



City of San Mateo Climate Action Plan



Appendix 3: CAP Consistency Checklist

The following checklist assists project applicants and City staff to determine whether a proposed project complies with the City of San Mateo CAP. The CAP is an implementation tool of the General Plan, demonstrating the City's strategy to reduce greenhouse gas (GHG) emissions consistent with Section 15183.5 of the California Environmental Quality Act (CEQA) Guidelines. New projects deemed consistent with the CAP are eligible for streamlining the analysis of GHG emissions. Projects inconsistent with the CAP may refer to this checklist for informational purposes but may have to submit a separate GHG analysis for the project. Examples of projects inconsistent with the City's forecast include:

- Stationary source emissions regulated by the Bay Area Air Quality Management District.
- General Plan amendments.
- New specific plans, amendments to specific plans, or new development agreements that would increase the population and nonresidential land use expectations beyond those anticipated in the General Plan buildout scenario.



APPENDIX 3

Development Checklist

Project Description Characteristics

Please identify the applicable land uses included in the proposed project and provide a brief description of the proposed project (or the project description to be used for the associated environmental document).

- 1) What is the size of the project (in acres)?

THE SITE AREA OF THE PROJECT IS 1.14 ACRES.

- 2) Identify the applicable land uses:

Residential
Commercial
Industrial
Manufacturing
Other

- 3) If there is a residential component to the project, how many units are being proposed?

Single-family residences:	: 10 TOTAL UNITS (8 X 1-BED, 2 X STUDIO)
Multi-family residences:	:

- 4) Please provide a brief project description, including the square footage of conditioned space by land use:

DEMOLISH AN EXISTING BUILDING. CONSTRUCT A NEW FIVE-STORY BUILDING WITH TWO LEVELS OF BELOW-GRADE PARKING. THE BUILDING PROVIDES 104,755 SF OF OFFICE SPACE, 17,658 SF OF RETAIL SPACE AND 8,938 SF OF RESIDENTIAL SPACE (INCLUDING 10 RESIDENTIAL UNITS).

- 5) Does the project require any amendments to the General Plan or specific plans?

Yes No SEE BELOW

If yes, please explain:

THE PROJECT WILL UTILIZE DEVELOPMENT WAIVERS, INCENTIVES AND A SPECIAL USE PERMIT (SUP) TO ADDRESS SOME REQUIREMENTS IN THE CITY OF SAN MATEO MUNICIPAL CODE AND DOWNTOWN AREA PLAN AS PER CURRENT ONGOING DISCUSSION WITH THE CITY OF SAN MATEO PLANNING DEPARTMENT.

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6) Is the project located in a specific plan area?

☒ Yes ☐ No

If so, which one? **DOWNTOWN RETAIL CORE (CITY OF SAN MATEO DOWNTOWN AREA PLAN)**

7) Please complete the following table to identify project compliance with any applicable CAP measures.

Standards for CAP Consistency – New Development

Reduction Measure and Applicable Standard	Does the Project Comply?	Notes & Comments
BE 1. All new development: The project does not have natural gas connections, and does not have any natural gas appliances or other equipment installed	Yes <input checked="" type="checkbox"/> No N/A	Additional notes:
RE 2. All new developments with residential units: The project includes an on-site renewable energy system that meets or exceeds the minimum requirements of the California State Building Code	<input checked="" type="checkbox"/> Yes No N/A	If yes, what is the kW potential of the renewable energy system? The project will be designed to meet code requirements Additional notes:
RE 2. All new developments with residential units: The project includes an on-site energy storage system, such as a battery.	<input checked="" type="checkbox"/> Yes No N/A	If yes, how much electricity does the system store? There will likely be a backup energy storage system (details are T.B.D.) Additional notes:
RE 3. All new developments with nonresidential space: The project includes an on-site renewable energy system that meets or exceeds the minimum requirements of the California State Building Code	<input checked="" type="checkbox"/> Yes No N/A	If yes, what is the kW potential of the renewable energy system? The project will be designed to meet code requirements Additional notes:

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Reduction Measure and Applicable Standard	Does the Project Comply?	Notes & Comments
RE 3. All new developments with nonresidential space: The project includes an on-site energy storage system, such as a battery.	Yes No N/A	If yes, how much electricity does the system store? There will likely be a backup energy storage system (details are T.B.D.) Additional notes:
EE 3. All new developments with residential units: The project includes trees that provide shade to residences.	Yes No N/A	If yes, how many residences are shaded by newly planted trees? Additional notes:
CF 1. All new development with dedicated off-street parking: The project includes parking spaces with installed EV chargers or are pre-wired for EV chargers, consistent with state and any local regulations.	Yes No N/A	If yes, how many spaces include installed EV chargers? 36 If yes, how many spaces are pre-wired for EV chargers? Additional notes:
CF 1. All new development with dedicated off-street parking: The project includes parking spaces with installed EV chargers that are accessible by members of the public beyond those who live and/or work at the project.	Yes No N/A	If yes, how many spaces with installed EV chargers are accessible by members of the public? If yes, how many Level 3 chargers installed as part of this project are publicly accessible? Additional notes:

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Reduction Measure and Applicable Standard	Does the Project Comply?	Notes & Comments
ST 6. New developments of at least six multi-family units and/or 10,000 square feet of nonresidential space: Implement TDM strategies to comply with the appropriate trip reduction target identified in applicable area plans and San Mateo Citywide TDM Plan.	Yes No N/A	If yes, what is the trip reduction target for the project? % short-term commute trip reduction % long-term commute trip reduction What strategies will the project use to achieve these trip reduction targets? Strategies will be determined by the City's 3rd party traffic study Additional notes:
ST 6. Projects of at least 20 multi-family units and/or 50,000 square feet of nonresidential space undergoing additions or alterations (as defined in San Mateo Municipal Code Section 23.06.012): Implement TDM strategies consistent with the targets in relevant area plans and the San Mateo Citywide TDM Plan.	Yes No N/A	If yes, what is the trip reduction target for the project? % short-term commute trip reduction % long-term commute trip reduction What strategies will the project use to achieve these trip reduction targets? Additional notes:
ST 7. All new development: Be located along El Camino Real, within one-half mile of any Caltrain station, or in the Rail Corridor Transit Oriented Development or Hillsdale Station Area Plan areas.	Yes No N/A	Additional notes:

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Reduction Measure and Applicable Standard	Does the Project Comply?	Notes & Comments
SW 1. All developments with multifamily units or nonresidential space: Provide an area of sufficient space to store and allow access to a compost bin.	<div>Yes</div> <div>No</div> <div>N/A</div>	<p>Does the project participate in any composting programs?</p> <p>Does the project compost on-site? YES</p> <p>Additional notes:</p>
WW 3. All new development: Include a greywater system.	<div>Yes</div> <div>No</div> <div>N/A</div>	<p>If yes, is the greywater system “laundry-to-landscape” or another type of system?</p> <p>Additional notes:</p>