

NEW DEVELOPMENT CHECKLIST

APPENDIX E

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			
1.1.3	After 2020, all new development will utilize zero net electricity*				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			
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			
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			
9.2.2	Maintain construction equipment per manufacturer's specs*	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 #)

POLICY # 1.1.3:

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.

POLICY #3.2.2:

No bike lane improvements are required as part of this project but the design of the project does not preclude future bike lines from being installed by the City. Conditions of Approval 9 and 11 of Exhibit A state that the sidewalks are to remain and any broken areas will be replaced under current City Standards.

POLICY #3.2.3:

Although this project is not mixed-use, it is creating a higher density development in the Downtown Core.

POLICY #3.3.1:

This project is a market rate project but will both add to the variety of housing types in the DSASP and provide housing near and possibly below the median rent for similar types of housing. Half of this project will be adaptive re-use rather than new construction and units will be compact in size with lower than average site development costs due to existing infrastructure. The project is also subject to Inclusionary Housing in Lieu Fees, further adding to the City's affordable housing fund. The project is within 0.9 miles of the SMART station and about a ½ mile walk to the transit mall.

POLICY #4.1.3:

Although not proposed at this time, property management may add a program of this type in the future.

POLICY #5.1.2:

Although not proposed at this time, property management may add charging stations in the future. As required by Code, the on-site utility infrastructure for such stations will be installed during project construction.

POLICY 8.1.3:

Although not proposed at this time, property management may add community garden planter beds in the future.

POLICY 9.2.3:

Compliance with this measure will be achieved by use of alternative fuels where feasible as described in the full text of Action Item 9.2.3 in the Santa Rosa Climate Action Plan.