

Letter of Discussion – Santa Rosa, CA Climate Action Plan Checklist

To: City of Santa Rosa
Planning & Economic Development
100 Santa Rosa Avenue, Room 3
Santa Rosa, CA 95404

Re: PRJ20-006 -Starbucks Re-Use with drive-through – 4620 HWY 12, Santa Rosa CA

The City of Santa Rosa has implemented a Climate Action Plan and included in this is a New Development Checklist “to ensure new development projects are compliant with the City’s Climate Action Plan.” Blackpoint Properties is pursuing approval for the Re-Use of an existing, vacant 3,759 sf Bank with Drive Through ATM to become a 2,200 SF Starbucks Café with Drive Through Service. The CAP Checklist targets “New Development” and cannot be compared 1:1 to an Interior Tenant Improvement such as this application, considering the site and exterior building features are existing and will remain so. Nonetheless, we have filled out the CAP checklist and are responding to the requisite (asterisked) Checklist items marked as “See Discussion” in order to demonstrate and institute maximum conformance with the Santa Rosa CAP and Climate Goals.

- CAP 1.1.1: Comply with CalGreen Tier 1 standards*
 - Although the project TI drawings will meet all requisite CalGreen and Title 24 building requirements, the Tier 1 requirements include items that can only be met through new site and building construction. A more applicable sustainability-in-construction method for Commercial Tenant Improvements is found in the LEED CI certification for commercial interiors. As with the great majority of new Starbucks construction, our design team will be targeting LEED CI certification for this project design. LEED certification is generally seen as having broader and more stringent requirements, and therefore more in alignment with the City’s climate goals.
 - In addition to pursuing LEED CI, Starbucks CEO Kevin Johnson released a plan this year to become a sustainable, resource-positive company by 2030. Succinctly, adding plant-based menu items, moving to reusable packaging, investing in sustainable farming and forestry practices, reducing food waste through recycling and developing “eco-friendly stores, operations, manufacturing and delivery.” This in addition to the existing sustainability programs currently implemented, including annual environmental baseline reports produced with the World Wildlife Fund, continuing education in sustainability offered to all employees and global partners, and 99% equitably sourced beans. Attached Sustainability Commitment by Starbucks, 2020 publication.
- CAP 1.1.3: After 2020, all new development will utilize zero net electricity*
 - CAP Goal 1 – 1.1.3 was adopted to coincide with CA Energy Codes. Since the CAP adoption, the CEC has determined that it is not possible to achieve net zero on a wholesale basis and “net zero” has been removed from the CA Energy Codes. Appendix E of the Climate Action Plan states that, “To be in compliance

with the CAP, all measures denoted with an asterisk are required in all new development projects unless otherwise specified. If a project cannot meet one or more of the mandatory requirements, substitutions may be made from other measures listed at the discretion of the Community Development Director.” CAP Goal 1.1 requires projects to comply with Tier 1 CalGreen requirements, as amended, for new non-residential and residential development. Tier 1 CalGreen does not include “net zero” GHG assumptions for development. In addition, current CA Green Building Code Standards apply to all projects and has been determined by the Director to be an acceptable substitution for CAP Goal 1 – 1.1.3. Therefore, strict compliance with CAP Goal 1 – 1.1.3 is not achievable and not required.

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- CAP 1.3.1: Install real-time energy monitors to track energy use*
 - During construction, developer will work with PGE to replace existing meter with Smart Meter for energy use monitoring so long as available.
- CAP 1.5: Install new sidewalks and paving with high solar reflectivity materials*
 - All project flatwork is existing. Should new flatwork be required at any point during the life of the project, high solar reflectivity materials shall be utilized.
- CAP 7.3.2: Meet on-site meter separation requirements in locations with current or future recycled water capabilities*
 - Recycled water is not available to this project site. If recycled water becomes available, project will look to switch irrigation to recycled option.
- CAP 9.1.3: Install low water use landscapes*
 - Existing site includes professionally maintained existing landscape which is generally low water, CA natives. If any planting require replacement during construction, low water use landscapes will be substituted in the case that plant being replaced is not already a low-water native.
 - A separate Irrigation meter exists on site and will be monitored for optimum efficiency of irrigation.
- CAP 9.2.3: Limit GHG construction equipment emissions by using electrified equipment or alternative fuels*
 - Considering this is primarily an interior Tenant Improvement, there will be minimal need for gas powered construction equipment such as what is generally seen in earthwork and framing operations. Owner will nonetheless instruct General Contract to comply if there is any opportunity to do so.

Additional Items of Note with regard to reduction of Greenhouse Gasses:

- Regarding alternative transportation, city bus stops exist approximately one block from project site at Mission and Quigg, allowing employees and customers to utilize public transit in order to access new location.
- Starbucks offers to all employees a commuter benefit to take the bus, the subway or park remotely. The Commuter Benefit Program is a great incentive to use public transit since employees can save money by paying for these commuting expenses with pre-tax dollars.
- Starbucks will be relocating this store from an existing location immediately across the street at the NE corner of Mission and HWY 12. It is reasonably expected that this same customer base will be the customers for the new location, and that very few new trips will be generated.

- The new Starbucks location will only use 2,200 sf of the Existing 3,759 sf. In addition to all other energy upgrades as part of the LEED CI targeted Tenant Improvement, the new use will simply use less energy being that only 59% of the existing building will be reused (the remainder space will not be reused for any other tenant or use).
- Governor Gavin Newson recently signed an executive order mandating all new vehicle sales in California be Electric Vehicles by 2035. Currently, 7.7% of all vehicles sold in California are Electric, or Plug-in hybrid electric. Another 5.2% are conventional hybrids (CNCDA CA Green Vehicle Report, August 2019). The majority of new vehicles currently sold in the state have Start-Stop technology. Adoption of these technologies are increasing exponentially. The net effect of this mass adoption is, increasingly, vehicles with these technologies do not produce CO2 emissions when waiting for drive-through services.
- Per a 02/05/2019 SF Chronical report, Starbucks customers are middle to high income, technology early-adopters, health minded, socially conscious, and flexible to change. The correlation between this group and those driving low/no emission vehicles is expected to be high.
- Prior to Covid-19, and considerably more during, all Starbucks Café's and Drive-Throughs have utilized the Starbucks App Mobile Order Pick-Up system, whereby a customer orders and pays on App in advance and picks up their order either at the café counter or the drive-through. In either case, the customer transaction is greatly expedited, and traffic/ waiting time is reduced. Mobile Order App was introduced in 2015, and was the only way to order at non-drive-through locations during Covid lockdown, reinforcing the already changing consumer habits. Adoption of the Mobile Order App continues to grow.

Thank you for your review.

Sincerely,



Clement Balser

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APPENDIX E: CAP NEW DEVELOPMENT CHECKLIST

To ensure new development projects are compliant with the City's Climate Action Plan, the following checklist has been developed. This checklist should be filled out for each new project, subject to discretionary review, to allow new development to find a less than significant impact for greenhouse gas emissions in the environmental review process.

#	Description	Compliance			
		Complies	Does Not Comply	N/A	See Discussion
1.1.1	Comply with CALGreen Tier 1 standards*				X
1.1.3	After 2020, all new development will utilize zero net electricity*				X
1.3.1	Install real-time energy monitors to track energy use*				X
1.4.2	Comply with the City's tree preservation ordinance*	X			
1.4.3	Provide public & private trees in compliance with the Zoning Code*	X			
1.5	Install new sidewalks and paving with high solar reflectivity materials*	X			X
2.1.3	Pre-wire and pre-plumb for solar thermal or PV systems			X	
3.1.2	Support implementation of station plans and corridor plans			X	
3.2.1	Provide on-site services such as ATMs or dry cleaning to site users			X	
3.2.2	Improve non-vehicular network to promote walking, biking			X	
3.2.3	Support mixed-use, higher-density development near services			X	
3.3.1	Provide affordable housing near transit			X	
3.5.1	Unbundle parking from property cost			X	
3.6.1	Install calming features to improve ped/bike experience			X	
4.1.1	Implement the Bicycle and Pedestrian Master Plan			X	
4.1.2	Install bicycle parking consistent with regulations*	X			
4.1.3	Provide bicycle safety training to residents, employees, motorists			X	
4.2.2	Provide safe spaces to wait for bus arrival			X	

#	Description	Compliance			
		Complies	Does Not Comply	N/A	See Discussion
4.3.2	Work with large employers to provide rideshare programs				X
4.3.3	Consider expanding employee programs promoting transit use				X
4.3.4	Provide awards for employee use of alternative commute options				X
4.3.5	Encourage new employers of 50+ to provide subsidized transit passes*	X			
4.3.7	Provide space for additional park-and-ride lots			X	
4.5.1	Include facilities for employees that promote telecommuting			X	
5.1.2	Install electric vehicle charging equipment			X	
5.2.1	Provide alternative fuels at new refueling stations*			X	
6.1.3	Increase diversion of construction waste*	X			
7.1.1	Reduce potable water use for outdoor landscaping*	X			
7.1.3	Use water meters which track real-time water use*	X			
7.3.2	Meet on-site meter separation requirements in locations with current or future recycled water capabilities*			X	X
8.1.3	Establish community gardens and urban farms			X	
9.1.2	Provide outdoor electrical outlets for charging lawn equipment			X	
9.1.3	Install low water use landscapes*	X			X
9.2.1	Minimize construction equipment idling time to 5 minutes or less*	X			
9.2.2	Maintain construction equipment per manufacturer's specs*	X			
9.2.3	Limit GHG construction equipment emissions by using electrified equipment or alternative fuels*	X			X

**To be in compliance with the CAP, all measures denoted with an asterisk are required in all new development projects unless otherwise specified. If a project cannot meet one or more of the mandatory requirements, substitutions may be made from other measures listed at the discretion of the Community Development Director.*

STARBUCKS SUSTAINABILITY COMMITMENT



BECOMING RESOURCE POSITIVE

Our aspiration to become resource positive means we will give more than we take: storing more carbon than we emit, providing more clean, freshwater than we use and eliminating waste.

2030 PRELIMINARY TARGETS



50% REDUCTION
in carbon emissions



50% REDUCTION
in water used in direct operations and coffee
production through conservation or replenishment



50% REDUCTION
in waste sent to landfills

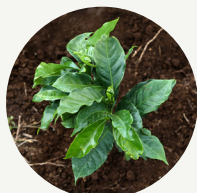
AREAS OF FOCUS



Expanding **plant-based**
menu options



Shifting away from single-use
to **reusable packaging**



Investing in **regenerative**
agriculture, reforestation,
forest conservation and
water replenishment in
our supply chain



Better ways to **manage**
our waste



More **eco-friendly stores**,
operations, manufacturing
and delivery

“As we approach the 50th anniversary of Starbucks in 2021, we look ahead with a heightened sense of urgency and conviction that we must challenge ourselves, think bigger and do much more in partnership with others to take care of the planet we share.”

KEVIN JOHNSON

chief executive officer, Starbucks Coffee Company

LEARN MORE

Visit stories.starbucks.com/stories/sustainability or text **GREEN** to **73356** to stay up to date about Starbucks commitment to environmental sustainability.

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