Compliance Checklist

Evaluation of Project Conformance with the 2030 Greenhouse Gas Reduction Strategy

Table A: General Plan Consistency

Development Type: ☒ Commercial ☐ Residential ☐ Office ☐ Other: Specify

1) Consistency with the Land Use/Transportation Diagram (Land Use and Density)	Yes	No
Is the proposed Project consistent with the Land Use/Transportation Diagram?	☒	☐
If not, and the proposed project includes a General Plan Amendment, does the proposed amendment decrease GHG emissions (in absolute terms or per capita, per employee, per service population) below the level assumed in the GHGRS based on the existing planned land use? (The project could have a higher density, mix of uses, or other features that would reduce GHG emissions compared to the planned land use).[2]	☐	☐
If not, would the proposed project and the General Plan Amendment increase GHG emissions (in absolute terms or per capita, per employee, per service population)? Project is not consistent with GHGRS and further modeling will be required to determine if additional mitigation measures are necessary.	☐	☐

Response documentation: *[Either here or as an attachment]*

See Attachment

[2] For example, a General Plan Amendment to change use from single-family residential to multi-family residential or a General Plan Amendment to change the use from regional-serving commercial to mixed-use urban in a transit-served area might reduce travel demand, and therefore GHG emissions from mobile sources.

2) Implementation of Green Building Measures	Yes	No
***MS-2.2**: Encourage maximized use of on-site generation of renewable energy for all new and existing buildings.*	☒	☐
Not applicable	☐	☒
Describe how the project is consistent or why the measure is not applicable. [Either here or as an attachment] **See attachment**		
***MS-2.3**: Encourage consideration of solar orientation, including building placement, landscaping, design and construction techniques for new construction to minimize energy consumption.*	☐	☐
Not applicable	☒	☐
Describe how the project is consistent or why the measure is not applicable. [Either here or as an attachment] **See attachment**		
***MS-2.7**: Encourage the installation of solar panels or other clean energy power generation sources over parking areas.*	☐	☐
Not applicable	☐	☐
Describe how the project is consistent or why the measure is not applicable. [Either here or as an attachment]		
***MS-2.11**: Require new development to incorporate green building practices, including those required by the Green Building Ordinance. Specifically, target reduced energy use through construction techniques (e.g., design of building envelopes and systems to maximize energy performance), through architectural design (e.g., design to maximize cross ventilation and interior daylight) and through site design techniques (e.g., orienting buildings on sites to maximize the effectiveness of passive solar design).*	☒	☐
Not applicable	☐	☒
Describe how the project is consistent or why the measure is not applicable. [Either here or as an attachment] **See attachment**		
***MS-16.2**: Promote neighborhood-based distributed clean/renewable energy generation to improve local energy security and to reduce the amount of energy wasted in transmitting electricity over long distances.*	☐	☐
Not applicable	☒	☐
Describe how the project is consistent or why the measure is not applicable. [Either here or as an attachment] **See attachment**		

3) Pedestrian, Bicycle & Transit Site Design Measures	**Yes**	**No**
***CD-2.1**: Promote the Circulation Goals and Policies in the Envision San José 2040 General Plan. Create streets that promote pedestrian and bicycle transportation by following applicable goals and policies in the Circulation section of the Envision San José 2040 General Plan.*		
a) Design the street network for its safe shared use by pedestrians, bicyclists, and vehicles. Include elements that increase driver awareness.	☐	☐
b) Create a comfortable and safe pedestrian environment by implementing wider sidewalks, shade structures, attractive street furniture, street trees, reduced traffic speeds, pedestrian-oriented lighting, mid-block pedestrian crossings, pedestrian-activated crossing lights, bulb-outs and curb extensions at intersections, and on-street parking that buffers pedestrians from vehicles.	☐	☐
c) Consider support for reduced parking requirements, alternative parking arrangements, and Transportation Demand Management strategies to reduce area dedicated to parking and increase area dedicated to employment, housing, parks, public art, or other amenities. Encourage de-coupled parking to ensure that the value and cost of parking are considered in real estate and business transactions.	☐	☐
Not applicable	☒	☐
Describe how the project is consistent or why the measure is not applicable. [Either here or as an attachment] **See attachment**		

***CD-2.5**: Integrate Green Building Goals and Policies of the Envision San José 2040 General Plan into site design to create healthful environments. Consider factors such as shaded parking areas, pedestrian connections, minimization of impervious surfaces, incorporation of stormwater treatment measures, appropriate building orientations, etc.*	☐	☐
Not applicable	☒	☐
Describe how the project is consistent or why the measure is not applicable. [Either here or as an attachment] **See attachment**		

	Yes	No
***CD-2.11**: Within the Downtown and Urban Village Overlay areas, consistent with the minimum density requirements of the pertaining Land Use/Transportation Diagram designation, avoid the construction of surface parking lots except as an interim use, so that long-term development of the site will result in a cohesive urban form. In these areas, whenever possible, use structured parking, rather than surface parking, to fulfill parking requirements. Encourage the incorporation of alternative uses, such as parks, above parking structures.*	☐	☐
Not applicable	☒	☐
Describe how the project is consistent or why the measure is not applicable. [Either here or as an attachment] **Project site is not in Downtown Village or Urban Village Overlay Areas**		
***CD-3.2**: Prioritize pedestrian and bicycle connections to transit, community facilities (including schools), commercial areas, and other areas serving daily needs. Ensure that the design of new facilities can accommodate significant anticipated future increases in bicycle and pedestrian activity.*	☐	☐
Not applicable	☒	☐
Describe how the project is consistent or why the measure is not applicable. [Either here or as an attachment] **Project would have no effect on bicycle connectivity, but would reduce driveways accessing into bike lane.**		
***CD-3.4**: Encourage pedestrian cross-access connections between adjacent properties and require pedestrian and bicycle connections to streets and other public spaces, with particular attention and priority given to providing convenient access to transit facilities. Provide pedestrian and vehicular connections with cross-access easements within and between new and existing developments to encourage walking and minimize interruptions by parking areas and curb cuts.*	☐	☐
Not applicable	☒	☐
Describe how the project is consistent or why the measure is not applicable. [Either here or as an attachment] **Project would be a renovation of an existing gas station; existing sidewalks and bike paths would be maintained.**		
***LU-3.5**: Balance the need for parking to support a thriving Downtown with the need to minimize the impacts of parking upon a vibrant pedestrian and transit oriented urban environment. Provide for the needs of bicyclists and pedestrians, including adequate bicycle parking areas and design measures to promote bicyclist and pedestrian safety.*	☐	☐
Not applicable	☒	☐
Describe how the project is consistent or why the measure is not applicable. [Either here or as an attachment] **Project is not located in Downtown area.**		

	Yes	No
TR-2.8: *Require new development to provide on-site facilities such as bicycle storage and showers, provide connections to existing and planned facilities, dedicate land to expand existing facilities or provide new facilities such as sidewalks and/or bicycle lanes/paths, or share in the cost of improvements.*	☐	☐
Not applicable	☒	☐
Describe how the project is consistent or why the measure is not applicable. [Either here or as an attachment] **Project is a service station renovation aimed at motorist customers. A bike rack would be provided at the convenience store.**		
TR-7.1: *Require large employers to develop TDM programs to reduce the vehicle trips and vehicle miles generated by their employees through the use of shuttles, provision for car-sharing, bicycle sharing, carpool, parking strategies, transit incentives and other measures.*	☐	☐
Not applicable	☒	☐
Describe how the project is consistent or why the measure is not applicable. [Either here or as an attachment] **Project is an existing service station, which is not a large employer.**		
TR-8.5: *Promote participation in car share programs to minimize the need for parking spaces in new and existing development.*	☐	☐
Not applicable	☒	☐
Describe how the project is consistent or why the measure is not applicable. [Either here or as an attachment] **Project is an existing service station, and includes adequate parking. It would not substantially increase employees at the site.**		

4) Water Conservation and Urban Forestry Measures	Yes	No
MS-3.1*: Require water-efficient landscaping, which conforms to the State's Model Water Efficient Landscape Ordinance, for all new commercial, institutional, industrial and developer-installed residential development unless for recreation needs or other area functions.*	☐	☐
Not applicable	☒	☐
Describe how the project is consistent or why the measure is not applicable. [Either here or as an attachment] **Virtually the entire Project site is paved. This will continue to be the case with Project implementation, with the exception of a 428-sq. ft. bio-retention basin and nine new trees to be planted on site.**		

	Yes	No
***MS-3.2**: Promote the use of green building technology or techniques that can help reduce the depletion of the City's potable water supply, as building codes permit. For example, promote the use of captured rainwater, graywater, or recycled water as the preferred source for non-potable water needs such as irrigation and building cooling, consistent with Building Codes or other regulations.*	☒	☐
Not applicable	☐	☐
Describe how the project is consistent or why the measure is not applicable. [Either here or as an attachment] **Project design and construction will comply with applicable sections of the City of San José's Energy and Water Building Performance Ordinance. Storm water would be detained on site in a 428-sq. ft. bio-retention basin.**		
***MS-19.4**: Require the use of recycled water wherever feasible and cost-effective to serve existing and new development.*	☐	☐
Not applicable	☒	☐
Describe how the project is consistent or why the measure is not applicable. [Either here or as an attachment] **The Project's need for recycled water is minimal considering the limited amount of on-site vegetation requiring watering.**		
***MS-21.3**: Ensure that San José's Community Forest is comprised of species that have low water requirements and are well adapted to its Mediterranean climate. Select and plant diverse species to prevent monocultures that are vulnerable to pest invasions. Furthermore, consider the appropriate placement of tree species and their lifespan to ensure the perpetuation of the Community Forest.*	☒	☐
Not applicable	☐	☒
Describe how the project is consistent or why the measure is not applicable. [Either here or as an attachment] **Four existing trees within the site would be removed and new landscaped planter boxes would be constructed on the Project site in addition to the planting of nine new 24-inch box trees within the project site. The Project sponsor will consult with City Planning in choosing tree species and locations for onsite planting.**		
***MS-26.1**: As a condition of new development, require the planting and maintenance of both street trees and trees on private property to achieve a level of tree coverage in compliance with and that implements City laws, policies or guidelines.*	☒	☐
Not applicable	☐	☐
Describe how the project is consistent or why the measure is not applicable. [Either here or as an attachment] **The Project sponsor will consult with City Planning in choosing tree species and locations for onsite planting.**		

	Yes	No
***ER-8.7**: Encourage stormwater reuse for beneficial uses in existing infrastructure and future development through the installation of rain barrels, cisterns, or other water storage and reuse facilities.*	☐	☐
Not applicable	☒	☐
Describe how the project is consistent or why the measure is not applicable. [Either here or as an attachment]	**Project would not increase water use compared with existing use. Stormwater would flow to onsite detention basin.**	

GHGRS Strategies

GHGRS #1: The City will implement the San José Clean Energy program to provide residents and businesses access to cleaner energy at competitive rates.

GHGRS #2: The City will implement its building reach code ordinance (adopted September 2019) and its prohibition of natural gas infrastructure ordinance (adopted October 2019) to guide the city's new construction toward zero net carbon (ZNC) buildings.

GHGRS #3: The City will expand development of rooftop solar energy through the provision of technical assistance and supportive financial incentives to make progress toward the Climate Smart San José goal of becoming a one-gigawatt solar city.

GHGRS #4: The City will support a transition to building decarbonization through increased efficiency improvements in the existing building stock and reduced use of natural gas appliances and equipment.

GHGRS #5: As an expansion to Climate Smart San José, the City will update its Zero Waste Strategic Plan and reassess zero waste strategies. Throughout the development of the update, the City will continue to divert 90 percent of waste away from landfills through source reduction, recycling, food recovery and composting, and other strategies.

GHGRS #6: The City will continue to be a partner in the Caltrain Modernization Project to enhance local transit opportunities while simultaneously improving the city's air quality.

GHGRS #7: The City will expand its water conservation efforts to achieve and sustain long-term per capita reductions that ensure a reliable water supply with a changing climate, through regional partnerships, sustainable landscape designs, green infrastructure, and water-efficient technology and systems.

Table B: 2030 Greenhouse Gas Reduction Strategy Compliance

GHGRS Strategy and Consistency Options	Description of Project Measure	Project Conformance
PART 1: RESIDENTIAL PROJECTS ONLY		
Zero Net Carbon Residential Construction 1. Achieve/exceed the City's Reach Code, and 2. Exclude natural gas infrastructure in new construction, or 3. Install on-site renewable energy systems or participate in a community solar program to offset 100% of the project's estimated energy demand, or 4. Participate in San José Clean Energy at the Total Green level (i.e., 100% carbon-free electricity) for electricity accounts associated with the project until which time SJCE achieves 100% carbon-free electricity for all accounts. **Supports Strategies**: GHGRS #1, GHGRS #2, GHGRS #3	*Describe which, if any, project consistency options from the leftmost column you are implementing.* *OR,* *Describe why this strategy is not applicable to your project.* *OR,* *Describe why such measures are infeasible.*	☐ Proposed ☐ Not Applicable ☐ Not Feasible* ☐ Alternative Measure Proposed ** The 2030 GHGRS assumed this strategy would be feasible for 50% of residential units constructed between 2020 and 2030.*
PART 2: RESIDENTIAL AND NON-RESIDENTIAL PROJECTS		
Renewable Energy Development 1. Install solar panels, solar hot water, or other clean energy power generation sources on development sites, or 2. Participate in community solar programs to support development of renewable energy in the community, or 3. Participate in San José Clean Energy at the Total Green level (i.e., 100% carbon-free electricity) for electricity accounts associated with the project. **Supports Strategies**: GHGRS #1, GHGRS #3	*Describe which, if any, project consistency options from the leftmost column you are implementing.* *OR,* *Describe why this strategy is not applicable to your project.* *OR,* *Describe why such measures are infeasible.* See Attachment	☐ See Part 1 (Residential projects only) ☒ Proposed ☐ Not Applicable ☐ Not Feasible ☐ Alternative Measure Proposed

GHGRS Strategy and Consistency Options	Description of Project Measure	Project Conformance
Building Retrofits – Natural Gas[3] This strategy only applies to projects that include a retrofit of an existing building. If the proposed project does not include a retrofit, select "Not Applicable" in the Project Conformance column. 1. Replace an existing natural gas appliance with an electric alternative (e.g., space heater, water heater, clothes dryer), or 2. Replace an existing natural gas appliance with a high-efficiency model **Supports Strategies:** GHGRS #4	*Describe which, if any, project consistency options from the leftmost column you are implementing.* *OR,* *Describe why this strategy is not applicable to your project.* *OR,* *Describe why such measures are infeasible.* See attachment	☒ Proposed ☐ Not Applicable ☐ Not Feasible ☐ Alternative Measure Proposed
Zero Waste Goal 1. Provide space for organic waste (e.g., food scraps, yard waste) collection containers, and/or 2. Exceed the City's construction & demolition waste diversion requirement. **Supports Strategies:** GHGRS #5	*Describe which, if any, project consistency options from the leftmost column you are implementing.* *OR,* *Describe why this strategy is not applicable to your project.* *OR,* *Describe why such measures are infeasible.* See attachment	☒ Proposed ☐ Not Applicable ☐ Not Feasible ☐ Alternative Measure Proposed

[3] GHGRS Strategy #4 applies to existing building retrofits and not to new construction; Strategy #2 applies to new construction to reduce natural gas related GHG emissions

GHGRS Strategy and Consistency Options	Description of Project Measure	Project Conformance
Caltrain Modernization 1. For projects located within ½ mile of a Caltrain station, establish a program through which to provide project tenants and/or residents with free or reduced Caltrain passes or 2. Develop a program that provides project tenants and/or residents with options to reduce their vehicle miles traveled (e.g., a TDM program), which could include transit passes, bike lockers and showers, or other strategies to reduce project related VMT. **Supports Strategies:** GHGRS #6	*Describe which, if any, project consistency options from the leftmost column you are implementing.* *OR,* *Describe why this strategy is not applicable to your project.* *OR,* *Describe why such measures are infeasible.* See attachment	☐ Proposed ☒ Not Applicable ☐ Not Feasible ☐ Alternative Measure Proposed
Water Conservation 1. Install high-efficiency appliances/fixtures to reduce water use, and/or include water-sensitive landscape design, and/or 2. Provide access to reclaimed water for outdoor water use on the project site. **Supports Strategies:** GHGRS #7	*Describe which, if any, project consistency options from the leftmost column you are implementing.* *OR,* *Describe why this strategy is not applicable to your project.* *OR,* *Describe why such measures are infeasible.* See attachment	☒ Proposed ☐ Not Applicable ☐ Not Feasible ☐ Alternative Measure Proposed

Table C: Applicant Proposed Greenhouse Gas Reduction Measures

Description of Proposed Measure	Description of GHG Reduction Estimate	Proposed Measure Implementation
[Describe the proposed project measure and why it is proposed] Electric car charging station **Supports Strategies/Sectors:** GHGRS #	*[Demonstrate the effectiveness of the proposed measure to reduce the project's GHG emissions.* *Include a description of how your measure will reduce emissions and provide supporting quantification documentation/assumptions.]* Facilitates transition to electric vehicles.	☒ Part of Design ☐ Additional Measure
[Describe the proposed project measure and why it is proposed] **Supports Strategies/Sectors:** GHGRS #	*[Demonstrate the effectiveness of the proposed measure to reduce the project's GHG emissions.* *Include a description of how your measure will reduce emissions and provide supporting quantification documentation/assumptions.]*	☐ Part of Design ☐ Additional Measure
[Describe the proposed project measure and why it is proposed] **Supports Strategies/Sectors:** GHGRS #	*[Demonstrate the effectiveness of the proposed measure to reduce the project's GHG emissions.* *Include a description of how your measure will reduce emissions and provide supporting quantification documentation/assumptions.]*	☐ Part of Design ☐ Additional Measure
[Describe the proposed project measure and why it is proposed] **Supports Strategies/Sectors:** GHGRS #	*[Demonstrate the effectiveness of the proposed measure to reduce the project's GHG emissions.* *Include a description of how your measure will reduce emissions and provide supporting quantification documentation/assumptions.]*	☐ Part of Design ☐ Additional Measure

Attachment: Explanation of Checklist Items

Is the proposed Project consistent with the Land Use/Transportation Diagram?

The Project site is in an area designated "Neighborhood Community Commercial" (NCC) under the General Plan 2040 Land Use Map. The Project's existing uses, which are consistent with the NCC designation, would be retained and augmented. The gasoline/service station's existing 5 fueling dispensers would be increased to 6 dispensers all covered by a new 5000 sq. ft. fueling canopy, while on-site, underground-tank fuel storage capacity will be unchanged; its existing 1097 sq. ft. of convenience retail/motor vehicle service space would be increased by the addition of 1920 sq. ft. of convenience retail space in a new one-story building adjacent to and south of the existing store.

***MS-2.2**: Encourage maximized use of on-site generation of renewable energy for all new and existing buildings.*

The Project site is relatively small (0.54 acres) and mostly covered with buildings (the existing retail/motor service use to be retained, or the new convenience retail use proposed under Project plans) or ground-level vehicle fueling/parking/service areas. So, the unused on-site area that could be devoted to renewable energy generation is limited. However, the Project would include a new canopy covering the fueling stations (about 5000 sq. ft. in area) and the roof of the new convenience retail building (about 2000 sq. ft. in area). Although Project plans do not currently include the installation of any roof-top solar energy generating facilities, the fueling area canopy and the convenience store roof would be designed to accommodate the future installation of solar panels should they be required by development agreement between the City and the Project Sponsor.

***MS-2.3**: Encourage consideration of solar orientation, including building placement, landscaping, design and construction techniques for new construction to minimize energy consumption.*

Because of the relatively small area of the Project site and the existing locations of the on-site structures, the underground fuel storage tanks, and the fueling/parking/service areas, there is little leeway for the alternative placement/orientation of the new retail building or fueling stations that would offer substantially improved energy efficiency compared with that of the Project under current plans.

***MS-2.7**: Encourage the installation of solar panels or other clean energy power generation sources over parking areas.*

Currently the main on-site vehicle parking area is located on the northern portion of the Project site, north and east of the existing motor vehicle service building. It is common on most days for this area to be largely occupied by vehicles either awaiting service or post-service pick-up by their owners. Thus, installation of ground-level solar panels in this area would interfere with on-site circulation and the station's motor vehicle repair operations However, the new canopy covering the fueling stations (about 5000 sq. ft. in area) and the roof of the new convenience retail building (about 2000 sq. ft. in area) would offer alternative space for the on-site installation of solar panels. The canopy and roof would be designed to accommodate the future installation of solar panels should they be required by agreement between the City and the Project Sponsor.

***MS-2.11**: Require new development to incorporate green building practices, including those required by the Green Building Ordinance. Specifically, target reduced energy use through construction techniques (e.g., design of building envelopes and systems to maximize energy performance), through architectural design (e.g., design to maximize cross ventilation and interior daylight) and through site design techniques (e.g., orienting buildings on sites to maximize the effectiveness of passive solar design).*

The Project structures (i.e., the convenience store and fueling area canopy) would be designed to fully comply with all applicable sections of the State of California's Green Building Standards Code (CALGreen) and with the City of San José's Energy and Water Building Performance Ordinance.

***MS-16.2**: Promote neighborhood-based distributed clean/renewable energy generation to improve local energy security and to reduce the amount of energy wasted in transmitting electricity over long distances.*

Because of the Project site's relatively small area (about half an acre) and extent (about 100 ft. north-to-south, 250 ft. east-to-west), any on-site, point-to-point electrical transmission loss would be negligible. As for any future on-site-generated solar power being exported for use in the local residential neighborhoods, it is likely that most or all of that power so-generated would be used by the on-site retail/service station uses considering the relatively small areas of the fueling canopy and retail roof areas available for the installation of solar panels.

***CD-2.1:** 1Promote the Circulation Goals and Policies in the Envision San José 2040 General Plan. Create streets that promote pedestrian and bicycle transportation by following applicable goals and policies in the Circulation section of the Envision San José 2040 General Plan.*

The Project is not a large mixed-use development in an urban area, nor is it a specific area plan to develop a large suburban parcel with a variety of mutually-supporting land uses, nor any other similar large-scale use. Rather, it is the addition of a relatively small (about 2000 sq. ft.) neighborhood-serving convenience store and the enhancement of the site's existing motor-vehicle fueling/service uses. As such, it is likely that the Project's most important effect on reducing local motor vehicle dependence would be the opportunity for pedestrian and bicycle trips from the surrounding residential neighborhoods to access goods at the Project convenience store. Also, Project plans include the installation of an electric vehicle charging station, which will serve as a resource for neighborhood owners of electric vehicles and encourage their adoption locally and regionally as an alternative to conventional motor vehicles.

***CD-2.5**: Integrate Green Building Goals and Policies of the Envision San José 2040 General Plan into site design to create healthful environments. Consider factors such as shaded parking areas, pedestrian connections, minimization of impervious surfaces, incorporation of stormwater treatment measures, appropriate building orientations, etc.*

The Project site's total area is about half an acre. The Project proposes a new 2000 sq. ft. convenience store on site, and the renovation of an existing gas station. Storm water would be detained on site in a 428-sq. ft. bio-retention basin. Four existing trees within the site would be removed and nine new 24-inch box trees would be planted.

Checklist Table B Items

Renewable Energy Development
1. Install solar panels, solar hot water, or other clean energy power generation sources on development sites, or
2. Participate in community solar programs to support development of renewable energy in the community, or
3. Participate in San José Clean Energy at the Total Green level (i.e., 100% carbon-free electricity) for electricity accounts associated with the project.

Proposed: Project features include a fueling station canopy (5000 sq. ft.) and convenience store (with a 2000 sq. ft. roof). The fueling area canopy and the convenience store roof would be designed to accommodate the future installation of solar panels should they be required by development agreement between the City and the Project Sponsor.

Until then, the Project Sponsor will participate in San José Clean Energy at the Total Green level for the new retail use and service station electric power.

Building Retrofits – Natural Gas

This strategy only applies to projects that include a retrofit of an existing building. If the proposed project does not include a retrofit, select "Not Applicable" in the Project Conformance column.

1. Replace an existing natural gas appliance with an electric alternative (e.g., space heater, water heater, clothes dryer),
or
2. Replace an existing natural gas appliance with a high-efficiency model
Supports Strategies: GHGRS #4

Proposed: The new retail use and the renovated service station will rely 100% on electric power for their energy needs. The Project will add an on-site, electric vehicle charging station for customer/public/local resident's use.

Zero Waste Goal
1. Provide space for organic waste (e.g., food scraps, yard waste) collection containers,
and/or
2. Exceed the City's construction & demolition waste diversion requirement.
Supports Strategies: GHGRS #5

Proposed: The Project store/service station operators will separate solid waste generated on site into portions for landfill disposal, recycling, and composting.

Caltrain Modernization
1. For projects located within ½ mile of a Caltrain station, establish a program through which to provide project tenants and/or residents with free or reduced Caltrain passes
or
2. Develop a program that provides project tenants and/or residents with options to reduce their vehicle miles traveled (e.g., a TDM program), which could include transit passes, bike lockers and showers, or other strategies to reduce project related VMT.
Supports Strategies: GHGRS #6

Not applicable: The Project site is more than half a mile from a Caltrain station. The Project has no residential component, it is exclusively retail and motor vehicle service use.

Water Conservation
1. Install high-efficiency appliances/fixtures to reduce water use, and/or include water-sensitive landscape design, and/or
2. Provide access to reclaimed water for outdoor water use on the project site.
Supports Strategies: GHGRS #7

Proposed: The Project will comply with all applicable sections of the City of San José's Energy and Water Building Performance Ordinance. Storm water would be detained on site in a 428-sq. ft. bio-retention basin.