

## RESOLUTION NO.12-65

### A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GOLETA, CALIFORNIA ADOPTING A GREEN BUILDING POLICY FOR NEW CITY BUILDING CONSTRUCTION AND MAJOR RENOVATIONS AND ADDITIONS TO EXISTING CITY OWNED AND OPERATED BUILDINGS.

The Goleta City Council does resolve as follows:

**SECTION 1:** The City Council finds and declares that:

- A. This Resolution expresses the City Council's purpose in adopting policies and procedures for the Green Building Policy affecting City Buildings (the "Project");
- B. The City reviewed the Project's environmental impacts under the California Environmental Quality Act (Public Resources Code §§ 21000, *et seq.*, "CEQA"), the regulations promulgated thereunder (14 Cal. Code of Regulations §§15000, *et seq.*, the "CEQA Guidelines"), and the City's Environmental Guidelines;
- C. The City Council considered the entire administrative record including, without limitation, information provided by City staff and public testimony. This Resolution, and its findings, are made based upon the entirety of the record including a public hearing held by the City Council on October 2, 2012.

**SECTION 2:** *Environmental Assessment.* Resolution No. 12-64 found that the Project was exempt from additional CEQA review and adopted CEQA Findings for the Green Building Program. That Resolution properly assesses the environmental impact of the draft Policy, in accordance with CEQA. This Resolution incorporates by reference the environmental findings and analysis set forth in Resolution No. 12-64.

**SECTION 3:** *Findings.* The findings set forth in Ordinance No. 13, as adopted on October 16, 2012, are incorporated by reference.

**SECTION 4:** *Green Building Policy.* The Green Building Policy (the "Policy") attached as Exhibit 1, and incorporated by reference, is adopted. As set forth in the Policy, it will apply to all new construction and renovation of City owned public facilities.

**SECTION 5:** *Reliance On Record.* Each and every one of the findings and determinations in this Resolution are based on the competent and substantial

evidence, both oral and written, contained in the entire record relating to the project. The findings and determinations constitute the independent findings and determinations of the City Council in all respects and are fully and completely supported by substantial evidence in the record as a whole.

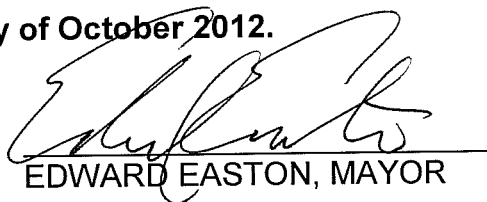
**SECTION 6:** *Limitations.* The City Council's analysis and evaluation of the project is based on the best information currently available. It is inevitable that in evaluating a project that absolute and perfect knowledge of all possible aspects of the project will not exist. One of the major limitations on analysis of the project is the City Council's lack of knowledge of future events. In all instances, best efforts have been made to form accurate assumptions. Somewhat related to this are the limitations on the city's ability to solve what are in effect regional, state, and national problems and issues. The City must work within the political framework within which it exists and with the limitations inherent in that framework.

**SECTION 7:** This Resolution will remain effective until superseded by a subsequent resolution.

**SECTION 8:** A copy of this Resolution must be mailed to any person requesting a copy. The documents and other materials which constitute the record of proceedings upon which this decision is based, are in the custody of the City Clerk, City of Goleta, 130 Cremona Drive, Suite B, Goleta, California, 93117.

**SECTION 9:** This Resolution is the City Council's final decision and will become effective concurrently with the effective date of Ordinance No. 12-13.

**PASSED, APPROVED AND ADOPTED this 2<sup>nd</sup> day of October 2012.**

  
EDWARD EASTON, MAYOR

ATTEST:

APPROVED AS TO FORM:

  
DEBORAH CONSTANTINO  
CITY CLERK

  
TIM W. GILES  
CITY ATTORNEY

STATE OF CALIFORNIA )  
COUNTY OF SANTA BARBARA ) ss.  
CITY OF GOLETA )

I, DEBORAH CONSTANTINO, City Clerk of the City of Goleta, California, DO HEREBY CERTIFY that the foregoing City Council Resolution No. 12-65 was duly adopted by the City Council of the City of Goleta at a regular meeting held on the 2<sup>nd</sup> day of October, 2012, by the following vote of the City Council:

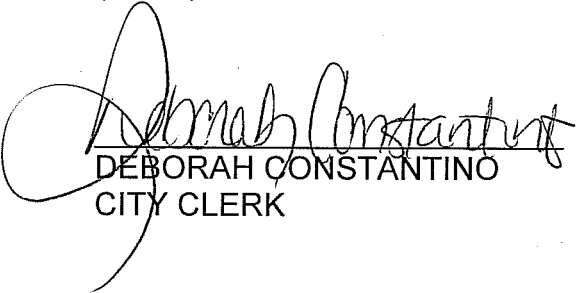
AYES: MAYOR EASTON, MAYOR PRO TEMPORE ACEVES, COUNCILMEMBERS, BENNETT, CONNELL AND PEROTTE.

NOES: NONE

ABSENT: NONE

ABSTENTIONS: NONE

(SEAL)

  
DEBORAH CONSTANTINO  
CITY CLERK

## Exhibit 1

### CITY OF GOLETA POLICIES AND PROCEDURES AFFECTING GREEN BUILDING STANDARDS FOR CITY OWNED AND OPERATED BUILDINGS

The City Manager, or designee, is authorized to promulgate administrative policies and procedures needed to implement these City Council Policies and Procedures affecting the design and construction of City owned and operated buildings to comply with the City's General Plan and Strategic Plan. All City-owned and operated public facilities must comply with the following:

**A. New Construction Requirements** – All new building construction for City owned and operated buildings of 2,000 square feet or greater of conditioned space must achieve the United States Green Building Council's (USGBC) Leadership in Energy and Environmental Design (LEED) rating system Silver certification, except as provided in "C" below.

**B. Guidelines for Major Renovations and Building Additions** – It is the City's goal that all major renovations of, or additions to, existing City owned and operated buildings be designed to use environmentally sound, green building techniques and materials. LEED checklists must be used not as requirements, but solely as guidelines to identify and enhance green building measures.

Major Renovations are defined in the LEED Rating System as projects that involve major heating, ventilation, or air conditioning (HVAC) renovations; significant building envelope modifications; or major interior rehabilitation. If 50% of the building occupants are required to move out of the building during construction, the project would be considered a major renovation.

The City must comply with the following:

1. Major renovations or additions of 2,000 square feet or greater of conditioned space<sup>1</sup> must be evaluated by a designated green building professional to determine the costs and benefits of adding or enhancing green building measures. Such facilities must generally be designed to achieve applicable LEED Building Design and Construction (BD&C), Commercial Interiors (CI), or LEED Existing Building Operations and Maintenance (LEED-EBOM) standards.

2. In order to determine the applicable LEED standards, architects and engineers hired by the City to design improvements and upgrade existing City owned and operated buildings must:

- Prepare a LEED CI or EBOM project checklist;

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<sup>1</sup> Conditioned space refers to space that is either heated or cooled, usually both.

- Identify each item on the checklist that will be included in their designs and any additional costs associated with sustainable items; and
- Use the LEED CI or EBOM criteria as a standard for improvements to existing City owned and operated buildings.

**C. Exceptions for New Construction** – The City Council may, by resolution, exempt new buildings from these Policies and Procedures where it determines that LEED certification would be technically impractical or unreasonably costly, and that all feasible green building measures in the applicable LEED rating system are otherwise incorporated into the project design. Examples of projects that may be considered for exceptions include, without limitation:

1. Buildings requiring compliance with historic preservation criteria.
2. Projects requiring grant and/or joint funding with other jurisdictions where LEED certification would jeopardize receipt or utilization of the funding source.
3. Buildings that are primarily intended for storage or equipment purposes rather than human occupancy.
4. Projects where there are inherent conflicts with the compatibility of the LEED standards, the California Building Code, Goleta General Plan, and/or zoning regulations set forth in the Goleta Municipal Code.
5. The project scope is limited such that the minimum number of green building measures needed for compliance cannot be achieved.
6. The project will include alternate methods that provide equal or greater resource conservation, energy conservation or resident health than those provided by the adopted green building measures.

**D. Reuse and Demolition** – Existing City facilities and materials will be reused where possible to reduce the generation of solid waste and expenditure of energy, water and other resources to create new facilities where consistent with City objectives for providing desirable facilities and services for residents and businesses. On projects where demolition is required, in order to maximize the amount of waste materials diverted from landfills, deconstruction techniques must be employed whenever practical, and all salvageable items must be recovered and put to appropriate use.

**E. Demonstration and Education** – To the extent practical, City facilities must demonstrate leadership and educate the public about sustainability and green building practices and features through the use of interpretive signs and exhibits at the facility, by providing information on the City's website, and providing narrated tours upon request.

**F. Training** - City employees will receive training on green building practices and LEED certification programs to assist them in project planning, design, and construction involving new construction, major renovations and upgrades to existing buildings.

**G. Consultation** – Director of Planning and Environmental Review, after consultation with the Director of Public Works and/or the Director of Neighborhood Services and Public Safety, as appropriate, is authorized and directed in the name and on behalf of the City to undertake any and all actions necessary to accomplish the purposes of this policy.