

Appendix I – Climate Action Plan Development Checklist

Appendix E: Development Checklist



The development checklist (**Table E.1**) was created to help both project applicants and County staff determine where a proposed new development project is consistent with Contra Costa County's Climate Action Plan (CAP). This checklist should be filled out for each new project subject to discretionary review. The County will work with applicants on a project-by-project basis to identify appropriate measures to integrate with the project through conditions of approval or project design, or other techniques as applicable. This approach allows the County to ensure that new projects are consistent with and do not compromise the County's ability to attain the greenhouse gas (GHG) reduction targets outlined in this CAP. To assist with implementation, the checklist provides descriptions and performance criteria that explain how individual projects can comply with requirements. The individual project criterion clarifies implementation of the CAP, providing additional information that is consistent with the assumptions identified in **Appendix D**.

COMPLETED BY
RICHARD LOEWEKE, AICP
FOR TROY BOURNE
SPIEKER SENIOR DEV. PARTNERS
10/11/21 *[Signature]*

Development Checklist

DEVELOPMENT CHECKLIST

Project Description Characteristics

Please identify the applicable land uses included in the proposed project and provide a brief description of the proposed project (or the project description to be used for the associated environmental document).

1) What is the size of the project (in acres)?:

30.4 GROSS ACRES.

2) Identify the applicable land uses:

- Residential
- Commercial
- Industrial
- Manufacturing

Other STATE-LICENSED CONTINUING CARE RETIREMENT COMMUNITY (NON-RESIDENTIAL). (CCRC)

3) If there is a residential component to the project, how many units are being proposed?

| | |
|---------------------------|---|
| SINGLE-FAMILY RESIDENCES: | 0 |
| MULTI-FAMILY RESIDENCES: | 0 |

4) Please provide a brief project description:

354 INDEPENDENT LIVING "UNITS" PLUS 100 CARE "UNITS" PLUS SUPPORT SERVICES & AMENITIES.

5) Does the project require any amendments to the General Plan or specific plans?

Yes No

If yes, please explain:

CURRENT "MEDIUM DENSITY RESIDENTIAL" DESIGNATION TO BE AMENDED TO ACCOMMODATE CCRC USE.

Development Checklist

6) Is the project located in a specific plan area?

- Yes No

If yes, which one?

7) Please complete the following table to identify project compliance with any applicable CAP measures.

Table E.1. Standards for CAP Consistency – New Development

| Reduction Measure and Applicable Standard | Does the Project Comply? | Notes & Comments |
|---|--|---|
| EE 1 & EE 6. New residential development will install high-efficiency appliances and insulation to prepare for the statewide transition to zero net energy. | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A | <i>NOT RESIDENTIAL, BUT "UNITS" WILL NEVERTHELESS COMPLY.</i> |
| EE 1. New nonresidential development will install high-efficiency appliances and insulation. | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A | Additional Notes: |
| RE 1. New residential and nonresidential development will meet the standards to be solar ready as defined by the California Building Standards Code. | <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A | If yes, how many kW of solar will be installed? Additional Notes: |
| LUT 2. New single-family houses and multi-family units with private attached garages or carports will provide rewiring for EV charging stations inside the garage or carport. | <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A | If yes, how many spaces are prewired? Additional Notes: |
| LUT 2. New multi-family (greater than five units) and nonresidential (greater than 10,000 square feet) developments will provide EV charging stations in designated parking spots. | <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A | If yes, how many spaces are prewired? Additional Notes: |
| LUT 4. New residential and nonresidential development will be located within one half-mile of a BART or Amtrak station, or within one quarter-mile of bus station. | <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A | If yes, what is the vehicle miles traveled reduction from the project? Additional Notes: |

Development Checklist

6) Is the project located in a specific plan area?

- Yes No

If yes, which one?

7) Please complete the following table to identify project compliance with any applicable CAP measures.

Table E.1. Standards for CAP Consistency – New Development

| Reduction Measure and Applicable Standard | Does the Project Comply? | Notes & Comments |
|---|--|---|
| EE 1 & EE 6. New residential development will install high-efficiency appliances and insulation to prepare for the statewide transition to zero net energy. | <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A | Additional Notes: |
| EE 1. New nonresidential development will install high-efficiency appliances and insulation. | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A | Additional Notes: |
| RE 1. New residential and nonresidential development will meet the standards to be solar ready as defined by the California Building Standards Code. | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A | If yes, how many kW of solar will be installed? <i>PROJECT WILL COMPLY WITH TITLE 24 STANDARDS AS WELL AS COUNTY STANDARDS. DETAILED STUDY OF CAPACITY UNDERWAY.</i> |
| LUT 2. New single-family houses and multi-family units with private attached garages or carports will provide prewiring for EV charging stations inside the garage or carport. | <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A | If yes, how many spaces are prewired? Additional Notes: |
| LUT 2. New multi-family (greater than five units) and nonresidential (greater than 10,000 square feet) developments will provide EV charging stations in designated parking spots. | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A | If yes, how many spaces are prewired? <i>33 FULL FUNCTIONAL EV CHARGING STATIONS + 25 PREW. FOR TOTAL OF 58. *</i> |
| LUT 4. New residential and nonresidential development will be located within one half-mile of a BART or Amtrak station, or within one quarter-mile of bus station. | <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A | If yes, what is the vehicle miles traveled reduction from the project? <i>NON-RESIDENTIAL CURC LOCATED JUST OVER 1/2 MILE FROM NEAREST STOP. *</i> |

** SEE TRANSPORTATION REPORT BY FEHR & PEERS FOR DETAILS (7/11/21). SHUTTLE SERVICE TO BE PROVIDED TO CURC RESIDENTS FOR ACCESS TO FACILITIES AND SPECIAL VENUES OFFSITE. AVE. AGE OF RESIDENT IS OVER 80 YRS.*