PUD-103 & P14-0086
PUD & Development Agreement
"RECEIVED JAN 24 2014"
EXHIBIT B

CLIMATE ACTION PLAN CHECKLIST

Project Name: SummerHill Apartment Communities **Project Address:** 5850 West Las Positas Blvd
Case No.: P13-2078 **Residential Units:** 177 Units **Sqft. of Com./Office/Mixed-Use Area:** N/A

	Project Aspects that reduce Greenhouse Gas (GHG) Emissions	Yes	No	N/A	Comments
LU1: Support Infill and High Density Development					
LU1-2	Project is infill development within the existing urban fabric that helps complete, reinforce, and repair the surrounding area.	x			
LU1-3	Project is mixed-use development which incorporates higher density and affordable residential units consistent and with the Downtown Specific Plan with easy access to activity areas. (Applies to projects in the downtown area only).			x	*Not applicable; project site is not in downtown area.*
LU1-4	Project is transit-oriented development near BART station, along transportation corridors, in business parks, and/or in the downtown area.	x			*Project is located less than 1/4-mile from bus stops for Wheels routes 9, 54 and 70 (which serve the Pleasanton/Dublin BART station) and Wheels routes 603, 607, 609 and 610.* *Site is in HBP (a business park). "Transit-oriented development" is defined in CAP as "Development structured around mixed-use transportation hubs meant to maximize access to public transport and thereby increase efficiencies and reduce community-wide greenhouse gas emissions."* *CAP also states: "The City has already targeted the Hacienda Business Park as a mixed-use, transit-oriented development." (p41)*
LU1-5	Project is high density development near and/or around transportation hubs and employment centers.	x			*30 DU/ac. See note, LU1-4.*
LU1-6	Project is TOD (transit oriented development): located within 1/4 mile of commuter rail, BART, and other transportation hubs.		x		*Project site is not located within Hacienda Business Park and close to several bus stops, but is not within 1/4 mile of a "transit hub."*
LU1-7	Project incorporates affordable housing on a vacant infill site.			x	*Project incorporates affordable housing units and project density (30 DU/ac) meets State affordability standard. Office building on project site is vacant.*
LU2: Support Mixed-use Infill and New Development near Local-serving					
LU2-1	Project is located within convenient walking distance to work, residences, and services.	x			*Project is located within 1/2 mile of retail, services, offices, school (Hopyard at W Las Positas).*
LU2-2	Project provides new housing and/or new employment located within ½-mile walking/biking proximity of complementary land uses, including retail, employment, institutional, or recreational.	x			*See note, LU2-1.*
LU2-4	Project reconnects streets and adds streets; minimizes parking to below code requirements; and includes attractive and functional urban plazas. (Applies to development near Pleasanton BART station in Hacienda and development near West Pleasanton BART)			x	*Not applicable; project site is not near Pleasanton BART station in Hacienda or West Pleasanton BART.*
LU2-9	Project includes live-work units.		x		
LU2-10	Project incorporates elements of LEED for Neighborhood Development (LEED ND)	x			*See attached list.*

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LU3: Improve Transportation Efficiency through Design Improvements					
LU3-1	Project provides key services within a ½-mile walking distance of residential clusters or areas. (Applies to non-residential projects)			x	*Not applicable; project is residential.*
LU3-2	Project provides building, landscape, and streetscape development design features that encourage transit, bicycle, and pedestrian access.	x			
LU3-3	Project encourages transit use and provides pedestrian and bicycle facilities.	x			
LU3-4	Project provides infrastructure to facilitate 'NextBus' technologies for tracking buses and predicting arrival times. (Applies to projects that include two or more bus shelters.)			x	*Not applicable; project does not include bus shelters.*
LU3-5	Project provides street improvements that meet the municipal street standards and AB 1358 Complete Streets and increase the safety, convenience, and efficiency of pedestrians, bicyclists, motorists, and transit riders.			x	*Not applicable; the project does not include any significant off-site street improvements. On-site private streets will be designed with enhanced paving, curb pop-outs at intersections, and other features to enhance pedestrian safety and walkability.*
LU3-6	Project includes pedestrian and bicycle access through cul-de-sacs in new projects, except where prohibited by topography.			x	*Not applicable; project does not include cul-de-sacs; all interior streets have circuit connection.*
LU3-7	Project includes neighborhood traffic calming to slow traffic speeds, reduce cut-through traffic and traffic-related noise, improve the aesthetics of the street, and increase safety for pedestrians, bicyclists, and vehicles.	x			*Cross-walks, enhanced paving, curb pop-outs at intersections near parallel parking*
TR1: Improve and Increase Transit Ridership with Incentives,					
TR1-6	The project offers discounted transit passes as part of HOA amenities, payable through the HOA dues. (Applies to residential development within 1/2 mile of transit.)	x			*Residents will qualify for Wheels ECO Pass which provides free travel on local Wheels buses. Project is located less than 1/4-mile from bus stops for Wheels routes 9, 54 and 70 (which serve the Pleasanton/Dublin BART station) and Wheels routes 603, 607, 609 and 610.*
TR1-9	The project includes a condition of approval to limit diesel vehicle idling. (Applies to projects with associated bus or truck traffic.)	x			*Construction vehicles will be subject to BAAQMD standards that limit diesel vehicle idling.*
NM1: Enhance and Maintain a Safe, Convenient, and Effective System					
NM1-1	Project provides a community trail, bike lane, staging area or other facility consistent with the Community Trails Master Plan or the Pedestrian and Bicycle Master Plan.		x		*Project site is not designated for any trails, bike lanes, etc.*
NM1-4	Project provides bicycle-related improvements (i.e., work-place provision for showers, bicycle storage, bicycle lanes, etc.).	x			*Project provides bicycle storage.*
NM1-5	Project provides bike parking. (Applies to non-residential and multi-family projects.)	x			*Project provides bicycle storage.*
NM1-7	Project provides bicycle detection at signalized intersections.			x	*Not applicable; project will not include any new signalized intersections.*
NM1-8	Project provides safe and convenient bike racks. (Applies to private schools, business and office projects.)			x	*Not applicable; project is not a private school, business or office project.*

	Project Aspects that reduce Greenhouse Gas (GHG) Emissions	Yes	No	N/A	Comments
NM1-9	Project completes a section of the Iron Horse Trail. (Applies to developments adjacent to the trail location.)			x	*Not applicable; project is not adjacent to the Iron Horse Trail.*
NM1-10	Project contributes to the bicycle/pedestrian underpass at 580/680 interchange (Johnson Drive canal) for connection to Dublin. (Applies to new projects in the immediate vicinity.)			x	*Not applicable; project is not in the immediate vicinity of the 580/680 interchange.*
TDM1: Use Parking Policy/Pricing to Discourage Single Occupancy					
TDM1-1	Project shares parking with adjacent use to reduce paved areas that contribute to urban heat islands and reduce stormwater infiltration.			x	
TDM1-2	Project separates fee-based parking from home rents/purchase prices or office leases. (Applies to projects within 1/2 mile of BART stations to increase housing and office affordability for those without a car or cars.)			x	*Not applicable; project site not within 1/2 mile of BART station.*
TDM1-3	Project tenants will participate in the City's TSM program to reduce auto trips. (Applies to non-residential projects.)			x	*Not applicable; project is residential.*
TDM1-5	Project will participate in a parking demand management program.		x		*Project is residential.*
TDM1-6	Project provides one or more electric charging stations for plug-in vehicles.	x			*Project will provide one or more electric charging stations.*
TDM1-7	Project provides motorcycle or scooter parking. (Applies to projects located in Downtown.)			x	*Not applicable; project is not located in downtown area.*
TDM2: Promote Alternatives to Work and School Commutes					
TDM2-4	Project provides a neighborhood telecommuting center.	x			*Proposed programming includes a business center*
TDM2-7	Project provides transit passes or other transit use incentives for an interim period to establish transit use patterns for employees. (Applies to new non-residential projects of more than 20,000 s.f. within 1/4 mile of transit)			x	*Not applicable; project is residential.*
TDM2-10	Project provides dedicated parking spaces for carpool, vanpool, alternative-fuel, and car-share vehicles.			x	*Not applicable; project is residential.*
TDM2-11	Project incorporates a car-sharing service.			x	
EC1: Use City Codes, Ordinances and Permitting to Enhance Green					
EC1-1	Project meets LEED Certified rating level and achieves 25% above T-24, and incorporates new requirements for shade trees, cool roofs and landscape lighting. (Applies to civic projects and commercial projects over 20,000 s.f.			x	*Not applicable; project is not a civic or commercial project.*
EC1-2	Project meets the City's residential green rating standard, including 25% above T-24, and incorporates new requirements for shade trees, cool roofs and landscape lighting. (Applies to residential projects.)	x			*Project will achieve a GreenPoint rating of at least 100 on the Multifamily New Home 2.2 / 2008 Title 24 checklist (130 points expected). Project will exceed 2008 Title 24 standards by 25%.*
EC1-3	Project provides light-colored paving material for roads and parking areas, as well as parking lot shade trees.	x			*Parking lot shade trees and earthtone sandstone pavers or sand/light sandstone a/c paving*
EC4: Develop Programs to Increase Energy Efficiency and Conservation					
EC4-4	Project incorporates solar tubes, skylights, and other daylighting systems within the design .	x			*High ceilings and south facing glazing with transom windows for daylighting of the community spaces*

	Project Aspects that reduce Greenhouse Gas (GHG) Emissions	Yes	No	N/A	Comments
ER1: Implement Local Ordinances and Permitting Processes to Support					
ER1-1	Project provides residential renewable energy installations (e.g., wind turbines). (Applies to residential projects.)		x		*The estimated cost to install distributed wind turbines on the project would be at least about $994,000 (and potentially much higher, given the need for increased structural reinforcement to support the turbines). The estimated savings (energy costs) would be about $42,600 per year.* *In addition, the turbines would be visible above the roof.*
ER2: Develop Programs to Promote On-Site Renewable Energy in the					
ER2-3	Project incorporates distributed generation, especially PV, solar thermal, solar hot water, and solar cooling, and/or providing bloom box or other fuel cell technologies.	x			*Thermal solar heating for pool and spa.* *Note, the projected cost for solar domestic hot water would be approximately $310,000 (not including any incentives or tax credits). According to the estimate Brian McKim received, incentives and tax credits could be approximately $170,000-$220,000, which would reduce the effective cost of a domestic hot water system to about $90,000-$140,000.*
ER2-5	Project includes a solar grid to power one or more EV charging stations.		x		*Microgrid Solar (MO): "The typical cost or EV charging equipment and installation is between $8,000 – $18,000. A 30% Federal Tax Credit for charging infrastructure reduces the overall installed cost of charging stations by 30%, up to $30,000 per location."* *SolarCity (CA): "Homeowners and businesses can install electric vehicle charging for as little as $1,500 with solar"*
SW2: Increase Recycling, Organics Diversion, and Waste Reduction					
SW2-12	Project provides adequate space and logistics for handling of recyclable and compostable materials. (Applies to commercial and multifamily residential projects.)	x			
WA1: Conserve Community Water through Building and Landscape					
WA 1-7	Project incorporates a water-saving landscape plan that includes xeriscaping and drought-resistant planting in lieu of lawns.	x			*Project will meet 2010 Statewide Water Efficient planting guidelines which require the use of at least 70% native or naturalized low water use plant material and a maximum of 25% turf areas.*
WA 1-8	Project limits lawn areas to designated play areas.	x			*Lawn areas limited to central play space and existing berm.*
WA3: Increase or Establish use of Reclaimed/Grey Water Systems					
WA3-2	Project utilizes reclaimed wastewater.	x			*Project will connect to City recycled water infrastructure when available (expected 2015).*
WA3-4	Project incorporates rain harvesting.		x		*Estimated cost is $333,659, or approximately $1,885 per unit.* *Based on the site size and expected rainfall, we calculate that a 12,000 CY storage tank would be required.*

Attachment to
CLIMATE ACTION PLAN CHECKLIST

Project Name: SummerHill Apartment Communities
Project Address: 5850 West Las Positas Blvd
Case No.: P13-2078
Residential Units: 177 Units

LU2-10: Project incorporates elements of LEED for Neighborhood Development

SLL Credit 1: Preferred Locations
OPTION 1. An infill site that is also a previously developed site. (5 points)

SLL Credit 4: Bicycle Network and Storage
BICYCLE NETWORK within ¼ mile AND BICYCLE STORAGE for 30% of units.
(1 point)

SLL Credit 5: Housing and Jobs Proximity
Project is residential and located with 1/2 mile walk of 177+ jobs FTE. (2 points)

SLL Credit 6: Steep Slope Protection
Site has no slopes greater than 15%. (1 point)

NPD Credit 1: Walkable Streets
(2 points)
g. If a façade extends along a sidewalk, no more than 40% of its length or 50 feet, whichever is less, is blank (without doors or windows).
i. On-street parking is provided on a minimum of 70% of both sides of all new and *existing* streets, including the project side of bordering streets.
j. Continuous sidewalks or equivalent provisions for walking are available along both sides of all streets within the project
m. At least 40% of all street frontage within the project has a minimum building-height-to-street-width ratio of 1:3 (i.e., a minimum of 1 foot of building height for every 3 feet of street width).
n. 75% of residential-only streets within the project are designed for a target speed of no more than 20 mph (existing streets may be exempted from calculations).
p. At-grade crossings with driveways account for no more than 10% of the length of sidewalks within the project.

NPD Credit 2: Compact Development
> 25 and ≤ 38 DU/ac (4 points)

NPD Credit 3: Mixed-Use neighborhood Centers
4–6 diverse uses within ¼ mile walk distance: church, school, office, retail, park. (1 point)

NPD Credit 5: Reduced Parking Footprint
Locate all new off-street surface parking lots at the side or rear of buildings, Use no more than 20% of the total *development footprint* area for all new off-street surface

parking facilities, and Provide at least one secure, enclosed bicycle storage space per occupant for 30% of the *planned occupancy* but no fewer than one per unit. (1 point)

NPD Credit 9: Access to Civic and Public Space
Project is located within 1/4 mile of Hart Middle School athletic fields. (1 point)

NPD Credit 10: Access to Recreation Facilities
Project is located within 1/4 mile of Hart Middle School athletic fields. (1 point)

NPD Credit 11: Visitability and Universal Design
Design a minimum of 20% of the dwelling units (and not less than one) to incorporate the universal design requirements (1 point)

NPD Credit 12: Community outreach and involvement
OPTION 1. Community outreach (1 point)

NPD Credit 14: Tree-Lined and Shaded Streets
Trees on both sides of proposed streets. (1 point)

NPD Credit 15: Neighborhood Schools
Project is located within 1/2 mile of Hart Middle School. (1 point)

GIB Credit 4: Water-Efficient landscaping
Reduce water consumption for outdoor landscape irrigation by 50% from a calculated midsummer baseline case. (1 point)

GIB Credit 7: Minimized Site Disturbance in Design and Construction
100% of project site is previously developed. (1 point)

GIB Credit 8: Stormwater Management
Implement a comprehensive stormwater management plan for the *project* that retains on-site, through infiltration, the 85th percentile rainfall volume (2 points + 1 point for *previously developed site)*

GIB Credit 11: On-Site Renewable Energy Sources
5% of annual electrical and thermal energy cost. (1 point)

GIB Credit 17: Light Pollution Reduction
To minimize light trespass from *project* sites, reduce sky-glow to increase night sky access, improve nighttime visibility through glare reduction, and reduce adverse effects on wildlife environments. (1 point)