



**California Energy Commission,  
August 17, 2026, Business Meeting  
Backup Materials for Local Ordinances for the City of Ojai**

The following backup materials for the above-referenced agenda item are available as described below:

1. Proposed Resolution, attached below.
2. Executive Director Recommendation Memorandum, attached below.
3. California Environmental Quality Act (CEQA) analysis, attached below.

For the complete record, please visit: [Local Ordinance Applications Exceeding the 2025 Energy Code Docket Number 25-BSTD-04](https://efiling.energy.ca.gov/Lists/DocketLog.aspx?docketnumber=25-BSTD-04) at

<https://efiling.energy.ca.gov/Lists/DocketLog.aspx?docketnumber=25-BSTD-04>.

To stay informed about this project and receive documents as they are filed, please subscribe to the Building Energy Efficiency Standards proceeding Topic, which can be accessed here: [California Natural Resources Agency \(govdelivery.com\)](https://public.govdelivery.com/accounts/CNRA/signup/31895) at

<https://public.govdelivery.com/accounts/CNRA/signup/31895>. The Topic sends out email notifications and direct links when documents are filed in the proceeding docket.

**CALIFORNIA ENERGY COMMISSION**  
**PROPOSED RESOLUTION: CITY OF OJAI**  
**RESOLUTION NO: [YY-MMDD]-XX**

**WHEREAS**, The State Energy Resources Conservation and Development Commission (CEC) adopts the staff California Environmental Quality Act (CEQA) findings contained in the CEQA analysis (attached below); and

**WHEREAS**, The City of Ojai adopted Ordinance No. 969, which establishes certain locally adopted building energy efficiency standards; and

**WHEREAS**, Public Resources Code section 25402(a) and (b) establishes that the CEC shall prescribe, by regulation, statewide building energy efficiency and conservation standards; and

**WHEREAS**, Public Resources Code section 25402.1(h)(2) provides that nothing in Public Resources Code section 25402(a) or (b) shall prohibit the enforcement of city or county building energy efficiency standards if: (1) the city or county files the basis of its determination that the standards are cost-effective with the CEC and (2) the CEC finds that the locally adopted standards will require the diminution of energy consumption levels permitted by the rules and regulations adopted pursuant to Public Resources Code section 25402(a) and (b); and

**WHEREAS**, California Code of Regulations, Title 24, Part 1, section 10-106 establishes a process for local governmental agencies to submit an application to the CEC for a determination that locally adopted building energy efficiency standards meet the requirements set forth in Public Resources Code section 25402.1(h)(2); and

**WHEREAS**, The City of Ojai submitted an application to the CEC that included (1) the basis of its determination that the locally adopted energy efficiency standards contained in Ordinance No. 969 are cost-effective and (2) documentation that the locally adopted energy efficiency standards contained in Ordinance No. 969 will require the diminution of energy consumption levels compared to the 2025 Building Energy Efficiency Standards (Energy Code), as required by California Code of Regulations, Title 24, Part 1, section 10-106, on December 19, 2025; and

**WHEREAS**, The City of Ojai adopted a determination at a public meeting on December 9, 2025, that the locally adopted energy efficiency standards contained in Ordinance No. 969 are cost-effective; and

**WHEREAS**, CEC staff has analyzed whether the locally adopted energy efficiency standards contained in Ordinance No. 969 will require the diminution of energy consumption levels compared to the 2025 Energy Code, and determined that it will do so; and

**WHEREAS**, California Code of Regulations, Title 24, Part 1, section 10-106(b)(4) requires that the local governmental agency's application include any findings, determinations, declarations, or reports, including any negative declaration or environmental impact report, required pursuant to the California Environmental Quality Act, Public Resources Code section 21000 et seq.; and

**WHEREAS**, The City of Ojai, in its application to the CEC, submitted the California Environmental Quality Act documentation required by California Code of Regulations, Title 24, Part 1, section 10-106(b)(4); and

**WHEREAS**, CEC staff has considered the application of the California Environmental Quality Act (CEQA) to approval of the City of Ojai's application to enforce its local energy efficiency ordinance and finds that the approval does not meet the definition of a "project" under California Code of Regulations, Title 14, section 15378(a), because the approval has no potential for resulting in either a direct physical change in the environment or a reasonably foreseeable indirect physical change in the environment. Even if the approval was to be considered a project, the project would either be an exempt ministerial project under the California Code of Regulations, Title 14, section 15286, as the required CEC findings for approval are non-discretionary, or fall under the "common sense exemption" in California Code of Regulations, Title 14, section 15061(b)(3) because it can be seen with certainty that there is no possibility the approval of the City of Ojai's application would have a significant effect on the environment; and

**WHEREAS**, The locally adopted energy efficiency and conservation standards application filed by the City of Ojai satisfies the requirements of California Code of Regulations, Title 24, Part 1, section 10-106; and

**THEREFORE, THE CALIFORNIA ENERGY COMMISSION FINDS:**

With regard to CEQA:

The CEC has considered the application of CEQA to the proposed resolution and concluded that, on the basis of the entire record before it, the CEC hereby adopts staff's finding that the approval of the City of Ojai's application to enforce its local energy efficiency ordinance is not subject to CEQA because the approval is ministerial and does not meet the definition of a "project" under California Code of Regulations, Title 14, section 15378(a), as it is not an activity that has the potential for resulting in either a direct physical change in the environment or a reasonably foreseeable indirect physical change in the environment. Even if it was found to be a project, it would either be an exempt ministerial project under the California Code of Regulations, Title 14, section 15286, as the required CEC findings for approval are non-discretionary, or fall under the "common sense exemption" (California Code of Regulations, Title 14, section 15061(b)(3)) because it can be seen with certainty that there is no possibility that the activity will have a significant effect on the environment; and

**THEREFORE, BE IT RESOLVED**, that, pursuant to Public Resources Code section 25402.1(h)(2), the CEC finds the following: (1) The City of Ojai has filed the basis of its determination that the locally adopted energy efficiency standards contained in Ordinance No. 969 are cost-effective, and (2) Ordinance No. 969 will require the diminution of energy consumption levels compared to the 2025 Energy Code; and

**THEREFORE, BE IT FURTHER RESOLVED**, that the CEC directs the Executive Director to take all actions necessary to implement this Resolution.

**APPROVED AND ADOPTED** this xth day of MM YYYY, by the following vote:

AYE:

NAY:

ABSENT:

ABSTAIN:

#### **CERTIFICATION**

The undersigned Secretariat to the CEC does hereby certify that the foregoing is a full, true, and correct copy of a resolution duly and regularly approved and adopted by the affirmative vote of the CEC at a meeting held on MM DD, YYYY.

Kim Todd  
Secretariat

## Memorandum

To: California Energy Commission

From: **Drew Bohan**  
**Executive Office**  
California Energy Commission  
715 P Street  
Sacramento, California 95814

Date: August 7, 2026

**Subject: EXECUTIVE DIRECTOR RECOMMENDATION THAT THE CITY OF OJAI  
LOCAL BUILDING ENERGY CONSERVATION DESIGN STANDARDS  
CONTAINED IN ORDINANCE NO. 969 SATISFY THE ELEMENTS OF PUBLIC  
RESOURCES CODE SECTION 25402.1(h)(2)**

### **I. BACKGROUND**

The California Energy Commission (CEC) adopts and regularly updates regulations that define a process for local governments to apply to the CEC to make certain findings regarding locally adopted energy efficiency or conservation design standards (California Code of Regulations (CCR), Title 24, Part 1, section 10-106 and section 10-110; Public Resources Code (PRC) section 25402.1(h)(2)). This process requires a local government to submit an application to the CEC. Before the local standard may be enforced, the CEC must make two findings pursuant to PRC section 25402.1(h)(2):

- 1) The proposed local standard will require the diminution of energy consumption levels compared to the 2025 Energy Code, and
- 2) The local jurisdiction has filed the basis of its cost-effectiveness determination with the CEC.

Pursuant to CCR, Title 24, Part 1, section 10-106, the application must contain all of the following:

- 1) The proposed energy efficiency or conservation design standard;
- 2) The local governmental agency's energy-savings and cost-effectiveness findings, and supporting analyses;
- 3) A statement or finding by the local governmental agency that the local standard will require buildings to be designed to consume no more energy than permitted by the 2025 Energy Code; and
- 4) Any findings, determinations, declarations, or reports, including any negative declaration or environmental impact report, required pursuant to the California

## Environmental Quality Act.

In reviewing the application, the CEC must find that the local standard contains all of the above and that the local governmental agency's governing body adopted its determination that the standards are cost-effective at a public meeting.

### **A. Summary of the Local Ordinance**

The City of Ojai Ordinance No. 969 specifies:

- Homeowners can select from a menu of energy efficiency and electrification measures. In addition to mandatory lighting measures and electric readiness service updates, homeowners undertaking an addition, alteration, or combination addition and alteration project that is greater than or equal to 300 square feet existing single-family buildings can choose from a menu of options that includes various heat pump systems, solar PV, insulation, duct sealing, and other measures, each with assigned point values, to achieve a target score of 8-points or 19-points if the project area is 1,000 square feet or greater.

## **II. STAFF EVALUATION**

On June 26, 2026, staff posted the complete application, including the local ordinance and adopted cost-effectiveness analyses, on the CEC's website under Docket [25-BSTD-04](#) for a mandatory public review period.

Staff reviewed the application to determine whether the ordinance contains energy efficiency or conservation design standards and whether said standards will diminish energy consumption levels permitted by the 2025 Energy Code, per the requirements in PRC section 25402.1(h)(2). Staff found that the ordinance does contain one or more energy efficiency or conservation design standards, which are discussed below, that will reduce the amount of energy consumed and will not lead to increases in energy consumption inconsistent with state law<sup>1</sup>.

The City of Ojai's requirements, proposed pursuant to the CEC's authority under PRC sections 25402 and 25402.1(h)(2), are contained within section 9-1.701(g) of the ordinance and diminish the consumption of energy resources by the local adoption of efficiency, conservation or energy insulation requirements as described in the section above, "Summary of the Local Ordinance."

Staff further confirmed that the City of Ojai publicly adopted and filed with the CEC a finding of cost-effectiveness for the standards. More information about the anticipated energy efficiency and conservation effects of the ordinance can be found in the cost-effectiveness analyses submitted by the City of Ojai.

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<sup>1</sup> Staff notes that its analysis is limited to the ordinance's requirements that staff determined to be conservation design standards subject to the requirements in PRC section 25402.1(h)(2).

## **A. Staff Position**

Staff has found that the application meets all requirements under PRC section 25402.1(h)(2) and section 10-106 of the 2025 Energy Code.

The City of Ojai has been informed that once the CEC makes the requisite findings, its energy efficiency or conservation design standards will be enforceable in accordance with all relevant statutes and regulations that may apply. If the statewide Energy Code is subsequently revised (as it is regularly done on a three-year cycle), the standards may no longer be enforceable if the revisions create "a substantial change in the factual circumstances affecting the determination." In such a case, if the City of Ojai wishes to enforce either these or other local energy efficiency or conservation design standards revised in response to the updated statewide Energy Code, the City of Ojai may be required to submit a new application.

## **B. Oral Presentation Outline**

If needed, staff will be available at the August 17, 2026, Business Meeting to provide a brief summary of the ordinance and to answer questions.

## **C. Business Meeting Participant(s)**

Anushka Raut (Project Lead), Building Standards Branch

## **III. RECOMMENDATION OF THE EXECUTIVE DIRECTOR**

Pursuant to PRC section 25402.1(h)(2) and based upon staff's review and validation of the application submitted by the City of Ojai, I recommend that the CEC confirm the following findings regarding the City of Ojai's locally adopted energy standards:

- 1) The City of Ojai's locally adopted energy standards will result in the diminution of energy consumption levels compared to the 2025 Energy Code; and
- 2) The City of Ojai has filed the basis of its cost-effectiveness determination with the CEC.



## MEMORANDUM

TO: Docket 25-BSTD-04

FROM: Will Vicent, Deputy Director

SUBJECT: Basis for finding that the action of approving the application findings submitted by the City of Ojai pursuant to section 10-106 of the Energy Code and Public Resources Code section 25402.1(h)(2) is not a project and is otherwise exempt from the California Environmental Quality Act under the Ministerial and Common-Sense Exemptions.

DATE: August 7, 2026

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### I. California Environmental Quality Act (CEQA)

The California Environmental Quality Act (CEQA) (Public Resources Code (PRC) sections 21000 *et seq.*, see also CEQA Guidelines, California Code of Regulations (CCR), Title 14, sections 15000 *et seq.*) requires that state agencies consider the environmental impact of certain discretionary decisions. CEQA allows certain projects to be exempted from its requirements. Of relevance here, and discussed further below, are the Ministerial (CCR, Title 14, section 15268) and Common-Sense Exemptions (CCR, Title 14, section 15061(b)(3)).

### II. Local Reach Code Application Findings [Public Resources Code, section 25402.1(h)(2)]

The California Energy Commission (CEC) adopts and regularly updates regulations that define a process for local governments to apply to the CEC to make certain findings regarding locally adopted energy conservation or energy insulation standards (CCR, Title 24, Part 1, section 10-106 and section 10-110; PRC section 25402.1(h)(2)). The local government's proposed standards are often referred to as the Local Reach Codes and require local governments to submit an application to the CEC. Before the local standards may be enforced, the CEC must make the following findings pursuant to PRC section 25402.1(h)(2):

- 1) The proposed local standards will require the diminution of energy consumption levels compared to the 2025 Building Energy Efficiency Standards (Energy Code), and
- 2) The local government has filed the basis of its cost-effectiveness determination with the CEC.

Pursuant to CCR, Title 24, Part 1, section 10-106, the application must contain all of the following:

- 1) The proposed energy efficiency or conservation design standards;
- 2) The local governmental agency's energy-savings and cost-effectiveness findings, and supporting analyses;
- 3) A statement or finding by the local governmental agency that the local standards will require buildings to be designed to consume no more energy than permitted by the 2025 Energy Code; and
- 4) Any findings, determinations, declarations, or reports, including any negative declaration or environmental impact report, required pursuant to the California Environmental Quality Act.

In reviewing the application, the CEC must find that the local standards contain all of the above and that the local governmental agency's governing body adopted its determination that the standards are cost-effective at a public meeting.

### **III. The Proposed Action**

On December 19, 2025, the City of Ojai submitted an application to the CEC that included: (1) the basis of its determination that the locally adopted energy efficiency standards contained in Ordinance No. 969 are cost-effective; and (2) documentation that the locally adopted energy efficiency standards contained in Ordinance No. 969 will require the diminution of energy consumption levels compared to the 2025 Energy Code, as required by PRC section 25402.1(h)(2) and CCR, Title 24, Part 1, section 10-106 (section 10-106).

On July 26, 2026, the CEC staff posted the complete applications for Ordinance No. 969, including the City of Ojai's local ordinance and adopted cost-effectiveness analyses, on the CEC's website under Docket [25-BSTD-04](#) for a mandatory public review period. Staff have since reviewed, considered all public comments (if applicable), and submitted their findings to the CEC's Executive Director, validating that the City of Ojai's application meets the required statutory and regulatory obligations. Based on the information submitted, staff analyses, and the Executive Director's recommendation, the CEC is considering making findings of the City of Ojai's section 10-106 application at the CEC's August 17, 2026, Business Meeting.

### **IV. CEC findings regarding the City of Ojai's 10-106 Local Reach Code Application are not a CEQA project**

A "project" under CEQA is defined as the "whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment" (CCR, Title 14, section 15378(a)). The CEC's findings regarding the City of Ojai's section 10-106 application does not constitute a "project" under CEQA since it is not an activity that may cause a direct or reasonably foreseeable indirect physical change to the environment.

In its findings regarding the section 10-106 applications, the CEC does not directly undertake implementing the proposed standards by the local governments, nor does the CEC provide any form of assistance to local governments implementing the proposed standards, or issue any sort of lease, permit, or other form of entitlement for the proposed standards to be conducted. The CEC's actions are limited to the administrative acts, as detailed below, and on its own do not amount to action that may cause a direct or reasonably foreseeable indirect physical change to the environment as provided by the CEQA definition for a "project" (CCR, Title 14, section 15378(a)). Accordingly, the CEC's actions are not a "project" for purposes of CEQA.

**V. CEC findings regarding the City of Ojai's 10-106 Local Reach Code Application are exempt as a Ministerial Project**

CEQA applies to discretionary projects proposed to be carried out or approved by a public agency and exempts ministerial projects (PRC section 21080; CCR, Title 14, section 15268). A discretionary project is defined under CEQA as, “a project which requires the exercise of judgment or deliberation when the public agency or body decides to approve or disapprove a particular activity...” which is, “distinguished from situations where the public agency or body merely has to determine whether there has been conformity with applicable statutes, ordinances, regulations, or other fixed standards...” (CCR, Title 14, section 15357).

As detailed above, the CEC approves applications submitted pursuant to section 10-106 upon determination that the applications submitted demonstrate conformity with the necessary components required by PRC section 25402.1(h)(2) and CCR, Title 24, Part 1, sections 10-106 and 10-110. Either an application provides the local government's basis and formal determination that the proposed standards before the CEC are cost-effective or it does not. Similarly, either the application provides the required documentation under section 10-106 demonstrating to the CEC that the proposed local standards will require a diminution of energy consumption levels compared to the 2025 Energy Code or it does not. In the former, the applications submitted by local governments are found to be compliant and, in the latter, they would be found to be noncompliant. The CEC does not exercise a subjective judgment or deliberation in this approval process beyond ensuring the applicants have provided the proper documentation. For these reasons, even if the CEC's action of making findings of compliance for local reach code application under section 10-106 is considered a project, the findings do not constitute a discretionary project and should accordingly be exempted as a ministerial project.

**VI. If CEC findings for the City of Ojai's 10-106 Local Reach Code Application was considered a discretionary project, it is exempt from CEQA under the Common-Sense Exemption**

Even if considered a discretionary “project” under CEQA, the CEC's approved findings in accordance with section 10-106 are exempt from CEQA under the Common-Sense Exemption. The Common-Sense Exemption states that, “[w]here 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.” (CCR, Title 14, section 15061(b)(3)). A “significant effect on the environment” is defined as a “substantial, or a potentially substantial, adverse change” in the environment, and does not include an economic change by itself (PRC section 21068; CCR, Title 14, section 15382).

The Common-Sense Exemption would apply as it can be seen with certainty that there is no possibility that the CEC's findings regarding the City of Ojai's section 10-106 applications will have a significant effect on the environment (CCR, Title 14, sections 15061(b)(3) and 15061(a)). As discussed above, the findings regarding this application are comprised of two limited findings for the application that allow local governments to tailor their local standards as they find appropriate while ensuring alignment with the Energy Code. The CEC's findings regarding this application do not result in any new changes to Energy Code requirements. For these reasons, the CEC's approval of the City of Ojai's section 10-106 applications would not be subject to CEQA under the Common-Sense Exemption.

**VII. Conclusion**

As provided above, the approval of the City's application to enforce its local energy efficiency Ordinance No. 969 is not subject to CEQA because the CEC's findings do not meet the definition of a "project" as it is not an activity that has the potential for resulting in either a direct physical change in the environment or a reasonably foreseeable indirect physical change in the environment. Even if it is a project, it is exempt from CEQA pursuant to the Ministerial Exemption (CCR Title 14, section 15268), as the CEC's actions are limited to making nondiscretionary findings, and the Common-Sense Exemption (CCR Title 14, section 15061(b)(3)) because it can be seen with certainty that there is no possibility that the activity will have a significant effect on the environment.