

DOCKETED

Docket Number:	19-BSTD-06
Project Title:	Local Ordinances Exceeding the 2019 Energy Code
TN #:	237006-8
Document Title:	City of Albany Notice of CEQA Exemption
Description:	Plain text of the City of Albany Notice of CEQA Exemption
Filer:	Danuta Drozdowicz
Organization:	California Energy Commission
Submitter Role:	Commission Staff
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ALBANY CALIFORNIA

CITY OF ALBANY



COMMUNITY DEVELOPMENT

1000 SAN PABLO AVENUE
ALBANY, CA 94706
510 528-5760

www.AlbanyCA.org/cd

To: Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

From: City of Albany
1000 San Pablo Avenue
Albany, CA 94706

X County Clerk
County of Alameda

Project Title: City of Albany – Green Building Resolution

Project Location - Specific: Citywide

Project Location - City: Albany

Project Location - County: Alameda

Description of Nature, Purpose, and Beneficiaries of Project:

Resolution 2020-127, adopting Green Building Measures, will protect and enhance the environment and the City of Albany’s natural resources by reducing greenhouse gas emissions, conserving water, promoting clean transportation, and improving indoor air quality.

1. **Energy efficiency:** The resolution requires Energy Design Rating Margins and Compliance Margins for new buildings, which have a two-fold purpose. First, they incentivize the construction of all-electric buildings, taking advantage of Albany’s carbon-free electricity. Second, they ensure that all new buildings will be as or more energy efficient than the state mandatory requirement. New non-residential buildings must also install solar panels. Both residential and non-residential buildings must use low-carbon concrete, with a reduced cement content, and also reduce outdoor lighting.
2. **Water Conservation:** The resolution contains several measures that promote water efficiency. For residential buildings, it requires an Energy Star dishwasher or clothes-dryer and low-flow kitchen faucets. New non-residential buildings must install fixtures that reduce water use by 12% compared to the state requirements. It also requires the use of permeable paving, which will reduce and slow runoff.
3. **Clean Transportation:** In new multifamily buildings, 20% of parking spaces must have EV chargers, and the rest must have basic infrastructure for future charging. In non-residential lots, 12% of spaces must be designated or clean air vehicles. Both of the measures will incentivize the adoption of clean transportation, especially electric vehicles.
4. **Indoor Air Quality:** This resolution increases indoor air quality by requiring that 90% of resilient flooring must meet stricter emissions limits for Volatile Organic Chemicals.

Name of Public Agency Approving Project: City Council of the City of Albany

Name of Person or Agency Carrying Out Project: City of Albany Community Development Department

Exempt Status: (check one)

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption. State type and section number: Class 7 –Section 15307 (Protection of Natural Resources); Class 8 –Section 15308 (Protection of Environment); and Section 15061 (b)(3)
- Statutory Exemptions. State code number:

Reasons why project is exempt:

This project is categorically exempt from environmental review under CEQA guidelines under section 15307, "Actions by regulatory agencies for protection of natural resources;" Section 15308 "maintenance, restoration, enhancement, or protection of the environment;" and Section 15061(b)(3) which states that "CEQA applies only to projects which have the potential for causing a significant effect on the environment." Because the Resolution's standards are more stringent than the 2019 Energy Code and will reduce greenhouse gas emissions, conserve water, promote clean transportation, and improve indoor air quality, the project will protect the environment and natural resources. There are no reasonably foreseeable adverse impacts to the environment, and according to Section 15061(b)(3), "where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA."

Lead Agency Contact Person: Jeff Bond, (510) 528-5769
If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: 

Date: 3/2/2021
Title: Community Development Director

- X Signed by Lead Agency
 - Signed by Applicant
- Date received for filing at OPR: