



# CITY OF COSTA MESA

CALIFORNIA 92628-1200

P.O. BOX 1200

FROM THE OFFICE OF THE MAYOR

*copy*

VIA E-MAIL/WEB:

[http://www.arb.ca.gov/lispub/comm/bcsubform.php?listname=scopingpln08&comm\\_period=A](http://www.arb.ca.gov/lispub/comm/bcsubform.php?listname=scopingpln08&comm_period=A)

November 18, 2008

Mary Nichols  
Chair, California Air Resources Board  
1001 I Street  
P.O. Box 2815  
Sacramento, California 95814

ORIGINAL:  
Copies:

Board Clerk  
Executive Officer  
Chair

**SUBJECT: City of Costa Mesa Comments on Air Resources Board Proposed Scoping Plan**

Dear Chair Nichols:

On behalf of the City of Costa Mesa, thank you for the opportunity to comment on the California Air Resources Board's (ARB) Proposed Scoping Plan (Scoping Plan).

We are proud of the work we have done already on reducing our City's greenhouse gas emissions (GHG emissions). In 2007, the Costa Mesa City Council took a proactive stance in addressing many municipal service and operation areas pertaining to economical and sustainable practices, activities and procedures. Through the adoption of Council Policy 500-14 (attached), the City identified seven main areas, specific objectives within those areas, and action deadlines. The City also adopted a "Build It Green" program that waives building permit fees for qualifying "green" improvements.

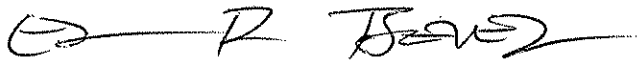
Costa Mesa is one of many cities working towards an environmentally sustainable future, now and in the future. However, with regard to the Scoping Plan, it is imperative that all programs be balanced by the current economic crisis that is affecting both the State and local governments.

While the City of Costa Mesa is generally supportive of a number of programs and policies outlined in the Scoping Plan, it is crucial for State policymakers to take into account the means that will be needed to achieve those goals. AB 32 requires that reductions in GHG emissions must achieve the maximum technologically feasible and cost effective reductions and for the ARB to "consider the cost-effectiveness of these regulations" (HSC §38560). In addition, we believe that the Scoping Plan appropriately allows the SB 375 process to develop regional transportation-related GHG targets. Implementation of the regional planning processes in SB 375 is new and largely untested. The 5 MMT figure, while a place holder, nevertheless sets an appropriate benchmark that helps assure that the State can achieve its overall 2020 goal."

As both State and local governments are faced with critical budget shortages, additional costs to heavily invest in GHG emission technologies in the next 2 to 3 years will become more burdensome for local governments. While local governments can influence development design to a certain extent, the reality is that developers will only build projects that will be purchased by willing customers and that are profitable. In order to effect the desired change, incentives must be provided to the development community and local agencies in order to encourage more development in areas where the reductions in GHG emissions will be the greatest. The City of Costa Mesa strongly encourages the ARB to consider these limitations as it moves forward with the Scoping Plan.

Thank you again for the opportunity to comment. The City of Costa Mesa looks forward to working with the ARB in the future.

Sincerely,



Eric R. Bever  
Mayor

/ccp:cg

Attachment: Costa Mesa City Council Policy 500-14 (Sustainable Municipal Green Policy)

c: League of California Cities – Attn Kyra Ross – FAX: (916) 658-8240  
League of California Cities, OC Division – Attn Tony Cardenas – FAX: (714) 972-1816

CITY OF COSTA MESA, CALIFORNIA

COUNCIL POLICY

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SUSTAINABLE MUNICIPAL GREEN POLICY	500-14	9-4-07	1 of 5

**GOAL**

Enhance our environmental and economical sustainability as a city.

**PURPOSE**

The purpose of a Citywide policy on sustainable construction and energy efficient operations is to demonstrate the City's commitment to environmentally responsible and economically viable practices; to yield cost savings to the City taxpayers through reduced operating costs; to provide healthy work environments; and to contribute to the City's goals of protecting, conserving, and enhancing the region's environmental resources. It is the intent of the City to adopt best design and management practices to reduce storm water run-off, water consumption, traffic congestion, energy consumption, and landfill waste. This Council Policy will be periodically reviewed to update the particular goals and timelines as well as add any additional goals as desired. The City's ability to implement the goals will be contingent on both the capacity of staff to implement the goals as well as the financial means to provide for the associated increased costs. The costs to achieve the goals will be evaluated as part of the City's annual budget preparation.

**I. PUBLIC DEVELOPMENT**

**1. New Construction Policy**

The City of Costa Mesa shall incorporate sustainable building principles and practices into the planning, design, construction, management, renovation, and operations of all City facilities that are constructed and owned by the City. This does not include those projects already under construction or funded prior to the adoption of this policy, except to the extent sustainable building principles and materials may reasonably be incorporated without unduly impacting construction schedule or cost of project.

- 1.1 All new City facilities and buildings constructed after July 1, 2008 will meet a minimum **LEED Gold** rating and exceed current State of California Title 24 Energy Code requirements by at least 15%. The US Green Building Council's LEED (Leadership in Energy and Environmental Design) rating system shall be used as a design and measurement tool to determine what constitutes sustainable building by national standards.

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**II. CITY OPERATIONS**

**2. Purchasing**

The City shall encourage the use of recycled materials, reusable products, and products designed to be recycled, subject to budgetary constraints and market conditions. The City shall purchase environmentally-friendly materials, products, and preferable cleaning products for use in City operations. Contractors and suppliers shall provide such materials or products within the specifications prepared by the City and with the assurance that the products are operationally effective. By August 2008 staff will propose and define a green preference to be used where appropriate when evaluating the lowest responsible bidder for projects and services. Included in this evaluation will be a review of what specific measures will be taken during the performance of their professional services to reduce environmental impacts. The proposed measure will be presented to the City Council for consideration and adoption.

It is the policy of the City to maximize energy conservation measures when purchasing products, (e.g. "Energy Star" labeled products). Preference shall be given to recycled products, reused products, or those products that utilize less energy when in operation. At present, recycled paper is more expensive than regular paper. Currently, approximately 5% of the copier paper purchased annually by the City is recycled paper. Subject to budgetary constraints and market conditions, the City will increase the amount of recycled paper purchased up to 25% by 2008; 50% by 2010, and 75% by 2012.

**3. Building Maintenance and Operations**

It is the policy of the City that all its buildings will be maintained and operated in such a fashion that the minimum amounts of energy and water are consumed while providing environmental benefits.

The City shall:

- 3.1 Replace all existing urinals with waterless urinals by 2009.
- 3.2 Replace all computer CRT monitors at end of life cycle with the most energy efficient/cost effective display systems.
- 3.3 Replace all existing standard light bulbs and applicable fixtures with the most energy efficient/cost effective Energy Star/Compact Fluorescent Light bulbs (CFL) and ancillary fixtures.
- 3.4 Adopt green specifications for City remodeling projects, requiring low-emission and environmentally-friendly carpet, sealants, adhesives, paint, flooring and other office repair items and furnishings by 2009. The expected cost increase is unknown at this time but may range from 10% to 25% more. As the availability of

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more sustainable products increases, the increased costs associated with this effort will likely be more in line with current products.

- 3.5 Develop practices for cleaning, maintenance and operations of municipal facilities to further advance sustainability and environmentally-friendly practices.
- 3.6 Reduce the use of plastic water bottles by providing water dispensers at City facilities, phase out the existing inventory of styrofoam cups and replace them with other cups that are environmentally-friendly, and encourage the use of recyclable materials for utensils, plates and other paper goods.

**4. City Fleet**

Vehicles will be operated and maintained in such a manner as to ensure maximum energy conserving performance and minimal emissions.

The City shall:

- 4.1 Replace all passenger/carpool and non-emergency response vehicles at end of life cycle with vehicles of higher efficiency.
- 4.2 Actively seek opportunities to use cleaner burning fuels and technologies in place of conventional diesel fuel for heavy-duty needs vehicles and equipment.

**5. Urban Forest Coverage, Green Spaces and Water Consumption**

A sufficient open space system will be developed and maintained so that it is diverse in tree canopy coverage, uses, materials, resources and opportunities. The system shall include natural/wildlife habitat as well as passive and active recreation and shall employ sustainable practices wherever possible.

The City shall:

- 5.1 Review and amend the City's Streetscape and Median Development Standards and the Update of Open Space Master Plan of Parks and Recreation by 2012 to ensure active promotion of the sustainable open space system.
- 5.2 Conduct a tree canopy coverage survey of City street and park trees by 2009 to obtain the number of public trees by type. Trees shall be maintained and monitored so that the baseline number as established by the coverage survey is not compromised. Tree plantings and tree species diversity in public areas shall be encouraged.
- 5.3 Minimize the need for excessive turf and maintenance by using landscaping designed to be "naturally manicured" and by incorporating hardscape, mulch materials and other green-friendly materials into the design. Indigenous plants and wildflowers chosen to promote low maintenance, reduce green waste, and decrease the long-term needs for water, fertilizers and fossil fuels, shall be used

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wherever possible. For active recreational areas, the installation of artificial turf will be considered.

- 5.4 Employ methods to reduce dependency on water by maintaining irrigation systems in proper working order and eliminating unnecessary overspray, run-off and leakage. Water efficiency shall be maximized. Reclaimed water shall be used whenever possible.

**III. PUBLIC EDUCATION**

The City shall actively promote the dissemination of sustainable building and energy conservation information to the citizens of the City as well as to partner with other governmental agencies, public interest organizations, and the private sector to provide incentives to encourage implementation of sustainable building and energy conservation programs where feasible.

**6. Education and Outreach**

Advise developers, architects and builders with regard to new sustainable building procedures, materials and design strategies.

The City shall:

- 6.1 Develop green building literature and make them available to the public by October 1, 2007. The literature shall be updated regularly to incorporate the latest green technology and innovation.
- 6.2 Create informational materials on ways in which the community can partner with the City as well as other agencies and businesses to proactively become a sustainable community.
- 6.3 Collaborate with other agencies, public interest organizations and area businesses to gather and promote basic principles of sustainability at local events, meetings, and workshops to residents and businesses.
- 6.4 Train employees on sustainable practices and encourage their suggestions for green operational improvements.

**7. Online Information Clearinghouse**

Create an online clearinghouse of information that provides information to residents and developers to assist them in the evaluation of sustainable building design and energy conservation options by 2007. Ensure that the website is updated regularly.

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**IV. URBAN DESIGN STRATEGIES**

The City shall encourage through the General Plan, as appropriate in specific areas, mixed use urban designed neighborhoods. The City shall further promote walkable, bikeable and disabled accessible neighborhoods which coordinate land use and transportation with open space systems for recreation and ecological restoration.

**V. WASTE REDUCTION**

The City shall coordinate with the Costa Mesa Sanitary District and franchised waste haulers serving the City, and strive to reach a 60% diversion rate of waste from landfills by 2020. The City shall actively seek and employ methods of reducing the waste stream in City operations.

**VI. WATER CONSERVATION**

The City shall coordinate with the Mesa Consolidated and Irvine Ranch Water Districts to create water conservation measures and employ innovative water-saving technologies that strive to decrease the City's water consumption for City operations. The City shall continue to expand the use of reclaimed water as appropriate as an effective water supply source for City operational needs.

**VII. ENERGY CONSERVATION**

The City shall conserve energy whenever and wherever possible in City operations. The City shall further partner with Southern California Edison, The Gas Company and other energy organizations, as applicable, to maximize energy efficient programs and resources in City operations and to disseminate information to the public on conserving energy while reducing costs and improving the environment.

10. The City shall:

- 10.1 Create an Energy Conservation Program by 2008, which will establish City energy reduction goals, programs, guidelines, incentives, resources and other information.

