

July 2007

Dear Colleague,

"Green" Earns San Diego Building Projects Gold and Platinum

From Vista to San Ysidro to Poway to Encinitas, the move to "go Green" is gaining traction – and some national recognition -- throughout San Diego County. Here are a few recent examples.

The Ranch House at Del Sur, the master-planned community near Rancho Santa Fe, just received the highest LEED (Leadership in Energy and Environmental Design) ranking of platinum by the U.S. Green Building Council (USGBC) for its many environmentally friendly features, as reported by the [San Diego Union Tribune](#). Only 40 structures worldwide are ranked platinum. The home uses solar power, tankless water heaters, recycled wood floors, rock chimneys and fireplaces built with rocks from the site, and drought-resistance plants, among other green components.

The recently opened Solara apartments in Poway are 100% solar powered. Solara's developer, Community Housing Works, also speaks proudly of the energy-efficient materials and building techniques used in construction that they say give the project the lowest carbon footprint of any apartment complex in California.

The DMV office in San Ysidro has earned a gold ranking by LEED, and is the first state government office in the county to do so, according to The [San Diego Union Tribune](#). Solar panels, energy-efficient lighting, and skylights are among its green features.

City officials in Vista have registered Vista's civic center and two planned fire stations with USGBC, revealing their intent to build more environmentally friendly projects in the future.

At the June 13th Encinitas City Council Meeting, David Meyer, President of DCM Properties, announced his plans to help usher in Encinitas' first green residential subdivision. Meyer was referring to the 21.7-acre parcel north of Ecke Poinsettia Ranch that would include 61 market-rate homes and eight more low-income households. Speaking on behalf of the Bahlmann family, the property owners, Meyer emphasized their commitment to creating a responsible project that "will be the environmental standard by which all future projects in our City will likely be measured."

These commendable activities point to the many approaches homebuilders today can take to achieve green development. According to [Green Homebuilder](#), "Builders are finding that there's a lot more that can be done than just meeting local codes, and they can gain recognition for their commitment at the same time" (Spring 2007).

There is no question that green development is here to stay. Snow Properties welcomes news of any green developments you are aware of and looks forward to following this growing initiative.

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Did You Know?

- Energy Star and LEED are the two most recognized and promising systems of achieving green
- Energy Star is the government-funded program that focuses on energy efficiency
- In 2006 Americans saved \$12 billion and also helped decrease greenhouse emissions by implementing Energy Star guidelines
- LEED provides ratings designed to lessen a building's environmental impact and conserve natural resources
- The LEED rating system is the nationally recognized standard for green building. Categories are platinum, gold, silver, and certified.

The Snow Properties *News and Views* is "gone fishing" for its August newsletter. We look forward to being back in touch after Labor Day. Happy summer!

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