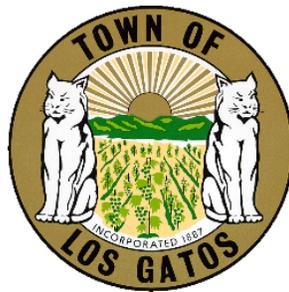


**341 BELLA VISTA AVENUE  
LOS GATOS, CALIFORNIA**

Architecture and Site Application S-12-103  
Subdivision Application M-12-008  
Mitigated Negative Declaration ND-16-001

INITIAL STUDY AND ENVIRONMENTAL CHECKLIST

**ATTACHMENT 3  
GREENPOINT NEW HOME  
RATING SYSTEM**





## NEW HOME RATING SYSTEM, VERSION 6.0

### SINGLE FAMILY CHECKLIST

Points Achieved: 78

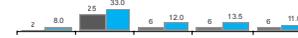
Certification Level: Certified

The GreenPoint Rated checklist tracks green features incorporated into the home. GreenPoint Rated is administered by Build It Green, a non-profit whose mission is to promote healthy, energy and resource efficient buildings in California. The minimum requirements of GreenPoint Rated are: verification of 50 or more points; Earn the following minimum points per category: Community (3), Energy (22), Indoor Air Quality/Health (6), Resources (6), and Water (8); and meet the prerequisites CALGreen Mandatory, H6.1, J5.1, O1, O7.

The criteria for the green building practices listed below are described in the GreenPoint Rated Single Family Rating Manual. For more information please visit [www.builditgreen.org/greenpoint-rated](http://www.builditgreen.org/greenpoint-rated). Build It Green is not a code enforcement agency.

#### POINTS REQUIRED

■ Minimum Points  
■ Achieved Points



A home is only GreenPoint Rated if all features are verified by a Certified GreenPoint Rater through Build It Green.

Single Family New Home

Version 6.0

341 Bella Vista Avenue, Los Gatos, CA							Points Achieved	Community	Energy	IAQ/Health	Resources	Water	NOTES
MEASURES							Possible Points	Community	Energy	IAQ/Health	Resources	Water	
<b>CALGreen</b>							4	1	1	1	1	1	
<b>A. SITE</b>													
Yes						1							
TBD													
TBD													
Yes						1							
TBD													
TBD													
TBD													
TBD	FALSE												
TBD													
TBD													
TBD													
TBD													
TBD													
Yes						1							
Yes						1							
<b>B. FOUNDATION</b>													
TBD													
TBD													
TBD													
TBD													
TBD													
TBD													
Yes						1							
Yes						1							
<b>C. LANDSCAPE</b>													
TRUE		6											
TBD	FALSE												
TBD													
TBD													
TBD													
Yes						3							
Yes						2							
TBD						0							
TBD						0							
Yes						1		1					
TBD						1							
TBD						1							
TBD						1							
TBD						0							
TBD	FALSE					0							
TBD													
Yes						1							
TBD													
TBD													
TBD													
TBD													
<b>D. STRUCTURAL FRAME AND BUILDING ENVELOPE</b>													
Yes						3		1					
Yes						1							
TBD													
TBD													
Yes						1							

Yes					1	D3.2 Wood I-Joists or Web Trusses for Floors	1													
TBD						D3.3 Engineered Lumber for Roof Rafter														
TBD						D3.4 Engineered or Finger-Jointed Studs for Vertical Applications														
TBD						D3.5 OSB for Subfloor														
Yes					0.5	D3.6 OSB for Wall and Roof Sheathing	0.5													
TBD						D4. Insulated Headers				1										
						D5. FSC-Certified Wood														
TBD						D5.1 Dimensional Lumber, Studs, and Timber														
TBD						D5.2 Panel Products														
						D6. Solid Wall Systems														
TBD						D6.1 At Least 90% of Floors														
TBD						D6.2 At Least 90% of Exterior Walls														
TBD						D6.3 At Least 90% of Roofs														
Yes						D7. Energy Heels on Roof Trusses														
TBD						D8. Overhangs and Gutters	0													
TBD						D9. Reduced Pollution Entering the Home from the Garage														
TBD						D9.1 Detached Garage														
TBD						D9.2 Mitigation Strategies for Attached Garage														
						D10. Structural Pest and Rot Controls														
TBD						D10.1 All Wood Located At Least 12 Inches Above the Soil														
TBD						D10.2 Wood Framing Treated With Borates or Factory-Impregnated, or Wood Materials Other Than Wood														
Yes					1	D11. Moisture-Resistant Materials in Wet Areas (such as Kitchen, Bathrooms, Utility Rooms, and Basements)	2													
<b>E. EXTERIOR</b>																				
	Community	Energy	IAQ	Resources	Water															
TBD						E1. Environmentally Preferable Decking														
TBD						E2. Flashing Installation Third-Party Verified														
TBD						E3. Rain Screen Wall System														
Yes					1	E4. Durable and Non-Combustible Cladding Materials	1													
						E5. Durable Roofing Materials														
Yes					1	E5.1 Durable and Fire Resistant Roofing Materials or Assembly	1													
TBD						E6. Vegetated Roof														
<b>F. INSULATION</b>																				
	Community	Energy	IAQ	Resources	Water															
TBD						F1. Insulation with 30% Post-Consumer or 60% Post-Industrial Recycled Content														
TBD						F1.1 Walls and Floors														
						F1.2 Ceilings														
Yes					1	F2. Insulation that Meets the CDPH Standard Method—Residential for Low Emissions	1													
Yes					1	F2.1 Walls and Floors	1													
						F2.2 Ceilings	1													
TBD						F3. Insulation That Does Not Contain Fire Retardants														
TBD						F3.1 Cavity Walls and Floors														
TBD						F3.2 Ceilings														
TBD						F3.3 Interior and Exterior														
<b>G. PLUMBING</b>																				
	Community	Energy	IAQ	Resources	Water															
Yes					1	G1. Efficient Distribution of Domestic Hot Water														
TBD						G1.1 Insulated Hot Water Pipes	1													
TBD						G1.2 WaterSense Volume Limit for Hot Water Distribution														
						G1.3 Increased Efficiency in Hot Water Distribution														
Yes						G2. Install Water-Efficient Fixtures	2													
Yes						G2.1 WaterSense Showerheads with Matching Compensation Valve	2													
TBD					1	G2.2 WaterSense Bathroom Faucets	1													
TBD						G2.3 WaterSense Taps with a Maximum Performance (MaP) Threshold of No Less Than 500 Grams														
TBD						G3. Pre-Plumbing for Graywater System														
TBD						G4. Operational Graywater System														
<b>H. HEATING, VENTILATION, AND AIR CONDITIONING</b>																				
	Community	Energy	IAQ	Resources	Water															
Yes					1	H1. Sealed Combustion Units	1													
Yes					2	H1.1 Sealed Combustion Furnace	2													
TBD						H1.2 Sealed Combustion Water Heater														
						H2. High Performing Zoned Hydronic Radiant Heating System														
Yes					1	H3. Effective Ductwork	1													
TBD						H3.1 Duct Mastic on Duct Joints and Seams														
No					0	H3.2 Pressure Balance the Ductwork System														
						H4. ENERGY STAR® Bathroom Fans Per HVJ Standards with Air Flow Verified	0													
Yes					1	H5. Advanced Practices for Cooling	1													
						H5.1 ENERGY STAR Ceiling Fans in Living Areas and Bedrooms														
Yes						H6. Whole House Mechanical Ventilation Practices to Improve Indoor Air Quality														
TBD						H6.1 Meet ASHRAE 62.2-2012 Ventilation Residential Standards	Y	R	R	R	R	R	R							
TBD						H6.2 Advanced Ventilation Standards														
						H6.3 Outdoor Air Ducted to Bedroom and Living Areas														
Yes					1	H7. Effective Range Hood Design and Installation	1													
TBD						H7.1 Effective Range Hood Ducting and Design														
TBD						H7.2 Automatic Range Hood Control														
TBD						H8. No Fireplace or Sealed Gas Fireplace														
TBD						H9. Humidity Control Systems														
TBD						H10. Register Design Per ACCA Manual T														
<b>I. RENEWABLE ENERGY</b>																				
	Community	Energy	IAQ	Resources	Water															
Yes					1	I1. Pre-Plumbing for Solar Water Heating	1													
TBD						I2. Preparation for Future Photovoltaic Installation														
					0	I3. Onsite Renewable Generation (Solar PV, Solar Thermal, and Wind)														
						I4. Net Zero Energy Home														
TBD						I4.1 Near Zero Energy Home														

J. BUILDING PERFORMANCE AND TESTING						14.2 Net Zero Electric		4				
TBD	Community	Energy	IAQ	Resources	Water							
TBD						J1. Third-Party Verification of Quality of Insulation Installation			1			
TBD						J2. Supply and Return Air Flow Testing		1	1			
TBD						J3. Mechanical Ventilation Testing and Low Leakage			1			
TBD						J4. Combustion Appliance Safety Testing			1			
2008						J5. Building Performance Exceeds Title 24 Part 6						
15.00%	1500.00%		25.0			J5.1 Home Outperforms Title 24 Part 6	25.0	60				
TBD						J6. Title 24 Prepared and Signed by a CABEC Certified Energy Analyst		1				
TBD						J7. Participation in Utility Program with Third-Party Plan Review		1				
TBD						J8. ENERGY STAR for Homes		1				
No				0		J9. EPA Indoor airPlus Certification	0		1			
TBD	No					J10. Blower Door Testing			2			
K. FINISHES												
Yes	Community	Energy	IAQ	Resources	Water							
Yes				1		K1. Entryways Designed to Reduce Tracked-In Contaminants						
Yes				2		K1.1 Individual Entryways	1		1			
Yes				1		K2. Zero-VOC Interior Wall and Ceiling Paints	2		2			
TBD						K3. Low-VOC Caulks and Adhesives	1		1			
TBD						K4. Environmentally Preferable Materials for Interior Finish						
TBD						K4.1 Cabinets			2			
TBD						K4.2 Interior Trim			2			
TBD						K4.3 Shelving			2			
TBD						K4.4 Doors			2			
TBD						K4.5 Countertops			1			
TBD						K5. Formaldehyde Emissions in Interior Finish Exceed CARB						
TBD						K5.1 Doors			1			
TBD						K5.2 Cabinets and Countertops			2			
TBD						K5.3 Interior Trim and Shelving			2			
TBD						K6. Products That Comply With the Health Product Declaration Open Standard			2			
TBD						K7. Indoor Air Formaldehyde Level Less Than 27 Parts Per Billion			2			
No				0		K8. Comprehensive Inclusion of Low Emitting Finishes	0		1			
L. FLOORING												
TBD	Community	Energy	IAQ	Resources	Water							
TBD	No					L1. Environmentally Preferable Flooring			3			
TBD						L2. Low-Emitting Flooring Meets CDPH 2010 Standard Method—Residential						
TBD						L3. Durable Flooring			1			
TBD						L4. Thermal Mass Flooring		1				
M. APPLIANCES AND LIGHTING												
Yes	Community	Energy	IAQ	Resources	Water							
Yes						M1. ENERGY STAR® Dishwasher	1			1		
TBD						M2. CEE-Rated Clothes Washer		1		2		
Yes						M3. Size-Efficient ENERGY STAR Refrigerator	0	2				
TBD						M4. Permanent Centers for Waste Reduction Strategies						
TBD						M4.1 Built-In Recycling Center			1			
TBD						M4.2 Built-In Composting Center			1			
Yes			2			M5. Lighting Efficiency						
TBD						M5.1 High-Efficacy Lighting	2	2				
TBD						M5.2 Lighting System Designed to IESNA Footcandle Standards or Designed by Lighting Consultant		2				
N. COMMUNITY												
Yes	Community	Energy	IAQ	Resources	Water							
Yes		1			1	N1. Smart Development	2	1		1		
TBD						N1.1 Infill Site	1		1			
TBD						N1.2 Designated Brownfield Site		2	2			
TBD						N1.3 Conserve Resources by Increasing Density		1	1			
TBD					0	N1.4 Cluster Homes for Land Preservation	1		1			
TBD						N1.5 Home Size Efficiency			9			
Yes						Enter the area of the home, in square feet						
Yes		2				Enter the number of bedrooms	2	2				
TBD						N2. Home(s)/Development Located Within 1/2 Mile of a Major Transit Stop						
TBD						N3. Pedestrian and Bicycle Access						
4	6.0					N3.1 Pedestrian Access to Services Within 1/2 Mile of Community Services	1	2				
4	2.0					Enter the number of Tier 1 services						
TBD						Enter the number of Tier 2 services						
TBD						N3.2 Connection to Pedestrian Pathways		1				
TBD						N3.3 Traffic Calming Strategies		2				
TBD						N4. Outdoor Gathering Places						
TBD						N4.1 Public or Semi-Public Outdoor Gathering Places for Residents		1				
TBD						N4.2 Public Outdoor Gathering Places with Direct Access to Tier 1 Community Services		1				
Yes		1				N5. Social Interaction						
Yes		1				N5.1 Residence Entries with Views to Callers	1	1				
Yes		1				N5.2 Entrances Visible from Street and/or Other Front Doors	1	1				
TBD		1				N5.3 Porches Oriented to Street and Public Space	1	1				
TBD						N5.4 Social Gathering Space		1				
TBD			0			N6. Passive Solar Design			2			
TBD			0			N6.1 Heating Load			2			
TBD						N6.2 Cooling Load						
TBD						N7. Adaptable Building						
TBD						N7.1 Universal Design Principles in Units		1	1			
TBD						N7.2 Full-Function Independent Rental Unit		1				
O. OTHER												
Yes	Community	Energy	IAQ	Resources	Water							
Yes						O1. GreenPoint Rated Checklist in Blueprints	Y	R	R	R	R	R
TBD						O2. Pre-Construction Kickoff Meeting with Rater and Subcontractors		0.5		1	0.5	
TBD						O3. Orientation and Training to Occupants—Conduct Educational Walkthroughs			0.5	0.5	0.5	0.5

TBD									
TBD									
TBD									
TBD									
TBD									
TBD									
TBD									
	O4. Builder's or Developer's Management Staff are Certified Green Building Professionals			0.5	0.5	0.5	0.5		
	O5. Home System Monitors			1				1	
	O6. Green Building Education								
	O6.1 Marketing Green Building		2						
	O6.2 Green Building Signage			0.5				0.5	
	O7. Green Appraisal Addendum								
	O8. Detailed Durability Plan and Third-Party Verification of Plan Implementation							1	
<b>Summary</b>									
Total Available Points in Specific Categories		341	26	131	53	83	48		
Minimum Points Required in Specific Categories		50	2	25	6	6	6		
<b>Total Points Achieved</b>		<b>77.5</b>	<b>8.0</b>	<b>33.0</b>	<b>12.0</b>	<b>13.5</b>	<b>11.0</b>		