

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			X
1.1.3	After 2020, all new development will utilize zero net electricity*	X			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			X
7.3.2	Meet on-site meter separation requirements in locations with current or future recycled water capabilities*			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	
9.2.1	Minimize construction equipment idling time to 5 minutes or less*	X			X
9.2.2	Maintain construction equipment per manufacturer's specs*	X			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.*

DISCUSSION (PLEASE LIST POLICY #)

See attached.

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DISCUSSION

1.1.1 Comply with CalGreen Tier 1 standards

The project will comply with CALGreen Tier 1 standards at the time of building permit submittal, as required by the Nonresidential 2019 CALGreen+Tier 1 Checklist and the City's Building Department.

1.1.3 After 2020, all new development will utilize zero net electricity

The project applicant intends to comply with the zero net electricity by purchasing clean electricity from Sonoma Clean Power in addition to installation of photovoltaic panels to supplement energy use.

1.3.1 Install real-time energy monitors to track usage

The project applicant will install an electrical metering system that will monitor energy usage in real time and provide reports as necessary.

1.5 Install new sidewalks and paving with high solar reflectivity materials

The project will comply at the time of building review.

7.1.3 Use water meters which track real-time water use

The project will comply at the time of building review.

9.2.1 Minimize construction equipment idling time to 5 minutes or less

This is contained in the BAAQMD's Basic Construction Mitigation Measures (Table 8-2 of the BAAQMD's Air Quality Guidelines) and the City will incorporate those measures into the project conditions of approval.

9.2.2 Maintain construction equipment per manufacturer's specs

This is contained in the BAAQMD's Basic Construction Mitigation Measures (Table 8-2 of the BAAQMD's Air Quality Guidelines) and the City will incorporate those measures into the project conditions of approval.

9.2.3 Limit GHG construction equipment emissions by using electrified equipment of alternative fuels

Electrified construction equipment is not readily available, nor is alternative fueled heavy construction equipment. However, the project will be consistent with the California Air Resources Board In-Use Off-Road Diesel-Fueled Fleets Regulations aimed at reducing NOx and particulate matter associated with diesel emissions. Additionally, the project is below BAAQMD's Air Quality Guidelines screening levels for criteria pollutants and greenhouse gases. Given the project's small size and short period of time utilizing large construction equipment and inclusion of the BAAQMD's Basic Construction Mitigation Measures into the project's conditions of approval, the project complies with 9.2.3 within the limitations of existing technology.