



PERSPECTIVES

Expert Industry Highlights from JL Hare Associates

Volume 3, March 2009

Dear Friend,

JL Hare Perspectives is delivered to you to provide expert educational industry information and the role JL Hare plays in leading the industry with creative management and permitting solutions.

Regards, JL Hare

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Celebrations

2008 brought many changes for our company. Like many other companies, some of those changes were a result of the down economy.

Fortunately, we also have many aspects of 2008 that we cherish: we celebrated our twenty year anniversary, we have a wonderful client base, we have access to an unbelievable knowledge cache and we have our first official retiree.

Our beloved Marlene Bartlett retired on December 17, 2008.

A NEW YEAR BRINGS CHANGES.....

...and more changes and even more changes. Fortunately, not all change is unpleasant. If your company is planning some change this year, please consider JLHare Associates. Companies that have reduced staff and outsource part of their project management workload have been pleased with our professionalism, commitment to construction start dates and persistence.

We have been hearing the buzz about some hot topics, in a nutshell...

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JLH ON-CALL SERVICES



Marlene was with the company for nearly eight years and worked diligently to keep our Administration Dept. moving smoothly. Now that Marlene has retired, don't you worry, Sherrie Cumiskey is there to keep everything on track. We miss Marlene very much but know she is having fun and sleeping in.

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Watch for our next issue

- [Solar Permitting](#)

JLHare Associates has been providing project management, entitlement and permitting expertise for two decades. We are problems solvers. I am sorry, we just can't help ourselves. We do not like obstacles and view them as challenges to be conquered. It's in our DNA. That being said, we also understand that some projects do not require extensive strategy, negotiation and/or problem solving throughout the whole project. In response, we offer another level of service: JLH On-Call.

JLH on-call, provides a level of service that saves the client time by providing a competent replacement to submit plans, complete applications or to facilitate courtesy inspections because that "meeting with the boss" just came up, or the "how am I to be in two places at the same time" happens. The menu of services can vary from daily tasks to due diligence, whatever area you need assistance. It is, as it says, on call. Just complete our form and give us a call. We will gather the necessary information to complete the requested tasks, and then get them done. Easy as that! Once we perform the requested tasks, we provide you with the product of our efforts and wait for our next on-call assignment.

If you have any questions or would like some information regarding our levels of service, please contact Holly Sandler at (714) 245-9760 ext 14 or via email at Holly@JLHare.com.

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BOND EXONERATION AND FUND RECOVERY

Bond exoneration is one of those tasks that sometimes linger well after final inspections and occupancy. Field superintendents want to focus on getting the project complete and the project managers were working on multiple other projects at various stages of development. Then staff reductions occurred.

With reduced staffs and more responsibilities, you might not have the time to get the bonds exonerated as you had planned. We can help! We can provide the requirements, obtain the documentation and, when necessary, meet with the inspector to clear your bonds. Furthermore, we can investigate the projects that have been placed on hold or are experiencing re-design and determine if there are deposit balances from plan check or inspections leading to potential refunds. We have worked with the agencies in the five southern California counties for two decades. If you would like information regarding our bond exoneration services or fund recovery, please contact Holly Sandler at (714) 245-9760 ext 14 or via email at Holly@JLHare.com.

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ASSEMBLY BILL 1881 (AB 1881) WATER CONSERVATION AND LAND



As you must be aware, there are water issues in the State of California. As a result, Assembly Bill 1881 (AB 1881) is intended to promote water conservation for landscaping purposes. As an update to the 1990 Water

Conservation in Landscaping Act, AB 1881 has four parts that are intended to conserve water.

First, AB 1881 requires every city and county to adopt by January 1, 2010 either the State Department of Water Resources (DWR) model ordinance or a water efficient landscape ordinance that is, at a minimum, equally effective. DWR was required to have the model ordinance for distribution by January 31, 2009.

Second, this bill prohibits the restriction of low water-using plants, if the plants meet the maintenance standards of the CC&R's for common areas.

Third, by January 2010, DWR will adopt a ban of the sale of irrigation equipment that does not meet the standards that will be set forth in conjunction with the California Energy Commission. The ban will begin January 2012.

Fourth, the installation of separate water meters for landscaping purposes for new water service requests has been required since January 2008.

There is much concern about the bulk of the burden of water conservation being placed on new home construction. Not to mention, many areas of certification, reporting and follow up have not been clearly defined.

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SENATE BILL 375 (SB 375)

In an attempt to connect the reduction of greenhouse gas emissions from automobiles and light trucks to land use and transportation policy, Senate Bill 375 (SB 375) was signed by Governor Schwarzenegger in 2008.



In essence, SB 375 provides a “how” and a “when” to Assembly Bill 32. There are two primary objectives of SB 375. First, to

reduce the impact that automobiles and light duty trucks have on greenhouse gas (GHG) emissions by establishing the process for CARB to set regional reduction targets for 2020 and 2035. Second, reduce the quantity GHG by establishing a regional transportation plan in coordination with local and regional land use planning through the development of a sustainable communities strategy (CSC).

In addition, SB 375 aligns with the state-mandated housing element and the Regional Housing needs Assessment (RHNA). This bill limits the growth to be consistent with the recent planning assumptions and general plan, and with federal regulations that require a realistic growth development pattern.

Finally, SB 375 includes a CEQA incentive and streamlined review for certain residential and mixed-use projects consistent with the regional CSC.

It is a lot of information that seems to add another level of review to projects in an effort to reduce the GHG emissions of automobiles and light trucks by having agencies within regions work together to refine transportation systems.

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2008 BUILDING ENERGY EFFICIENCY STANDARDS UPDATE

The California Energy Commission adopted the 2008 Building Energy Efficiency Standards. The 2008 Standards will take effect on August 1, 2009. The intent of the new measures is to reduce energy use and greenhouse gas emissions. Although the final documents have not been released (as of this writing), the Commission draft final of residential and nonresidential standards and the compliance manuals can be found at:

<http://www.energy.ca.gov/title24/2008standards/index.html>

We are familiar with the highlights of the changes and would be happy to discuss your project with you. If you have any questions, please contact Joe Lambert at (714) 245-9760 ext 15 or via email at Joe@JLHare.com.

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