

Greenhouse Gas Reduction Strategy Compliance Checklist



SAN RAFAEL
THE CITY WITH A MISSION

Application Name/Address: Northgate Walk, 1005, 1020, 1025 Northgate Drive

Application Nos.: _____

REQUIRED Elements				
Regulation	N/A	Project Compliance	Discussion	Responsible Department
Green Building Ordinance (SRMC Chapter 12.23)	<input type="checkbox"/>	<input checked="" type="checkbox"/> Project Complies <input type="checkbox"/> Project Does Not Comply	The project will incorporate green building measures in compliance with CALGreen's 2016 standard building measures for residential buildings and Title 24 requirements. The project will also be designed to be Leadership in Energy and Environmental Design (LEED) Silver certifiable. Therefore, the project will be in compliance with the Green Building Ordinance.	
Water Efficient Landscape Ordinance (SRMC Section 14.16.370)	<input type="checkbox"/>	<input checked="" type="checkbox"/> Project Complies <input type="checkbox"/> Project Does Not Comply	The project will include private open space and landscaped areas throughout the project site. The project will comply with the Water-Efficient Landscape Ordinance once irrigation plans have been developed and completed.	
Wood-Burning Appliance Ordinance (SRMC Chapter 12.45)	<input type="checkbox"/>	<input checked="" type="checkbox"/> Project Complies <input type="checkbox"/> Project Does Not Comply	The project will not include any wood burning appliances. Any fireplaces included as part of the project will use gas.	
Construction and Demolition Debris Recycling Ordinance (SRMC Chapter 12.46)	<input type="checkbox"/>	<input checked="" type="checkbox"/> Project Complies <input type="checkbox"/> Project Does Not Comply	The project will comply with the Construction and Demolition Debris Recycling Ordinance as identified in Chapter 12.46 of the Municipal Code. Precise details of construction and demolition activities are not yet available; therefore, project compliance will be verified at the time of building permit issuance.	
Commercial/Multi-Family Recycling Regulations (CA State Chapter 476, AB 341; SRMC Chapter 9.19)	<input type="checkbox"/>	<input checked="" type="checkbox"/> Project Complies <input type="checkbox"/> Project Does Not Comply	The project will comply with the Recycling Regulations. Precise details of refuse collection are not yet	

			available; however the project will provide suitable refuse areas for collection of garbage and recycling. Project compliance will be verified at the time of building permit issuance.	
Take-Out Food Container Ordinance [Restaurant and retail food purveyors only] (SRMC Chapter 10.92)	<input checked="" type="checkbox"/>	<input type="checkbox"/> Project Complies <input type="checkbox"/> Project Does Not Comply	The project is not subject to this requirement. The Take-Out Food Container Ordinance applies to restaurant and retail food purveyors only.	
Bicycle Parking Regulations (SRMC Section 14.18.090)	<input type="checkbox"/>	<input checked="" type="checkbox"/> Project Complies <input type="checkbox"/> Project Does Not Comply	Bicycle Parking Regulations, as identified in Section 14.18.090 of the Municipal Code, apply to nonresidential buildings. However, the project will provide short-term and long-term bicycle parking. Long-term bicycle parking will consist of secure bike sites throughout the property.	
Clean-Air Vehicle Parking Regulations (SRMC Section 14.18.040)	<input type="checkbox"/>	<input checked="" type="checkbox"/> Project Complies <input type="checkbox"/> Project Does Not Comply	The project will include dedicated clean air vehicle spaces as required in Section 14.18.040 of the Municipal Code.	
Affordable Housing Ordinance [Residential and Non-Residential Projects] (SRMC Chapter 12.44)	<input type="checkbox"/>	<input checked="" type="checkbox"/> Project Complies <input type="checkbox"/> Project Does Not Comply	Section 14.16.030 of the Zoning Code requires projects with 20 or more residential units to provide at least 20% affordable units. The project will construct 136 units, with 35 units being provided as affordable units, which is 20% of the site total residential units.	
Single-Use Carryout Bag Ordinance [Retail projects only] (SRMC Chapter 10.94)	<input checked="" type="checkbox"/>	<input type="checkbox"/> Project Complies <input type="checkbox"/> Project Does Not Comply	The project is not subject to this requirement. The Single-Use Carryout Bag Ordinance applies to retail projects only.	
Recommended Elements				
Regulation	N/A	Project Compliance	Discussion	Responsible Department
Subscribe to MCE Clean Energy's "Deep Green" power	<input type="checkbox"/>	<input checked="" type="checkbox"/> Project Complies <input type="checkbox"/> Project Does Not Comply	The Marin Clean Energy "Dark Green" power plan is a 100% renewable energy commitment. The project is committed to local sustainable energy. Residents will have the option to subscribe to the	

			Marin Clean Energy "Dark Green" power plan.	
Wind or solar power generation	<input type="checkbox"/>	<input checked="" type="checkbox"/> Project Complies <input type="checkbox"/> Project Does Not Comply	The project will include solar power generation on the rooftops. Precise details and number of panels have not yet been determined and will be provided at plan check.	
Installation or wiring for electric vehicle charging stations	<input type="checkbox"/>	<input checked="" type="checkbox"/> Project Complies <input type="checkbox"/> Project Does Not Comply	The project will provide electric vehicle parking stations in public parking areas. The project will also include spaces to be wired for individual condominium owners to install power outlets in their private parking spaces for electric vehicle charging.	
Rainwater storage and reuse	<input type="checkbox"/>	<input checked="" type="checkbox"/> Project Complies <input type="checkbox"/> Project Does Not Comply	Although the project will not provide a designated rainwater storage tank, the project will provide for natural stormwater infiltration into the soil, where possible, and will utilize drought tolerant landscaping.	
Use of recycled water for landscape or toilets/urinals	<input type="checkbox"/>	<input checked="" type="checkbox"/> Project Complies <input type="checkbox"/> Project Does Not Comply	The project will utilize reclaimed water from the greywater main that stubs out at the base of Northgate Drive. Uses will include landscape irrigation, as well as dual plumbing in the buildings for toilets as required by MMWD.	
Natural filtration of parking lot runoff	<input type="checkbox"/>	<input checked="" type="checkbox"/> Project Complies <input type="checkbox"/> Project Does Not Comply	Stormwater treatment measures will be incorporated into the project to treat surface water runoff that comes in contact with project impervious surfaces. Best management practice measures will include a combination of natural filtration utilizing bioretention treatment and structural treatment measures including media filter stormwater treatment. The majority of the building footprints including the interior courtyards are being treated through the bioretention measures while other portions of the site including parking areas and drive aisles are being treated through media filter	

			treatment structures.	
Green roof	<input type="checkbox"/>	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Project Does Not Comply	The project does not have green roofs; however the project will provide rooftop decks that will include portions dedicated to organic vegetable and/or fruit gardens.	
High albedo (reflective) roofing or paving	<input type="checkbox"/>	<input checked="" type="checkbox"/> Project Complies <input type="checkbox"/> Project Does Not Comply	As discussed above, the project will provide rooftop decks that will include portions dedicated to organic vegetable and/or fruit gardens. Reflective roof will be installed where roofs are used for occupiable roof decks for residents.	
Preserve significant trees	<input type="checkbox"/>	<input checked="" type="checkbox"/> Project Complies <input type="checkbox"/> Project Does Not Comply	A total of 267 trees are located within or adjacent to the project site. As part of the project, many existing trees will be removed. The proposed project will include 117 new trees. The proposed removal of trees will be reviewed by the Community Development Department and, at its discretion, may require that trees be planted on site to replace removed trees. The applicant would be required to comply with City requirements regarding tree removal and planting.	
Sidewalk upgrade	<input type="checkbox"/>	<input checked="" type="checkbox"/> Project Complies <input type="checkbox"/> Project Does Not Comply	The project will comply with all required sidewalk upgrades and will meet City standards.	
Bicycle lane upgrade	<input type="checkbox"/>	<input checked="" type="checkbox"/> Project Complies <input type="checkbox"/> Project Does Not Comply	The project will also comply with all required bicycle lane upgrades and will meet City standards.	
Installation/upgrade of bus shelter	<input checked="" type="checkbox"/>	<input type="checkbox"/> Project Complies <input type="checkbox"/> Project Does Not Comply	No bus shelters are located on the project site; however the project applicant is willing to work with the Marin Transit to coordinate any possible upgrades to nearby bus shelters.	
Recommended Elements (cont.)				
Participation in car share program	<input type="checkbox"/>	<input checked="" type="checkbox"/> Project Complies <input type="checkbox"/> Project Does Not Comply	The project will provide a car sharing service, such as ZipCar, to residents of the project. The project will also	

			have dedicated car share spaces.	
Participation in bike share program	<input type="checkbox"/>	<input checked="" type="checkbox"/> Project Complies <input type="checkbox"/> Project Does Not Comply	The project will participate in a bike sharing program, similar to Bay Area Bike Share, to residents of the project.	
Rideshare/TDM coordinator for employees	<input checked="" type="checkbox"/>	<input type="checkbox"/> Project Complies <input type="checkbox"/> Project Does Not Comply	The proposed project is a residential project; therefore provision of rideshare/TDM for employees is not applicable. However, it is expected that the project would reduce the distance residents must travel to their jobs.	
Transit or carpool subsidies for employees	<input checked="" type="checkbox"/>	<input type="checkbox"/> Project Complies <input type="checkbox"/> Project Does Not Comply	The proposed project is a residential project; therefore provision of transit or carpool subsidies for employees is not applicable. However, it is expected that the project would reduce the distance residents must travel to their jobs.	
Provision of employee/resident shuttle	<input type="checkbox"/>	<input checked="" type="checkbox"/> Project Complies <input type="checkbox"/> Project Does Not Comply	The project residents will have the ability to participate in a local on-demand shuttle from the project site to the SMART train station.	
New environmentally preferable ("green") business	<input checked="" type="checkbox"/>	<input type="checkbox"/> Project Complies <input type="checkbox"/> Project Does Not Comply	This recommendation is not applicable to the project. The project consists of residential uses, therefore, the project will not be considered a new environmentally preferable ("green") business.	