofing (<i>may require additional plan check time</i>). 	<p>1 point 1 point 1 point 1 point</p>
	<p>26. Interior Materials and Finishes:</p> <ul style="list-style-type: none"> a) floor: tile, ceramic tile, stone, finished concrete, cork or natural linoleum; recycled-content or natural-content carpet and pad (tacked); 75% plus. 	<p>1 point</p>
	<p>28. Indoor Environmental Quality:</p> <ul style="list-style-type: none"> a) create a whole house vacuum b) use non-toxic, zero VOC paints c) reduce exterior noise/noise attenuation d) use minimum merv. 10 filters e) install electrical cooking appliances that use no combustion gases 	<p>1 point 1 point 1 point 1 point 1 point</p>
	<p>27. Other quantifiable, site specific, building material strategies approved by county representative.</p>	<p>10 points max</p>
<p style="text-align: center;"><i>Non-Energy Related Building Techniques</i></p>		
	<p>29. Water Conservation Measures:</p> <ul style="list-style-type: none"> a) landscape with drip irrigation system or equivalent using drought tolerant or native plants; 75% plus. b) create a plan to preserve on-site native vegetation; 75%. c) design a greywater system, enhanced treatment system, or shallow drip dispersal system in accordance with county regulations d) design a rainwater collection and reuse system e) install dual-flush toilets f) install waterless urinals g) Use of permeable paving; 75% plus. h) Reduce water usage versus baseline by 40% i) Install showerheads with 1.5 gallons/minute (or less) 	<p>1 point 1 point 1 point 1 point 1 point 1 point 1 point 1 point 1 point</p>
	<p>30. Implement a construction waste management plan to reuse and minimize material waste that exceeds CALGreen requirements. (Applicant can obtain a form from SB² Administrator)</p>	<p>1 point</p>
<p style="text-align: center;"><i>Commercial Specific</i></p>		
	<p>32. Commercial/industrial developments that include the following facilities to reduce vehicular trips during the work day: cafeterias (1 points), postal machines (1 point), automated bank tellers (1 point), child care facilities (2 points), delivery services for employees (1 point), provide employee showers (1 point), provide company electric vehicles (1 point) and charge stations (1 point), provide company bikes (1 point), provide indoor employee bike racks (1 point), gym (1 point).</p>	<p>11 points max</p>
<p>Energy Point Total</p>		<p>Points </p>

