APPENDIX F: EECAP DEVELOPMENT CHECKLIST

To ensure new development projects are compliant with the County's Energy Efficiency Climate Action Plan (EECAP), the following checklist has been developed. This checklist should be filled out for each new project, addition, or remodel that is subject to discretionary review to allow projects to identify consistency with the EECAP. Demonstrating consistency with the EECAP shows project eligibility for CEQA tiering, as provided for by the California Environmental Quality Act (CEQA). Tiering from the environmental analysis prepared for this EECAP may allow projects to streamline project review, with the potential to use the EECAP to determine the project would have less than significant impact on greenhouse gas emissions.

The EECAP provides both mandatory and voluntary greenhouse gas reduction measures with varying applicability for different types of future projects. If a project desires to use the EECAP for CEQA streamlining provisions, the County will be responsible for applying voluntary and/or mandatory measures as mitigation measures, as appropriate. The County will work with applicants on a project-by-project basis to determine the appropriate use of the CEQA benefits of the EECAP, identifying appropriate mandatory and voluntary measures to integrate into project design or mitigation. For developments wishing to benefit from CEQA streamlining provisions, the County may require voluntary measures in this EECAP as mandatory conditions of approval or as mitigation in a mitigated negative declaration or an environmental impact report, as appropriate, on a project-by-project basis. This approach allows the County to ensure that new development can benefit from CEQA streamlining provisions while also ensuring that the County is on target to achieve the reduction targets outlined in this Plan. The checklist does not preclude the County's discretion to determine if substantial evidence indicates that a project complying with EECAP measures may still yield cumulatively considerable impacts on the environment. If the County finds that a project may still yield cumulatively considerable impacts despite compliance with the EECAP, an environmental impact report (EIR) must be prepared for the project.

Note that this checklist excludes supportive and non-quantifiable measures identified in the EECAP, or measures that are not universally applicable to all projects. In addition, the checklist provides the quantitative

criteria as it would be applicable to a single project. This criteria is intended to provide clarity for implementation of the EECAP, in some instances providing additional information that is consistent with the assumptions identified in **Appendix C** of the EECAP. The actions identified in the checklist below show the level of project performance that would demonstrate consistency with the EECAP and support consistency with the findings of the EECAP's CEQA analysis. For projects that may comply with the intent of an EECAP action but not meet all identified performance criteria below, County staff has the flexibility to determine on a case-by-case basis when projects nonetheless demonstrate consistency with the overall intent of the EECAP.

Specifically, the checklist excludes the following:

- Measures that describe County efforts supportive of other measures, that will not be implemented project-by-project, including Measure 3.4 (Expedited Permitting), Measure 5.2 (County Impact Fees), Measure 10.2 (Alternative Fuel Outreach) and Measure 4.8 (Community Choice Aggregation). These measures describe the County's efforts to create an enabling framework for projects, and which projects will implement through the other actions described in the following checklist.

- Measures that are supportive, whose impacts on GHG emissions were not quantified and did not contribute to the environmental determination of the EECAP's EIR. These measures will be implemented through broad public-private partnerships and not on a project-by-project basis, including Measure 2.4 (Green Business Program), Measure 2.5 (Implement AB 1103), and Measure 11.1 (Energy-Efficient Agriculture).

- Large-scale measures that are specific to unique types of large projects, including Measure 4.6 (Commercial Wind Power) and Measure 4.10 (Waste to Energy). These measures describe large-scale projects not eligible for CEQA streamlining, whose impacts will be dependent upon project specifics that could not be anticipated through the EECAP's EIR. These projects cannot benefit from the CEQA streamlining provisions of this EECAP, and will require separate environmental analysis pursuant to CEQA.

EECAP DEVELOPMENT CHECKLIST

	Measure	Description & Performance Criteria	Compliance			
			Complies	Does Not Comply	N/A	See Discussion
1.1	Energy Upgrade California	Participate in an energy retrofit rebate program, to achieve a minimum of 30% energy savings.			✓	
1.2	Residential Energy Efficiency Financing	Participate in a residential energy efficiency financing program, to achieve 30% energy savings.	✓			
1.3	Low-Income Weatherization	Complete weatherization, to achieve average energy savings of 25%.			✓	
1.4	Tree Planting	Tree plantings to shade new or existing homes.			✓	
1.5	Propane Switch	Switch from propane heater to more energy-efficient options, such as Energy Star furnaces or electric air-source pumps.			✓	
2.1	Commercial and Industrial Efficiency	Complete energy efficiency upgrades through third-party programs.			✓	
2.2	Commercial Financing	Participate in commercial energy efficiency financing programs, to achieve a minimum of 30% energy savings.			✓	
2.3	Institutional Energy Efficiency	Complete energy efficiency retrofits at large institutional facilities.			✓	
3.1	Green Building Ordinance	Comply with the Green Building Ordinance and achieve CALGreen Tier 1 energy efficiency standards, for all construction projects subject to the Green Building Ordinance.	✓			

Measure		Description & Performance Criteria	Compliance			
			Complies	Does Not Comply	N/A	See Discussion
3.2	Green Building Incentives	Comply with the Green Building Ordinance and achieve CALGreen Tier 1 energy efficiency standards, regardless of applicability of the Green Building Ordinance.	✓			
3.3	Urban Heat Island	Install shading, "cool" surfaces design, and/or open-grid paving to reduce hardscape through strategies such as interlocking concrete pavement, stones, or blocks.	✓			
3.6	Regional Energy Efficiency Efforts	Procure and install energy-efficient equipment, through programs such as bulk-purchasing, to achieve a minimum of 8% energy savings.			✓	
4.1	Solar PV Incentives	Install a solar photovoltaic system, using private resources and/or local or state incentives, including County incentives, and state rebates through the California Solar Initiative.	✓			
4.2	Solar Water Heater Incentives	Install solar water heaters, using private resources and/or local or state incentives, including County incentives and state rebates through the California Solar Initiative.	✓			
4.3	Pre-Wired Solar Homes	Pre-wire and pre-plumb for solar thermal or PV systems.	✓			
4.4	Pilot Solar Program	Install a solar photovoltaic system through a development project program.			✓	
4.5	Renewable Financing	Install a solar photovoltaic system or solar water heater using financing programs such as power purchase agreements or Property Assessed Clean Energy.			✓	

Measure		Description & Performance Criteria	Compliance			
			Complies	Does Not Comply	N/A	See Discussion
4.7	Incentivize Wind Energy	Install small distributed generation wind power systems on existing development.			✓	
4.9	Emissions Offset Programs	Participate in an energy offset program to purchase electricity generated from renewable sources off site.			✓	
5.1	General Plan and Zoning Updates	Provide transit-oriented, mixed-use developments.			✓	
5.3	Pedestrian Design	Incorporate pedestrian design elements to enhance walkability and connectivity, while balancing impacts on vehicle congestion.			✓	
6.1	Neighborhood Retail	Provide neighborhood retail, daily service and commercial amenities in residential communities.			✓	
6.2	Traffic Calming in New Construction	Incorporate appropriate traffic-calming features, such as marked crosswalks, countdown signal timers, planter strips with street trees, and curb extensions.			✓	
6.4	Expand Transit	Enhance bus and safety shelter amenities to support public transit ridership.			✓	
7.1	Parking Ordinance	Provide staggered parking demand, reduced parking, or parking based on demand levels that is lower than required in the code, if supported by parking study findings or proximity to mixed-use and public transit services.			✓	
7.3	Unbundled Parking	Price parking separately from rentals or leases, using strategies such as metered parking or parking permits.			✓	

Measure		Description & Performance Criteria	Compliance			
			Complies	Does Not Comply	N/A	See Discussion
8.1	Employee Commute	Provide a Commute Trip Reduction program to discourage single-occupancy vehicle trips and encourage other modes of alternative transportation.			✓	
8.2	Workplace Parking	Implement workplace parking pricing programs.			✓	
8.3	Employer Transit Subsidies	Provide transit subsidies or transit passes to employees.			✓	
8.4	Work Shuttles	Expand worker shuttle programs.			✓	
10.1	Low Carbon Fuel Infrastructure	Install electric vehicle charging stations or provide neighborhood electric vehicle networks.			✓	
13.1	Use of Recycled Materials	Incorporate a minimum of 15% recycled materials into construction.	✓			
13.2	Zero Waste	Provide trash, recycling, and composting collection enclosures.	✓			
14.1	Smart Water Meters	Install smart water meters.	✓			
14.2	Water Reuse	Use grey, rain, and recycled water for landscaping or agricultural purposes.	✓			
15.1	Construction Idling	Construction equipment for new development to comply with best management practices from Bay Area Air Quality Management District guidance.	✓			
15.2	Electrification in New Homes	Provide outdoor electrical outlets for charging outdoor household equipment.	✓			

Discussion (please list policy #)