

**CITY COUNCIL**  
**CITY OF ROLLING HILLS ESTATES**  
**LOS ANGELES COUNTY, CALIFORNIA**  
**RESOLUTION NO. 2103**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROLLING HILLS ESTATES, ADOPTING THE ALAMEDA COUNTY NEW HOME CONSTRUCTION GREEN BUILDING GUIDELINES FOR NEW HOME CONSTRUCTION AS A CITY REFERENCE DOCUMENT AND ENCOURAGING THE USE OF THE LEED (LEADERSHIP IN ENERGY AND ENVIRONMENTAL DESIGN) GREEN BUILDING RATING SYSTEM® FOR CONSTRUCTION PROJECTS WITHIN THE CITY**

WHEREAS, the City of Rolling Hills Estates' General Plan sets forth goals for preserving and improving the City's natural and built environment, protecting the health of its residents and visitors, and fostering its economy; and

WHEREAS, green building is a whole systems approach to the design, construction, and operation of buildings, which employs materials and methods that promote natural resource conservation, energy and water efficiency, and good indoor air quality; and

WHEREAS, green buildings benefit building industry professionals, residents and communities by improving construction quality, increasing building durability, reducing utility, maintenance, water and energy costs, creating healthier homes, and enhancing comfort and livability; and

WHEREAS, in recent years, green building design, construction, and operational techniques have become increasingly widespread in California and the nation, with many homeowners, businesses, and building professionals voluntarily seeking to incorporate green building techniques into their projects; and

WHEREAS, the Alameda County Waste Management Authority had developed a series of voluntary guidelines designed specifically for the residential building industry including the New Home Construction Green Building Guidelines that provide helpful and valuable guidance for applying these techniques to residential building projects; and

WHEREAS, the practices contained in the Alameda County New Home Construction Green Building Guidelines were selected for their viability in today's market and their ability to promote sustainable buildings and communities; and

WHEREAS, a number of cities and counties throughout California have used these guidelines; and

WHEREAS, the adoption of the Alameda County New Home Construction Green Building Guidelines as a reference document would not constitute a "project" within the meaning of the California Environmental Act; and

WHEREAS, the LEED (Leadership In Energy And Environmental Design) Green Building Rating System® was established by the United States Green Building Council as a voluntary, consensus-based national standard for developing high-performance, sustainable buildings; and

WHEREAS, LEED was created to define "green building" by establishing a common standard of measurement, promote integrated and whole-building design practices, recognize environmental leadership in the building industry, stimulate green competition, raise consumer awareness of green building benefits, and transform the building market; and

WHEREAS, LEED for Homes (LEED-H) is currently a pilot program which serves as a voluntary initiative promoting the transformation of the mainstream home building industry towards more sustainable practices; and

WHEREAS, LEED for New Construction and Major Renovations (LEED-NC) is a green building rating system that was designed to guide and distinguish high-performance commercial and institutional projects; and

NOW, THEREFORE, be it resolved that the City Council of the City of Rolling Hills Estates does hereby adopt the Alameda County New Home Construction Green Building Guidelines incorporated herein by reference, as they may be amended from time to time, as a City reference document and that private residential developers should be encouraged to use these green building guidelines in the design, construction and operation whenever feasible.

BE IT FURTHER RESOLVED, that the City Council of the City of Rolling Hills Estates does hereby encourage residential projects to apply for LEED-H certification when available and for projects in the City's mixed-use areas to apply for LEED-NC certification. As an incentive for applying, the City shall, to the extent possible, expedite the issuance of building permits for the associated project as well as provide positive exposure of the project on the City's website and in the City's newsletter.

SECTION 1. The City Clerk shall certify to the adoption of this Resolution and shall keep a copy of same with such other documents and records of proceedings as may be designated by the City Manager.

ADOPTED this 13<sup>th</sup> day of June, 2006.

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STEVEN ZUCKERMAN, MAYOR

ATTEST:

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DOUGLAS R. PRICHARD, CITY CLERK

I HEREBY CERTIFY that the foregoing Resolution No. 2103 was adopted by the City Council of the City of Rolling Hills Estates at a regular meeting held thereof on the 13<sup>th</sup> day of June, 2006, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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DOUGLAS R. PRICHARD, CITY CLERK