

APPENDIX E –
**NEW DEVELOPMENT
CHECKLIST**

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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			X
3.1.2	Support implementation of station plans and corridor plans			X	X
3.2.1	Provide on-site services such as ATMs or dry cleaning to site users			X	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			X
3.6.1	Install calming features to improve ped/bike experience	X			X
4.1.1	Implement the Bicycle and Pedestrian Master Plan	X			X
4.1.2	Install bicycle parking consistent with regulations*	X			X
4.1.3	Provide bicycle safety training to residents, employees, motorists			X	X
4.2.2	Provide safe spaces to wait for bus arrival	X			X

#	Description	Compliance			
		Complies	Does Not Comply	N/A	See Discussion
4.3.2	Work with large employers to provide rideshare programs			X	X
4.3.3	Consider expanding employee programs promoting transit use			X	X
4.3.4	Provide awards for employee use of alternative commute options			X	X
4.3.5	Encourage new employers of 50+ to provide subsidized transit passes*			X	X
4.3.7	Provide space for additional park-and-ride lots			X	X
4.5.1	Include facilities for employees that promote telecommuting	X			X
5.1.2	Install electric vehicle charging equipment			X	X
5.2.1	Provide alternative fuels at new refueling stations*			X	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	X
8.1.3	Establish community gardens and urban farms			X	X
9.1.2	Provide outdoor electrical outlets for charging lawn equipment	X			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 #)

- 1.1.3 - The proposed project will comply with CalGreen and California Energy codes in effect at the time of building permit application submittal.
- 2.1.3 - project will include pre-wiring for solar PV on clubhouse roof.
- 3.1.2 - not applicable to project as it is outside the downtown area.
- 3.2.1 - the project does not propose atms or dry cleaning as it is strictly a residential project.
- 3.3.1 - the project proposes market rate rental housing near transit but no units proposed are income restricted affordable units.
- 3.5.1 - property management is required to provide 1 space per unit per Santa Rosa City Code. Additional parking will be charged for to encourage fewer vehicles per dwelling unit.
- 3.6.1 - the site plan is designed to improve and promote pedestrian and bicycle experiences.
- 4.1.1 - the project includes construction of bike lanes along Petaluma Hill Rd. frontage supporting the City's Bicycle & Pedestrian Master Plan.
- 4.1.2 - the proposed project provides the City code require bicycle parking.
- 4.1.3 - the proposed project does not have adequate infrastructure as an apartment project to provide bicycle safety training.
- 4.2.2 - the proposed project includes a bus stop with bench at the southwest corner of the site. No bus shelter is required or proposed.
- 4.3.2 - the proposed project is a residential development and not a large employer.
- 4.3.3 - the proposed project is a residential development and has very few employees, some of whom will live on site.
- 4.3.4 - see response to 4.3.3.
- 4.3.5 - not applicable given project is an apartment development. We don't have 50+ employees on-site.
- 4.3.7 - this policy does not apply to the proposed project.
- 4.5.1 - the proposed project will provide wiring for internet to all units.
- 5.1.2 - code required conduit will be installed to allow for future electric charging stations.
- 5.2.1 - not applicable given project is an apartment development.
- 6.1.3 - the contractor will prepare a Construction Waste Management Plan for recycling and disposal of construction waste.
- 7.3.2 - recycled water is not available to the project site. Compliance with policies 7.1.1, 7.1.3 and 9.1.3 provided as substitute.
- 8.1.3 - The proposed project has dedicated approximately 2.5 acres of the project site as an open space preserve. Additionally, the adjacent phase of the apartment project has a community garden available to residents.
- 9.1.2 - outdoor outlets to be provided at clubhouse. Additional outlets provided inside residential building electrical closets for use by authorized employees.
- 9.2.1 - civil engineer will include notes on plan to require contractors to limit construction equipment idling time to 5 minutes or less.
- 9.2.2 - civil engineer will include notes on plan to require contractors to maintain all equipment in accordance with manufactures instructions.
- 9.2.3 - civil engineer will include notes on plan to encourage contractors to use electrified equipment or equipment that use alternative fuels.