

Appendix F

Implementation Plan Summary

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Table F-1 Implementation Plan Summary			
Action # and Title	Responsible Parties	Timing	Implementing Mechanism
Chapter 2: Project Overview			
Action 2.1: Zoning	City	As part of project approval	Zoning Code
Action 2.2: Design Guidelines	City	As part of project approval	Design Guidelines
Action 2.3: Community Education and Engagement Program	City, Developer, and Community Partners	Draft by Tentative Map; Final by Occupancy Permit	Condition of Approval and/or Development Agreement stipulation
Action 2.4: Commissioning and Facility Management and Maintenance Training	Developer, Building Owners/Managers	Ongoing during and after buildout	CALGreen / building code requirements (Commissioning); Condition of Approval (Training)
Action 2.5: 'Smoke Free Zone'	City, Developer, Building Owners/Managers	Ongoing during and after buildout	Condition of Approval
Action 2.6: Project Implementation and Monitoring Program	City, Developer, Building Owners/Managers	Ongoing during and after buildout	Project Monitoring Program
Action 2.7: Sustainability Tracking Tool	City, Developer, Building Owners/Managers	Ongoing during and after buildout	Project Monitoring Program
Chapter 3: Transportation			
Action 3.1: Bike Share Stations	Developer	Tentative Map (land dedication); Prior to issuance of building permit (funding); At buildout of residential (construction)	Condition of Approval; Funding Agreement
Action 3.2: Bike Route Enhancements	Developer	Prior to issuance of building permits	Condition of Approval; Funding Agreement
Action 3.3: Bike Repair Facility	Building Owner(s)/Property Manager(s)	At buildout of residential	Condition of Approval
Action 3.4: End-of-Trip Bike Support Facilities	R&D Building Owner(s)/Property Manager(s)	At buildout of R&D	Condition of Approval
Action 3.5: Bike Parking	Building Owner(s)/Property Manager(s)	At buildout of residential	Condition of Approval
Action 3.6: Bike Storage Rooms	Building Owner(s)/Property Manager(s)	At buildout of residential	Condition of Approval
Action 3.7: Extend Transit Service	City/Unitrans	At project buildout	Condition of Approval
Action 3.8: Construct Bus Stop	Building Owner(s)/Property Manager(s)	At buildout of residential	Condition of Approval
Action 3.9: Trip Planning Assistance	Building Owner(s)/Property Manager(s)/Employer Tenants	During operation	TMA
Action 3.10: Improve Amtrak Station Connections	Developer	Tentative Map	Condition of Approval; Funding Agreement
Action 3.11: Transit Subsidies	Building Owner(s)/Property Manager(s)/Employer Tenants	During operation	Condition of Approval; HOA/COA dues or other funding source
Action 3.12: Dedicated Workforce Housing	City/UC Davis	Prior to residential occupancy	Partnership with UC or other entity
Action 3.13: Unbundle Parking Costs	Building Owner(s)/Property Manager(s)/Employer Tenants	During operation	Condition of Approval
Action 3.14: Market Rate Employee Parking Fees	Employer Tenants	During operation	Condition of Approval
Action 3.15: Market Rate Residential Parking Fees	Building Owner(s)/Property Manager(s)	During operation	Condition of Approval
Action 3.16: Reduced Parking Supply	Developer	Tentative Map	Condition of Approval; Zoning Code
Action 3.17: Variable Parking Access Pricing	Building Owner(s)/Property Manager(s)	During operation	Condition of Approval
Action 3.18: On-Site Transportation Coordinator	Building Owner(s)/Property Manager(s)	During operation	TMA
Action 3.19: Prepare Final TMP	Building Owner(s)/Property Manager(s)	Occupancy Permit, annually thereafter	TMA
Action 3.20: Join Yolo Commute	Building Owner(s)/Property Manager(s)/Employer Tenants	During operation	Condition of Approval
Action 3.21: UC Davis Coordination	Transportation Coordinator	During operation	TMA
Action 3.22: Marketing	Transportation Coordinator	During operation	TMA
Action 3.23: Annual Surveys and Monitoring	Transportation Coordinator	Annually	TMA
Action 3.24: EV Parking	Developer	Tentative Map	Condition of Approval

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Action 3.25: EV Car Sharing	Building Owner(s)/Property Manager(s)/Employer Tenants	During operation	Condition of Approval
Action 3.26: Subsidized Bike Share Memberships	Building Owner(s)/Property Manager(s)/Employer Tenants	During operation	TMA
Action 3.27: Subsidized Car Share Membership	Building Owner(s)/Property Manager(s)/Employer Tenants	During operation	TMA
Action 3.28: Ride Sharing Program	Building Owner(s)/Property Manager(s)/Employer Tenants	During operation	TMA
Action 3.29: Vanpool Program	Building Owner(s)/Property Manager(s)/Employer Tenants	During operation	TMA
Chapter 4: Energy			
Action 4.1: Passive Design	Developer	Prior to Issuance of Building Permit	Design Guidelines
Action 4.2: High-Performance Building Envelopes – Multi-Family	Developer	Prior to Issuance of Building Permit	Design Guidelines
Action 4.3: High-efficiency HVAC – Multi-family	Developer	Prior to Issuance of Building Permit	Design Guidelines
Action 4.4: Fresh Air Ventilation – Multi-family	Developer	Prior to Issuance of Building Permit	Design Guidelines
Action 4.5: High-efficiency DHW Systems – Multi-family	Developer	Prior to Issuance of Building Permit	Design Guidelines
Action 4.6: ENERGY STAR Appliances	Developer	Prior to Occupancy	Design Guidelines
Action 4.7: High-efficacy Lighting Systems – Multi-family	Developer	Prior to Issuance of Building Permit	Design Guidelines
Action 4.8: Electricity Load Control and Feedback	Developer	Prior to Issuance of Building Permit	Design Guidelines
Action 4.9: Third-party Energy Verification	Developer	Prior to Occupancy	Condition of Approval
Action 4.10: High-performance Building Envelopes – R&D/office Buildings	Developer	Prior to Issuance of Building Permit	Design Guidelines
Action 4.11: High-performance HVAC – R&D/office Buildings	Developer	Prior to Issuance of Building Permit	Design Guidelines
Action 4.12: Fresh Air Ventilation – Non-residential Buildings	Developer	Prior to Issuance of Building Permit	Design Guidelines
Action 4.13: High-efficacy Lighting Systems – R&D/office Buildings.	Developer	Prior to Issuance of Building Permit	Design Guidelines
Action 4.14: Whole-building Energy Management System	Developer	Prior to Issuance of Building Permit	Design Guidelines
Action 4.15: Commissioning – R&D/office Buildings	Building Owner(s)/Property Manager(s)/Employer Tenants	Prior to Occupancy	CALGreen / building code requirements
Action 4.16: Smart Lighting Strategies	Developer	Prior to Issuance of Building Permit	Design Guidelines
Action 4.17: Efficient Pool and Spa Systems	Developer	Prior to Issuance of Building Permit	Design Guidelines
Action 4.18: High-efficiency Lighting and Ventilation – Parking Garages	Developer	Prior to Issuance of Building Permit	Design Guidelines
Action 4.19: PV Array Installation	Developer	Prior to Issuance of Building Permit	Design Guidelines
Action 4.20: Building Rooftop Design for PVs	Developer	Prior to Issuance of Building Permit	Design Guidelines
Action 4.21: PV Shade Structures	Developer	Prior to Issuance of Building Permit	Design Guidelines
Action 4.22: Alternative PV Sites	Developer	Prior to Tentative Map approval	Design Guidelines
Action 4.23: Offsite Renewable Energy Strategies	Building Owner(s)/Property Manager(s)	Prior to Issuance of Building Permit (strategy selection); Ongoing (if annual off-site biogas credit purchase option selected)	Condition of Approval; Project Monitoring Program
Action 4.24: Disaggregate Electric Loads	Developer	Prior to Issuance of Building Permit	Design Guidelines
Action 4.25: Energy Management Systems Monitoring	Developer	Ongoing during and after buildout	Project Monitoring Program
Action 4.26: Continuous Energy Tracking	Building Owner(s)/Property Manager(s)	Ongoing during and after buildout	Project Monitoring Program
Action 4.27: Automated Data Collection	Building Owner(s)/Property Manager(s)	Ongoing during and after buildout	Project Monitoring Program
Action 4.28: ZNE Performance Verification	City, Developer, Building Owner(s)/Property Managers(s)	Ongoing during and after buildout	Project Monitoring Program

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Chapter 5: Water			
Action 5.1: Low-Water Landscape Planting	Developer	Tentative Map	Landscaping Plan review; Water Efficient Landscaping Ordinance compliance
Action 5.2: High-efficiency Fixtures	Developer	Prior to Issuance of Building Permit	CALGreen; Building Permit process
Action 5.3: Ultra-high-efficiency Fixtures	Developer	Prior to Issuance of Building Permit	CALGreen; Building Permit process
Action 5.4: Water Usage Study	Developer	Prior to Issuance of Building (fixture selection); Ongoing (study)	Building Permit process; Project Monitoring Program
Action 5.5: Individual Water Usage Study	Building Owner(s)/Property Manager(s)	Ongoing	Project Monitoring Program
Action 5.6: Non-potable Water Supply	Developer	Prior to Issuance of Building Permit	Water/Sewer Improvement Plan review/approval
Action 5.7: Greywater/harvested Rainwater	Developer	Prior to Issuance of Building Permit	Water/Sewer Improvement Plan review/approval
Action 5.8: Non-potable Water Distribution	Developer	Prior to Issuance of Building Permit	Water/Sewer Improvement Plan review/approval
Action 5.9: Minimize Impervious Areas	Developer	Tentative Map	Landscaping and Drainage Plan review/approval
Action 5.10: Disconnect Impervious Areas	Developer	Tentative Map	Landscaping and Drainage Plan review/approval
Action 5.11: "At-source" Drainage Management	Developer	Tentative Map	Landscaping and Drainage Plan review/approval
Action 5.12: Stormwater Drainage Treatment BMPs	Developer	Tentative Map	Landscaping and Drainage Plan review/approval
Action 5.13: On-site/Offsite Hydrology and Hydraulics Analysis	Developer	Tentative Map	Landscaping and Drainage Plan review/approval
Chapter 6: Open Space and Parks			
Action 6.1: Dedicated Open Space/greenbelt Standard	Developer	Tentative Map	Zoning Code
Action 6.2: Allowed Uses and Activities	City	As part of project approval	Zoning Code
Action 6.3: Open Space Vegetation Requirements	City	As part of project approval	Design Guidelines
Action 6.4: Open Space Energy Generation Opportunities	Developer	Tentative Map	Design Guidelines
Action 6.5: Reconfigure Putah Creek Greenway Path	Developer	Tentative Map	Condition of Approval
Action 6.6: Connect to Putah Creek Greenway Path	Developer	Tentative Map	Condition of Approval
Action 6.7: Neighborhood Greenbelt Connections	Developer	Tentative Map	Condition of Approval
Action 6.8: Wildlife Habitat	Developer	Occupancy Permit	Design Guidelines
Action 6.9: On-site Parks Acreage Requirement	Developer	Tentative Map	Zoning Code
Action 6.10: Southern Park and Stormwater Retention Area	Developer	Tentative Map	Design Guidelines
Action 6.11: Mini-parks and Gathering Spaces	Developer	Tentative Map	Design Guidelines
Action 6.12: Community Park Uses	Developer	Tentative Map	Design Guidelines
Action 6.13: Scenic Views	Developer	Tentative Map	Design Guidelines
Action 6.14: Running Trail around the Perimeter of the Site	Developer	Tentative Map	Design Guidelines
Action 6.15: Plazas	Developer	Tentative Map	Design Guidelines
Action 6.16: Private Outdoor Spaces	Developer	Tentative Map	Design Guidelines
Action 6.17: Operations, Maintenance, and Access	Building Owner(s)/Property Manager(s)	Ongoing	Design Guidelines
Action 6.18: Community Gardens	Developer	Tentative Map	Design Guidelines; Zoning Code; Site Plan Review
Action 6.19: Gyms, Yoga Studios, and Similar Facilities	Building Owner(s)/Property Manager(s)	Ongoing	Zoning Code
Action 6.20: Pool	Developer	Tentative Map	Design Guidelines; Site Plan Review
Action 6.21: Spas	Developer	Tentative Map	Design Guidelines; Site Plan Review

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Action # and Title	Responsible Parties	Timing	Implementing Mechanism
Action 6.22: Complete Streets Features	Developer	Tentative Map	Design Guidelines; Site Plan Review
Action 6.23: Pervious Surfaces and Biofiltration	Developer	Tentative Map	Design Guidelines; Landscaping and Drainage Plan review
Action 6.24: Catchment Basins	Developer	Tentative Map	Design Guidelines; Landscaping and Drainage Plan review
Action 6.25: Stormwater Planters	Developer	Tentative Map	Design Guidelines; Landscaping and Drainage Plan review
Action 6.26: Cool Paving Materials	Developer	Tentative Map	Design Guidelines; Landscaping and Drainage Plan review
Action 6.27: Plant Selection	Developer	Tentative Map	Design Guidelines; Landscaping and Drainage Plan review
Action 6.28: Turf Restrictions	Developer	Tentative Map	Design Guidelines; Landscaping and Drainage Plan review
Action 6.29: Mulching	Building Owner(s)/Property Manager(s)	Tentative Map; Ongoing	Design Guidelines; Landscaping and Drainage Plan review
Action 6.30: Shade Trees	Developer	Tentative Map	Design Guidelines; Landscaping and Drainage Plan review
Action 6.31: Limited Tree Planting Areas	Developer	Tentative Map	Design Guidelines; Landscaping and Drainage Plan review
Action 6.32: Green Roof and Cool Roof Features	Developer	Occupancy Permit	Design Guidelines; Landscaping and Drainage Plan review
Action 6.33: Dual-purpose Private Open Space in Residential Buildings	Developer	Tentative Map	Design Guidelines; Landscaping and Drainage Plan review
Action 6.34: On-site Food Production	Developer	Tentative Map	Design Guidelines
Action 6.35: Food Distribution	Building Owner(s)/Property Manager(s)	Ongoing	Design Guidelines
Action 6.36: Maintenance	Building Owner(s)/Property Manager(s)	Ongoing	Design Guidelines
Action 6.37: Compost On-Site Waste	Building Owner(s)/Property Manager(s)	Ongoing	Design Guidelines
Action 6.38: Playground Accessibility	Developer	Occupancy Permit	Design Guidelines
Action 6.39: Improve Overall Safety	Developer	Occupancy Permit	Design Guidelines
Action 6.40: Increase Wayfinding	Developer	Occupancy Permit	Design Guidelines
Action 6.41: Allow for Outdoor Fitness and Activities	Developer	Occupancy Permit	Design Guidelines