# Appendix E

Greenhouse Gas Consistency Checklist

**LOS AMIGOS COTTAGES PROJECT**

# TOWN OF WINDSOR GREENHOUSE GAS CONSISTENCY DETERMINATION

April 7, 2026

**LOS AMIGOS COTTAGES**

**TOWN OF WINDSOR GREENHOUSE GAS CONSISTENCY DETERMINATION APPLICANT RESPONSES**

April 7, 2026

## I. GHG CONSISTENCY STEPS ANALYSIS

The following steps outline the process for GHG CEQA Streamlining in the Town of Windsor:

**Determine Land Use Consistency**: Is the proposed project consistent with the approved General Plan land use designation(s)? Consistency shall be demonstrated by showing that the proposed project complies with the allowed land use type, density, and floor-area ratio (FAR) of the designated land use.

[APPLICANT RESPONSE]: The Los Amigos Cottages - SB 330 Builders Remedy Project proposes to subdivide the subject 2.72-acre site into 32 residential lots, comprised of twenty-six (26) detached single-family homes and six (6) "duet" single-family attached homes. Five (5) of the six proposed duet units will be designated for-sale units for lower income households. The project is a "housing development project" under the Housing Crisis Act ("SB 330") and the Housing Accountability Act ("HAA"), and housing "for very low, low-, or moderate-income households" under the HAA.

At the time the Project's SB 330 Preliminary Application was submitted to the Town, the Town's Housing Element was out of substantial compliance with State Housing Element Law. Accordingly, the Town may not rely on Government Code Section 65589.5, subdivision (d)(5), to lawfully disapprove or conditionally approve the Project. Specifically, under the HAA, the Town may not disapprove or conditionally approve a housing development project "for very low, low-, or moderate-income households" because the project is inconsistent with the Town's zoning ordinance and general plan land use designation.

The General Plan land use designation of the project site is currently "General Business," which does not allow residential uses. As a SB 330 Builders Remedy project, the Project proposes residential development that is inconsistent with the General Business land use designation. Therefore, the Project is subject to the steps identified below for Category B Projects.

**A. Category A Projects:** If the answer is Yes, the project is consistent with the approved General Plan land use designation, the project applicant shall complete the Town of Windsor General Plan GHG Policy Consistency Checklist (see Appendix A) and submit the Checklist for Town staff review and approval.

If the project does not comply with all applicable Checklist items, streamlining is not possible. Proceed to Step 2 below (Bay Area Air Quality Management District Thresholds).

**B. Category B Projects:** If the answer is No, the project is not consistent with the approved General Plan land use designation, the project applicant shall complete Steps 1 and 2 below:

1. Complete the Checklist. The project applicant shall complete the Town of Windsor General Plan GHG Policy Consistency Checklist (see Appendix A) and submit the Checklist for Town staff review and approval.

[APPLICANT RESPONSE]: A completed Town of Windsor General Plan GHG Policy Consistency Checklist form has been completed and is attached (Attachment "A").

2. Bay Area Air Quality Management District Thresholds. For land use development projects, the Bay Area Air Quality Management District (BAAQMD) considers a project to have a less-than-significant impact related to GHG emissions if it meets specific project design elements related to buildings and transportation.1 These design elements are:

   a) Buildings

      (1) The project will not include natural gas appliances or natural gas plumbing (in both residential and nonresidential development).

      [APPLICANT RESPONSE]: The proposed project does not include natural gas appliances or plumbing in any of the residential units or within the project area.

      (2) The project will not result in any wasteful, inefficient, or unnecessary energy usage as determined by the analysis required under State CEQA Guidelines Section 21100(b)(3) and Section 15126.2(b).

      [APPLICANT RESPONSE]: The Energy section of the Los Amigos Cottages Initial Study prepared for the project includes the required analysis and concludes that the project will not result in any wasteful, inefficient, or unnecessary energy usage.

   b) Transportation

      (1) Achieve a reduction in project-generated vehicle miles traveled (VMT) below the regional average consistent with the current version of the California Climate Change Scoping Plan (currently 15 percent) or meet a locally adopted Senate Bill 743 VMT target, reflecting the recommendations provided in the Governor's Office of Planning and Research's Technical Advisory on Evaluating Transportation Impacts in CEQA:

         (a) Residential projects: 15 percent below the existing VMT per capita
         (b) Office projects: 15 percent below the existing VMT per employee
         (c) Retail projects: No net increase in existing VMT

      [APPLICANT RESPONSE]: The Traffic Impact Study Addendum dated December 10, 2025, prepared for the project documents that project VMT would be more than 15% below County-wide VMT per capita. The county-wide VMT threshold is 14.11, which is fifteen percent (15%) below the county-wide VMT per capita of 16.60. The project would result in 12.78 VMT per capita, which is below the required threshold.

(2) Achieve compliance with off-street electric vehicle requirements in the most recently adopted version of California Green Building Standards Code (CALGreen) Tier 2.

[APPLICANT RESPONSE]: Consistent with the requirements of Section A4.106.8 of the 2025 CALGreen Code, each dwelling unit will be provided with a dedicated 240-volt electrical line with appropriate overcurrent device from the main electrical panel or subpanel to a cabinet, box or other enclosure inside of the garage where an EV charger may be installed. Other electrical components, including a receptacle or blank cover, related to this section will be installed as required in accordance with the California Electrical Code.

## II. EXPLANATIONS IN RESPONSE TO GENERAL PLAN GHG POLICY CONSISTENCY CHECKLIST ITEMS (APPENDIX A)

The following explanations are provided in response to applicable items in the Town's GHG Policy Consistency Checklist.

**Construction.**

Implement construction emissions measures:

- *Limit construction equipment idling time to 5 minutes or less.*
- *Maintain construction equipment per manufacturer's specifications.*

[APPLICANT EXPLANATION]: During project construction, project contractors will be required to limit the idling time of construction equipment to 5 minutes or less. Project contractors will also be required to maintain construction equipment used on the project site per manufacturer's specifications. This requirement will be included as a note on the Project's construction plans.

**Land Use and Site Design:**

<u>Provide Shade</u>
Project includes shade trees to provide at least 50% shade coverage within 10 years of planting in public rights-of-way, public spaces, and parking lots. Shade may also be provided in part by carports and shade structures if they are equipped with rooftop solar panels.

[APPLICANT EXPLANATION]: The proposed project will achieve the 50% shading requirement and advance the objectives of General Plan Policy ER-5.16 through the planting of Red Maple trees in the public right-of-way along the site's Los Amigos Road Extension and Arata Lane frontages. Red maples (Acer rubrum) are fast-growing trees with large canopies that provide significant shade for cooling. Their rapid growth also makes them effective for quick carbon sequestration and urban greening. Red Maples have excellent adaptability to diverse soils, urban pollution, and varied moisture conditions, including drought once established. Red Maple trees are identified as an acceptable tree in the City of Santa Rosa's Storm Water Low Impact Development Technical Design Manual (which the Town utilizes) and have been approved as an acceptable tree species in other areas of the Town. A shading analysis showing tree shading coverage 10 years after planting is attached (Attachment "B").

The planting of shade trees along the proposed internal private road was explored but determined to be significantly constrained by the following factors:

- The project site is located within a Moderate Fire Hazard Severity Zone and is subject to Fire Code requirements for maintaining spacing between building structures and vegetative plantings. Planting larger canopy trees within the small yard areas being proposed would conflict with the interest of maintaining a "Zone 0" clear separation between building structures and plantings. Maintaining an adequate distance between plantings and building structures is necessary to mitigate the potential spread of fire that could occur during a wildfire event.

- The compact form of development being proposed (which is necessary for providing housing that is affordable to lower-income households and first-time homebuyers) limits the amount of private yard area available for planting of large canopy trees. Most of the length of the private street is abutted by side and rear year areas that are too narrow to support the planting and healthy growth and development of large canopy trees.

- Public utility easements within the yard areas adjacent to the private street are also a constraint. Planting large canopy trees within public utility easement areas could constrain access to utility lines and/or result in root-related damage to the utility lines.

It should be noted that there are other proposed features of the project design that will serve to reduce the "heat island effect" of sun-exposed paving materials consistent with the objective of General Policy ER-5.16. The private internal street has been designed to meet the Town's "Narrow Residential Street" standard, which is narrower than a typical street, has a sidewalk on only one side of the street, and has no "on-street" parking. Twenty of the thirty-two proposed homes do not have paved driveway areas leading into the garage. These features serve to reduce the amount of paved area that would otherwise be exposed to heating in a more typical subdivision design.

The project also proposes to defer construction of Arata Lane to its full buildout width until such a time the Town determines full buildout is necessary. This allows for the land area that would be needed for full buildout (which will be held in reserve for the Town) to remain unpaved, reducing the amount of heat island effect resulting from development of the project site for an indeterminate number of years.

<u>Facilitate Multimodal Travel</u>
Where appropriate, project provides transit facilities, including, but not limited to, drop-off/parking facilities for ridesharing and car-sharing services, bus turnouts, shelters, and benches.

Project provides facilities to support multimodal travel, including, but not limited to, adequate bicycle parking facilities, secure long-term bicycle parking, and streetlights.

[APPLICANT EXPLANATION]: The proposed project will advance the objectives of General Plan Policies M-1.4 (Multimodal System Additions), M-2.10 (Bicycle and Pedestrian Connectivity), M-3.2 (Private Development Street Connections), M-4.5 (Bicycle Infrastructure Planning), and M-5.3 (Safe Routes to Transit) by facilitating multi-modal travel for pedestrians and bicyclists through the construction of public sidewalks and bicycle lanes along the project site's Los Amigos Road Extension and Arata Lane frontages. The proposed project also proposes an internal private street that will accommodate pedestrian travel and connection to an existing transit stop located

approximately 200 feet to the west of the project site in front of New Song Church. Street lighting will be installed on both the public and private streets. These improvements are noted in the submitted development plans.

Street Design

New or modified streets comply with the Town's Complete Streets Design Guidelines (and Old Redwood Highway Corridor Enhancement Plan where applicable).

[APPLICANT EXPLANATION]: As illustrated on the submitted development plans, the proposed public and private street improvements have been designed in consultation with Town staff and comply with the Town's Complete Street Design Guidelines. The project site is not located within the Old Redwood Highway Corridor Enhancement Plan area and is not subject to its standards and/or guidelines.

Street Connectivity

New or modified streets provide bicycle and pedestrian connection(s) from a street or driveway to the nearest public street.

[APPLICANT EXPLANATION]: Consistent with Policy M-1.4 (Transportation and Mobility), the project proposes to construct a new street extension – the Los Amigos Road realignment - north of Arata Lane and proposes to widen and improve Arata Lane to the west of Los Amigos Road. These public street improvements will build upon the Town's existing multi-modal transportation network and set the foundation for future network extension and connectivity for all modes of transportation within the larger North of Arata Lane Community Place area. In addition, completion of the Los Amigos Road extension will accommodate construction of a new on-ramp to northbound Highway 101 – improving area access and connectivity to the highway.

As required by Policy M-3.4 (Street Design), all new streets, public and private, have been designed consistent with the Town's Complete Street Design Guidelines and will support walking and biking. Sidewalks and bicycle lanes will be provided along the project site's Arata Lane and Los Amigos Road realignment frontages. Street lighting and street tree planting along these streets will create a safe and pleasant travel environment. The internal private street provides a sidewalk on one-side of the street that connects directly to both Arata Lane and the Los Amigos Road realignment. The relatively low traffic volume anticipated on the internal private street makes it safe for bicyclists to "share the road."

The majority of home sites will provide a direct connection to a public and/or private sidewalk. On lots located adjacent to the Los Amigos Road realignment and to Arata Lane (Lots 1 through 18), each home will have a pathway connecting the home to the street. For lots 19 through 26, each home will have a direct connection to the sidewalk on the private street. Lots 27 through 31 are located on a private driveway that connects to the internal private street. A sidewalk is proposed on one side of the private driveway that will provide a safe connection to the sidewalk on the internal private street.

As described above, the proposed streets and street improvements will facilitate convenient connections to future adjacent neighborhoods, nearby transit and other local destinations (as further described in the response below).

Development Patterns

Project siting and design supports compact development; mixed land uses; or transit-oriented development. (Consider the standards listed below for the applicable land use type.)

- *Residential: encourage high-density residential uses to be located in areas close to services and transit.*

[APPLICANT EXPLANATION]: The project site and design support compact residential development and it is located close to services and transit. There is an existing transit stop located approximately 200 feet west of the project site, and small commercial center that is approximately one-quarter mile west of the of the project site. Michael A. Hall Park and Brooks Elementary School are just over one-half mile to the southeast of the project site. A future community park and linear parks are planned to the east of the project site as part of the approved Quail Acres subdivision project.

The project site is currently designated for non-residential uses and has no established residential density range. The highest density land use designation located closest to the project site is an area designated as "Neighborhood Center/Mixed Use," which allows a density of up to 16 units per acre. The proposed density of the project is 11.76 units per acre, which would be consistent with the "Medium Density Residential" land use designation (8 to 16 units per acre).

**Water:**

Indoor Water Use

The project incorporates water efficient appliances and fixtures and meets CALGreen Code Chapter 4, Section 4.303, indoor water-efficiency standards.

[APPLICANT EXPLANATION]: The proposed project will incorporate water efficient appliances and fixtures that meet the following CALGreen Code indoor water-efficiency standards:

- *Water Closets (4.303.1.1): Volume will not exceed 1.28 gallons per flush.*
- *Showerheads (4.303.1.3): Single showerheads will not exceed 1.8 gallons per minute at 80 psi.*
- *Faucets (4.303.1.4):*
  - *Lavatory: Lavatory faucets will not exceed 1.2 gallons per minute at 60 psi.*
  - *Kitchen: Kitchen faucets will not exceed 1.8 gallons per minute at 60 psi.*

Outdoor Water Use

Project landscape irrigation system complies with the minimum requirements of the State Model Water Efficient Landscape Ordinance (MWELO) and Town of Windsor Water Efficient Landscape Ordinance (WELO). The most conservative requirements are applicable, in case of a discrepancy. Projects shall consider installation of gray water systems for irrigation.

[APPLICANT EXPLANATION]: The project landscape irrigation systems will be designed to comply with the more conservative minimum requirement of the State Model Water Efficient Landscape Ordinance (MWELO) and Town of Windsor Water Efficient Landscape Ordinance (WELO). Grey

water diversion valves will be installed in each unit to accommodate future installation of grey water systems for irrigation.

**Energy Efficiency:**

Tier 1 CALGreen Code Compliance
Consistent with Title VII Article 12 - California Green Building Code—Title 24, Part 11 of the Town Municipal Code, the project meets Tier 1 CALGreen Code requirements. The requirements to achieve Tier 1 of the 2025 CALGreen Code are outlined in Appendix B.

[APPLICANT EXPLANATION]: The proposed project will be designed to achieve the Tier 1 energy efficiency requirements of the 2025 CALGreen Code, consistent with Title VII Article 12 - California Green Building Code—Title 24, Part 11 of the Town Municipal Code.

Energy Efficiency
Project meets or exceeds minimum energy-efficiency standards such as those contained in Title 24, Part 6 of the California Code of Regulations (Energy Efficiency Standards for Residential and Nonresidential Buildings) and the Town's Green Building Ordinance, including in the area of passive design to reduce cooling loads. For commercial buildings, project meets or exceeds minimum energy-efficiency standards.

[APPLICANT EXPLANATION]: Each of the proposed residential homes will be designed as an "all electric" home including Solar PV (photovoltaic) panels, high-efficiency heat pump HVAC and water heating equipment, high-efficiency electrical appliances, roofline insulation, and advanced lighting features so that the home meets or exceeds standards contained in Title 24, Part 6 of the California Code of Regulations and the Town of Windsor's Green Building Ordinance.

Energy Performance Standards and Zero Net Energy Advancement
To further support the Town's General Plan policy to strive toward Zero Net Energy (ZNE) buildings, the project incorporates one or more of the following measures from each category (A, B, C, D, and E), to the extent feasible.

*A. Enhanced Building Efficiency (Above Tier 1)*

[APPLICANT EXPLANATION]: As identified in Category A.3, the project will install high-efficiency HVAC and Water-Heating Equipment systems exceeding CALGreen Tier 1 assumptions, such as:

- *Heat-pump HVAC with variable-speed compressors (≥ 18 SEER or equivalent)*
- *Heat-pump water heaters with high UEF ratings (≥ 3.3 UEF)*
- *Smart or adaptive controls (advanced thermostats, control meters, occupancy-based ventilation)*
- *Duct leakage ≤ 3% to outside*

*B. Renewable Energy, Storage, and Grid Support*

[APPLICANT EXPLANATION]: As identified in Category B.1, the project will install on-Site Solar PV (photovoltaic) panels sized at least 10% above Title 24 minimums on the roof of each home.

*C. Voluntary Electrification and Load Reduction*

[APPLICANT EXPLANATION]: As identified in Category C.1, the project will install high-efficiency electric appliances (i.e., space conditioning, water heating, cooking, and laundry, as applicable) in each home.

*D. Low Emissions Construction and Building Materials*

[APPLICANT EXPLANATION]: As identified in Category D.1, construction equipment and truck idling will be limited to no more than two minutes during project construction.

*E. Additional High-Performance Design Enhancements*

[APPLICANT EXPLANATION]: As identified in Category E.1, 100% LED advanced lighting that exceeds Title 24 requirements by at least 10% Lighting Power Density will be installed in each home.

**ATTACHMENTS:**

A. Completed Town of Windsor General Plan GHG Policy Consistency Checklist.
B. Tree Shading Analysis.

**ATTACHMENT "A"**

Completed Town of Windsor General Plan GHG Policy Consistency Checklist form

# Town of Windsor General Plan GHG Policy Consistency Checklist

**Instructions:** Each checklist item included in this table corresponds to specific policies and measures that are required by the Town of Windsor (Town). For each checklist item, the Applicant shall identify whether the proposed project complies with the item by checking "Yes" or "No" and provide a detailed explanation of the selected response. For checklist items that are not applicable, enter "Not applicable" in the "Explanation" column and provide a detailed explanation of why the measure is not applicable. The completed checklist will be reviewed by Town Planning staff, and the ultimate consistency determination will be made by the Community Development Director.

| Checklist Item | Relevant GP Policy, GP EIR Mitigation Measure, or Town Policy | Complies with Checklist Item? | | Explanation |
|---|---|---|---|---|
| | | Yes | No | |
| **Construction** | | | | |
| Implement construction emissions measures:<br>• Limit construction equipment idling time to 5 minutes or less.<br>• Maintain construction equipment per manufacturer's specifications. | GP EIR Mitigation Measure AQ-1 | ☒ | ☐ | The project will comply. See responses. |
| **Land Use and Site Design** | | | | |
| *Provide Shade:* Project includes shade trees to provide at least 50% shade coverage within 10 years of planting in public rights-of-way, public spaces, and parking lots. Shade may also be provided in part by carports and shade structures if they are equipped with rooftop solar panels. | GP Policies M-6.3, ER-5.16, ER-5.17, and DRAFT ER-5.22 | ☒ | ☐ | The project meets 50% shading req. See responses. |
| *Facilitate Multimodal Travel:* Where appropriate, project provides transit facilities, including, but not limited to, drop-off/parking facilities for ridesharing and car-sharing services, bus turnouts, shelters, and benches.<br><br>Project provides facilities to support multimodal travel, including, but not limited to, adequate bicycle parking facilities, secure long-term bicycle parking, and streetlights. | GP Policies M-1.3, M-1.4, M-2.6, M-2.10, M-3.2, M-4.4, M-4.5, M-4.6, M-4.10, M-4.11, M-5.3, and M-5.5 | ☒ | ☐ | The project will facilitate multi-modal travel. See responses. |
| *Street Design*: New or modified streets comply with the Town's *Complete Streets Design Guidelines* (and *Old Redwood Highway Corridor Enhancement Plan* where applicable). | GP Policies M-2.1, M-2.2, and M-2.3 | ☒ | ☐ | See responses for details. |
| *Street Connectivity*: New or modified streets provide bicycle and pedestrian connection(s) from a street or driveway to the nearest public street. | GP Policies M-1.4, M-3.4, and M-3.7 | ☒ | ☐ | See responses for details. |
| *Development Patterns*: Project siting and design supports compact development; mixed land uses; or transit-oriented development. *(Consider the standards listed below for the applicable land use type.)*<br>• Residential: encourage high-density residential uses to be located in areas close to services and transit.<br>• Commercial: encourage commercial areas to be linked to adjoining residential neighborhoods by well-designed and attractive streetscapes that have well-designed buildings fronting on tree-lined sidewalks with bicycle paths and street amenities.<br>• Mixed-Use: Mixed use projects shall comply with the following objectives:<br>  • A blend of uses that are physically and functionally integrated to create a synergy between different uses and a unique sense of place; | GP Policies LU-2.5, LU-3.2, LU-4.1, LU-5.5, LU-6.1, M-5.1, ER-5.4, ER-5.9, H-8.2, and H-8.5 | ☒ | ☐ | The project siting and design supports compact residential development and it is located close to services and transit. See responses for details. |

| Checklist Item | Relevant GP Policy, GP EIR Mitigation Measure, or Town Policy | Complies with Checklist Item? Yes | No | Explanation |
|---|---|---|---|---|
| • Compact development that reduces reliance on automobiles and promotes transit, walking, and biking;<br>• Pedestrian-oriented design with active uses built up to the sidewalks;<br>• Industrial: discourage new industrial land uses designed or operated in a manner that produces hazardous materials/waste, vibration, noise, glare, heat, and/or air emissions at levels that adversely affect surrounding land uses. | | | | (See previous page) |
| **Water** | | | | |
| *Indoor Water Use:* The project incorporates water efficient appliances and fixtures and meets CALGreen Code Chapter 4, Section 4.303, indoor water-efficiency standards. | GP Policies DRAFT ER-5.23, PFS-2.8 and H-8.3; CALGreen Code | ☒ | ☐ | The project will comply. |
| *Outdoor Water Use:* Project landscape irrigation system complies with the minimum requirements of the State Model Water Efficient Landscape Ordinance (MWELO) and Town of Windsor Water Efficient Landscape Ordinance (WELO). The most conservative requirements are applicable, in case of a discrepancy. Projects shall consider installation of gray water systems for irrigation. | GP Policy DRAFT ER-5.23, PFS-2.9; State MWELO; Town WELO | ☒ | ☐ | The project will comply with this item. See responses. |
| **Energy Efficiency** | | | | |
| *Tier 1 CALGreen Code Compliance:* Consistent with Title VII Article 12 - California Green Building Code—Title 24, Part 11 of the Town Municipal Code, the project meets Tier 1 CALGreen Code requirements. The requirements to achieve Tier 1 of the 2025 CALGreen Code are outlined in Appendix B.[3] | GP Policies ER-5.15 and H-8.1; CALGreen Code | ☒ | ☐ | The project will meet Tier 1 energy requirements. |
| *Energy Efficiency*: Project meets or exceeds minimum energy-efficiency standards such as those contained in Title 24, Part 6 of the California Code of Regulations (Energy Efficiency Standards for Residential and Nonresidential Buildings) and the Town's Green Building Ordinance, including in the area of passive design to reduce cooling loads.<br>For commercial buildings, project meets or exceeds minimum energy-efficiency standards. | GP Policies ER-5.15 and H-38; 2019 Windsor Climate Emergency Resolution 3548-19; Title 24 Building Energy Efficiency Standards | ☒ | ☐ | The project will meet or exceed minimum energy efficiency standards. |
| *Energy Performance Standards and Zero Net Energy Advancement*: To further support the Town's General Plan policy to strive toward Zero Net Energy (ZNE) buildings, the project incorporates one or more of the following measures from each category (A, B, C, D, and E), to the extent feasible.<br><br>**A. Enhanced Building Efficiency (Above Tier 1)**<br>1. Energy Code Performance Exceedance: Project exceeds the applicable Title 24, Part 6 Energy Code performance requirements by 10% or more.<br>2. Advanced Building Envelope Measures: Project incorporates envelope improvements beyond CALGreen Tier 1, including one or more of the following:<br>• Increased wall, roof, or floor insulation above Title 24 baseline<br>• High-performance windows (improved U-factor/SHGC performance)<br>• Cool roof materials exceeding Title 24 cool-roof criteria<br>• Exterior shading design (overhangs, fins, or similar) | GP Policies ER-5.11 andER-5.10; Implementation Program ER-5; 2019 Windsor Climate Emergency Resolution 3548-19 | ☒ | ☐ | As identified in Category A.3, the project will install high-efficiency HVAC and Water-Heating Equipment systems exceeding CALGreen Tier 1 assumptions standards. |

[3] The 2025 CALGreen Code will go into effect January 1, 2026.

| Checklist Item | Relevant GP Policy, GP EIR Mitigation Measure, or Town Policy | Complies with Checklist Item? Yes | No | Explanation |
|---|---|---|---|---|
| 3. High-Efficiency HVAC and Water-Heating Equipment: Project installs high-efficiency systems exceeding CALGreen Tier 1 assumptions, such as:<br>• Heat-pump HVAC with variable-speed compressors (≥ 18 SEER or equivalent)<br>• Heat-pump water heaters with high UEF ratings (≥ 3.3 UEF)<br>• Smart or adaptive controls (advanced thermostats, control meters, occupancy-based ventilation)<br>• Duct leakage ≤ 3% to outside | | | | (See previous page) |
| **B. Renewable Energy, Storage, and Grid Support**<br>1. On-Site Solar PV Above Minimum Code: Installs on-site solar PV sized at least 10% above Title 24 minimums.<br>2. Battery Storage: Installs on-site battery storage sized to reduce peak load or increase utilization of on-site renewable energy.<br>3. Solar-Ready/Battery-Ready Infrastructure: Provides solar-ready and/or battery-ready infrastructure beyond the minimum code requirements.<br>4. Grid-Harmonizing Controls: Installs demand-response capable or load-shifting controls (e.g., smart thermostats, load management systems).<br>5. Purchase Renewable Electricity: For non-residential projects, demonstrate a commitment to purchase electricity generated from renewable sources (i.e., Sonoma Clean Power EverGreen Service enrollment).<br>6. Participate in alternative electricity grid systems, such as community or privately-funded solar and/or microgrid programs. | | ☒ | ☐ | As identified in Category B.1, the project will install on-Site Solar PV (photovoltaic) panels sized at least 10% above Title 24 minimums on the roof of each home. |
| **C. Voluntary Electrification and Load Reduction**<br>1. High-Efficiency Electric Appliances: All installed appliances (i.e., space conditioning, water heating, cooking, and laundry, as applicable) are high-efficiency electric models.<br>2. Electrification of Non-Building Loads: Electrifies non-building loads (e.g., outdoor equipment, forklifts, landscaping tools, process loads) where feasible.<br>3. Enhanced EV Infrastructure: Provides EV-capable or EV-ready spaces at least 10 percent above what is required under Tier 1 minimums, rounded up to the nearest whole number of spaces. | | ☒ | ☐ | As identified in Category C.1, the project will install high-efficiency electric appliances in each home. See responses for details. |
| **D. Low Emissions Construction and Building Materials**<br>1. Prohibit construction equipment and truck idling beyond two minutes.<br>2. Use low-emissions construction materials, such as low-carbon concrete and recycled steel, or other materials that sequester carbon. | | ☒ | ☐ | Construction equipment and truck idling will not exceed 2 min. |
| **E. Additional High-Performance Design Enhancements**<br>1. Advanced Lighting and Controls: Installs advanced lighting and control systems that exceed Title 24 requirements by at least 10% Lighting Power Density. This can be achieved by measures such as, but not limited to, providing 100% LED lighting; | | ☒ | ☐ | (See following page) |

| Checklist Item | Relevant GP Policy, GP EIR Mitigation Measure, or Town Policy | Complies with Checklist Item? Yes | No | Explanation |
|---|---|---|---|---|
| incorporating daylighting controls with automatic dimming during daylight hours; and installing occupancy sensors such that lighting automatically turns off in vacant areas.<br>2. Enhanced Temperature Regulation Measures: Integrates passive cooling or cool-community strategies (e.g., cool paving, shade trees, reflective hardscape) that reduce building energy loads to at least 10% below demand that would occur under baseline Title 24 requirements.<br>The project applicant shall indicate which measure(s) from each category the proposed project would include. Supporting documentation must be included as an attachment to this Checklist.<br>If the applicant demonstrates that the above measures are physically, technically, or financially infeasible (due to site constraints, shading, operational needs, disproportionate cost, etc.), the project may submit documentation of the infeasibility and comply with Tier 1 CALGreen Code (and other mandatory building codes) only, subject to review and approval by the Community Development Director. | | | | 100% LED advanced lighting that exceeds Title 24 requirements by at least 10% Lighting Power Density will be installed in each home. |

EIR = Environmental Impact Report
GP = Town of Windsor 2040 General Plan

This Checklist shall be reviewed at least every 5 years to incorporate new Town programs, implementation updates, and State regulations. Updates to this Checklist are subject to approval by the Community Development Director and/or the Town Manager. The Town Planning and Building Divisions will maintain a master version and a summary of approved projects demonstrating compliance.

**ATTACHMENT "B"**

Los Amigos Cottages Tree Shading Analysis

0 50 100

SCALE: 1" = 50'

## LEGEND

10 YEAR TREE SPREAD OVER RIGHT-OF-WAY (11,604 SQ. FT.)

COVERAGE AREA TO PARKING (20,383 SQ. FT.)

**COVERAGE: 57%**

NOTE: CALCULATION BASED ON CONSULTATION WITH A LANDSCAPE ARCHITECT. 25' CANOPY WIDTH BASED ON RED MAPLES AGED 5 YEARS WHEN PLANTED IN 36" BOXES. TREE HEIGHT AND WIDTH 10 YEARS AFTER PLANTING ESTIMATED TO BE 30' AND 25', RESPECTIVELY.





**CIVIL DESIGN CONSULTANTS, INC.**
2200 Range Avenue, Suite 204
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10 YEAR TREE CANOPY SPREAD PERCENTAGE TO EDGE OF PARKING

# LOS AMIGOS COTTAGES

263 ARATA LANE
WINDSOR, CALIFORNIA

APN 161-020-049

MARCH 2026

JOB NO. 23-110

EXHIBIT A2