

# NEW DEVELOPMENT CHECKLIST

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By Susie Murray at 7:12 pm, Sep 06, 2022



## 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*                                   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| 1.1.3 | After 2020, all new development will utilize zero net electricity*       | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 1.3.1 | Install real-time energy monitors to track energy use*                   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| 1.4.2 | Comply with the City's tree preservation ordinance*                      | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| 1.4.3 | Provide public & private trees in compliance with the Zoning Code*       | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| 1.5   | Install new sidewalks and paving with high solar reflectivity materials* | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| 2.1.3 | Pre-wire and pre-plumb for solar thermal or PV systems                   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| 3.1.2 | Support implementation of station plans and corridor plans               | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 3.2.1 | Provide on-site services such as ATMs or dry cleaning to site users      | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 3.2.2 | Improve non-vehicular network to promote walking, biking                 | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 3.2.3 | Support mixed-use, higher-density development near services              | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| 3.3.1 | Provide affordable housing near transit                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 3.5.1 | Unbundle parking from property cost                                      | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 3.6.1 | Install calming features to improve ped/bike experience                  | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 4.1.1 | Implement the Bicycle and Pedestrian Master Plan                         | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 4.1.2 | Install bicycle parking consistent with regulations*                     | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| 4.1.3 | Provide bicycle safety training to residents, employees, motorists       | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 4.2.2 | Provide safe spaces to wait for bus arrival                              | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
|       |  |                                     |                          |                                     |                                     |

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

\*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.

## DISCUSSION (PLEASE LIST POLICY #)

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.

CAP Goal 3.2.2: A bicycle lane currently exists along the west side of Santa Rosa Avenue.

CAP Goal 3.3.1: A bus stop is proposed at the northeast corner of the site.

CAP Goal 3.5.1: The project developers are considering "unbundling" of parking as a tenant rent option.

CAP Goal 4.1.3: The project developers are considering bicycle safety training as a management program for new tenants.

CAP Goal 4.2.2: A new bus stop serving project tenants and the surrounding area is being constructed at the northeast corner of the site allowing tenants safe access to public transportation without having to cross Santa Rosa Avenue.

CAP Goal 5.1.2: Conduit and pre-wiring for EV charging stations will be provided.

CAP Goal 9.2.3: Developers will work with builders to ensure compliance to greatest extent possible.