



Climate Action Plan Consistency Review Checklist

Project # 21-0210

Introduction

The City of Escondido ("City") adopted an updated Climate Action Plan ("CAP") on March 10, 2021 by Resolution No. 2021-37. The CAP outlines strategies and measures that the City will undertake to achieve its proportional share of State greenhouse gas ("GHG") emissions reduction targets. The CAP's strategies and measures are designed to reduce GHG emissions for build-out under the General Plan. The CAP does so by (1) calculating a baseline GHG emissions level as of 2012; and (2) estimating future GHG emissions under a business as usual standard; and (3) implementing state mandated GHG reduction targets. Measures to reduce GHG emissions for projects with land use consistent with the City's General Plan are found in the CAP.

Analysis of GHG emissions and potential climate change impacts from new development is required under CEQA. The purpose of the CAP Consistency Checklist ("Checklist") is to provide a streamlined review process for proposed development projects that trigger environmental review pursuant to the California Environmental Quality Act ("CEQA").

The City's CAP is a qualified GHG emissions reduction plan in accordance with State CEQA Guidelines Section 15183.5. Pursuant to CEQA Guidelines Sections 15064(h)(3), 15130(d), and 15183(b), a project's incremental contribution to a cumulative GHG emissions effect may be determined not to be cumulatively considerable if it complies with the requirements of a CAP. Projects that are consistent with the General Plan and implement applicable CAP GHG reduction measures may incorporate by reference the CAP's cumulative GHG analysis. Conversely, projects that are consistent with the General Plan, but do not implement CAP GHG reduction measures, as well as General Plan Amendments and Annexations that increase emissions beyond CAP projections — will require a project-level GHG analysis.

The purpose of this Checklist is to implement GHG reduction measures from the CAP and determine if development would demonstrate consistency with the CAP's assumptions for implementation. Projects that are consistent with the CAP, as determined through the use of this Checklist, may rely on the CAP for the cumulative impact analysis of GHG emissions. Projects that are not consistent with the CAP must prepare a comprehensive project-specific analysis of GHG emissions, including quantification of existing and projected GHG emissions, incorporation of the measures in this Checklist to the extent applicable, and demonstration of consistency with a VMT threshold currently in development by the City. Cumulative GHG impacts could be significant for any project that is not consistent with the CAP.

This Checklist may be updated periodically to incorporate new GHG reduction techniques, include reference to or requirements of new ordinances adopted by the City, or to comply with later amendments to the CAP or local, State, or federal law. Comprehensive updates to this Checklist will be coordinated with each CAP update. Administrative updates to the Checklist may occur regularly, as necessary for the

purpose of keeping the Checklist up-to-date and implementable. Updates to the CAP Checklist associated with an update to the City's CAP would require City Council approval and shall comply with CEQA.

Applicability and Procedures

This Checklist is required only for discretionary projects¹ that are subject to and not exempt from CEQA. Projects that are exempt from CEQA are deemed to be consistent with the City's CAP, and no further review is necessary, with the exception of a Class 32 "In-Fill Development Projects" categorical exemption (State CEQA Guidelines Section 15332), for which projects are required to demonstrate consistency with the CAP through this Checklist.

General procedures for Checklist compliance and review are described below. Specific guidance is also provided under each of the questions under Steps 1 and 2 of the Checklist.

- The City's Community Development Department reviews development applications relative to environmental review requirements under Article 47 of the Escondido Zoning Code. These environmental quality regulations implement CEQA and State CEQA Guidelines by applying the provisions and procedures contained in CEQA to development projects proposed within the City.
- The project proponent or applicant must demonstrate if the project request is CAP compliant to the satisfaction of the Director of Community Development. In doing so, the project proponent or applicant must provide written documentation to demonstrate the applicability of the Checklist; and provide substantial evidence that demonstrates how the proposed project would implement each applicable Checklist requirement described herein.
- If a question in the Checklist is deemed not applicable (N/A) to a project, written documentation and substantial evidence supporting that conclusion shall be provided to the satisfaction of the Director of Community Development.
- Development projects requiring discretionary review that cannot demonstrate consistency with the CAP using this Checklist shall prepare a separate, project-level GHG analysis as part of the CEQA document prepared for the project and may be required to prepare an Environment Impact Report ("EIR").
- The specific applicable requirements outlined in the Checklist shall be required as conditions of project approval for CAP compliant projects with streamlined GHG emissions assessments.

¹ In this context, a project is any action that meets the definition of a "Project" in Section 15378 of the State CEQA Guidelines.

Application Information

Contact Information

Project No. and Name: 21-0210 / 829 South Escondido Boulevard Project

Property Address and APN: 829-849 S. Escondido Bl, Escondido, CA 92025 / 233-371-14 & 15

Applicant Name and Co.: Kerry Santoro, J. Whalen Associates, Inc

Contact Phone: (858) 527-2593 Contact Email: kerry@jwhalen.net

Was a consultant retained to complete this checklist? Yes No
 If Yes, complete the following:

Consultant Name: _____ Contact Phone: _____

Company Name: _____ Contact Email: _____

Project Information

1. What is the size of the project site (acres)? 0.46

2. Identify all applicable proposed land uses:
- Residential (indicate # of single-family dwelling units): _____
 - Residential (indicate # of multi-family dwelling units): 21
 - Commercial (indicate total square footage): 4,200 Square Feet Commercial
 - Industrial (indicate total square footage): _____
 - Other (describe use and indicate size): _____

3. Provide a description of the project proposed. This description should match the basic project description used for the CEQA document. The description may be attached to the Checklist if there are space constraints.

THE PROJECT PROPOSES A 21- UNIT MIXED USE APARTMENT AND COMMERCIAL DEVELOPMENT FOUR (4) STORIES IN HEIGHT. THE PROJECT IS SITUATED ON AN APPROXIMATE 20,000 SQUARE FOOT (0.46 ACRE) LOT CURRENTLY OCCUPIED BY SINGLE- LEVEL BUSINESSES AND AT- GRADE PARKING. THE GROUND LEVEL WILL INCLUDE COMMERCIAL SPACES LOCATED AT THE CORNER, BUILDING UTILITY SPACES AND A RESIDENTIAL LOBBY AND EXTERIOR COURTYARD SERVING THE RESIDENTIAL UNITS AT LEVELS 2-4 ABOVE. THE SITE IS LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF SOUTH ESCONDIDO BOULEVARD AND WEST 9TH AVENUE AND WILL PROVIDE (28) TOTAL AT- GRADE PARKING SPACES FOR RESIDENTIAL USE UNDERNEATH THE BUILDING. THESE SPACES WILL BE ACCESSED FROM SOUTH ESCONDIDO BOULEVARD WITH A SECONDARY EXIT LOCATED INTO THE ALLEY TO THE NORTH. THE PROPOSED DEVELOPMENT FRONTS SOUTH ESCONDIDO BOULEVARD AND WEST 9TH AVENUE WITH PROPOSED DEDICATED PLAZA/ CAFE AREAS FOR FUTURE COMMERCIAL USE AND A SMALL RESIDENTIAL ENTRY PLAZA PROVIDING CONNECTIVITY VIA THE RESIDENTIAL LOBBY TO THE PRIVATE INTERIOR COURTYARD. PARKING (13 SPACES) FOR COMMERCIAL USE IS LOCATED ON THE OPPOSITE SIDE OF WEST 9TH AVENUE PER A PREVIOUSLY EXECUTED PARKING AGREEMENT.

Step 1: Land Use Consistency

The first step in this section evaluates a project's GHG emissions consistent with the City's *Guidance to Demonstrating Consistency with the City of Escondido Climate Action Plan for Discretionary Projects Subject to CEQA* (Guidance Document). A summary of the process for determining the required level of analysis for these projects is provided in Figure 1, "Require Level of Analysis Flowchart," provided in the Guidance Document.

The CAP contains in-City GHG projections for 2020, 2030, and 2035. Measures to reduce GHG emissions for projects with land use consistent with the General Plan are found in the CAP. If any one of these calculations is erroneous, the CAP fails to accomplish this purpose. Therefore, the first step of this checklist is to determine if the project's anticipated growth would have been included in the CAP's business-as-usual land use and activity projections. This section allows the City to determine a project's consistency with the land use assumptions used in the CAP. Projects that are consistent with the General Plan may incorporate by reference the CAP's cumulative GHG analysis.

For projects that are determined to be consistent with CAP projections, the next step is to identify if the project would be estimated to emit fewer than 500 metric tons of carbon dioxide equivalent (MTCO_{2e}) annually. If found to emit fewer than 500 MTCO_{2e}, a project would not contribute considerably to cumulative climate change impacts as stated in the City's Guidance Document. Therefore, these projects would be considered consistent with the CAP.

Additionally, at the time of this CAP Checklist preparation, the City is in the process of developing screening thresholds for vehicle miles traveled (VMT) consistent with State legislation. . Thus, projects that would be below both the GHG and VMT screening level thresholds would not be anticipated to result in cumulative GHG impacts and conflict with the City's ability to achieve its GHG reduction targets.

Step 1: Land Use Consistency			
Checklist Item	Yes	No	
(Check the appropriate box and provide an explanation and supporting documentation for your answer)			
<p>1. Is the proposed project consistent with the City's existing General Plan land use designation?</p> <p>If "Yes", proceed to Question 3 of Step 1.</p> <p>If "No", proceed to Question 2 of Step 1.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<p>2. If the proposed project is not consistent with the existing General Plan land use designation, does the project include a General Plan Amendment that would generate GHG emissions equal to or less than estimated emissions generated under the existing designation?</p> <p>If "Yes", provide estimated project emissions under both existing and proposed designation(s) for comparison and proceed to Question 3 of Step 1.</p> <p>If "No", the project's GHG impact is potentially significant, and a GHG analysis must be prepared in accordance with the City's Guidance Document and applicable CEQA Guidelines. The project would not be eligible for GHG streamlining provisions of the CAP. The project must incorporate each of the measures identified in Step 2 to mitigate cumulative GHG emissions impacts unless a measure is determined to be infeasible in accordance with CEQA Guidelines Section 15091. Proceed and complete a project specific GHG analysis, and Step 2 of the Checklist.</p>	<input type="checkbox"/>	<input type="checkbox"/>	
<p>3. The size and type of projects listed below would emit fewer than 500 MTCO_{2e} per year. Based on this threshold, does the proposed project exceed these characteristics?</p> <ul style="list-style-type: none"> ▪ <u>Single-Family Housing</u>²: 36 dwelling units ▪ <u>Multi-Family Housing</u>: 55 dwelling units ▪ <u>Office</u>: 43,000 square feet ▪ <u>Commercial Space</u>: 20,000 square feet ▪ <u>Regional Shopping Center</u>: 18,000 square feet ▪ <u>Restaurant</u>: 6,500 square feet ▪ <u>General Light Industrial</u>: 58,000 square feet ▪ <u>Warehouse (Unrefrigerated)</u>: 233,000 square feet ▪ <u>Warehouse (Refrigerated)</u>: 62,000 square feet ▪ <u>Mixed-Use</u>: See the City's Guidance Document³ for methods to estimate mixed-use development thresholds ▪ <u>Other</u>: For project types not listed in this section the need for GHG analysis and mitigation will be made on a project-specific basis, considering the 500 MTCO_{2e} per year screening threshold. <p>If "Yes", proceed to Step 2.</p> <p>If "No", in accordance with the City's CAP screening criteria, the project's GHG impact is less than significant and is not subject to the measures of the CAP.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

² Single-Family Housing developments are defined as single-family detached homes on individual lots. All other residential use types (e.g. single-family attached, condo/townhouse, apartment) should be considered "Multi-Family Housing" for the purposes of comparing a project to the screening thresholds.

³ *Guidance for Demonstrating Consistency with the City of Escondido Climate Action Plan for discretionary Projects Subject to CEQA*, available at https://www.escondido.org/Data/Sites/1/media/PDFs/Planning/ClimateActionPlan/Final/Escondido_ThresholdsMemoFinal3.10.2021.pdf

Step 2: CAP Measures Consistency

The second step of CAP consistency review is to evaluate a project's consistency with the applicable strategies and measures of the CAP. Each Checklist item is associated with specific GHG reduction measures in the City's CAP.

Step 2: CAP Measures Consistency			
Checklist Item (Check the appropriate box and provide an explanation for your answer. Please use additional sheets if necessary)	Yes	No	N/A
Parking and Transportation Demand Management			
<p>1. Electric Vehicle Charging Stations (Measures T-1.3 & T-1.4)</p> <p><u>All Projects:</u> Will the project install electric vehicle charging stations (EVCSs) consistent with the following requirements:</p> <ul style="list-style-type: none"> Comply with the most recently updated version of the California Building Energy Efficiency Standards (Title 24, Part 6)? For multi-family residential and commercial (i.e. office and retail commercial) projects, will the project install electric vehicle charging stations at a minimum of 10 percent of the total parking spaces provided? For single-family residential projects, will the project install at least one EVCS in each new single-family home? <p>Check "N/A" only if the project is not proposing any parking; or if the project does not propose any construction activities.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Please substantiate how the project satisfies question 1:			
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<p>2. Pedestrian Infrastructure (Measure T-3.2)</p> <p><u>All Projects:</u> If the following conditions are met, would the project pay its fair-share contribution or fully install pedestrian infrastructure improvements?</p> <ul style="list-style-type: none"> The project frontage is located along a roadway for which pedestrian improvements are identified in the City's Street Design Manual, Pedestrian Master Plan, Trail Master Plan, or Safe Routes to School and Transit Plans; The proposed project would include site design amenities with pedestrian access points from the existing, identified roadway; and, The identified pedestrian improvements have not yet been installed. Or if they have been installed, the infrastructure is being redesigned, upgraded, and/or maintained to promote universal access. <p>Check "N/A" only if the project does not propose any construction activities.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Please substantiate how the project satisfies question 2:

3. Transportation Demand Management and Transit (Measures T-3.4 and T-3.6)

Single-Family Projects: N/A

Multi-Family Residential Projects: If the project is located in the Downtown Specific Plan area and is proposing a reduction in over 15 percent of the required amount of on-site vehicular parking, would the project implement the following policies or programs?

- The project would provide six-month transit passes to new residents;
- The project establishes strong connections in site design to promote convenient access and transit orientation; and,
- The project would monitor transit use by new residents for the first six months of project operations.

Non-Residential Projects: If the project is located within the Downtown Specific Plan, South Centre City Specific Plan, or East Valley Parkway Specific Plan, will the project implement Transportation Demand Management (TDM) program that includes, at a minimum:

- "End-of-trip" facilities for bicycle commuters (e.g. bicycle parking spaces, showers, lockers);
- Discounted monthly North County Transit District (NCTD) passes or transit subsidies;
- Informational material (provided to each employee or tenant) for carpool and vanpool ride-matching services; and
- Parking cash-out policies.

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Check "N/A" only if the project is a single-family residential project; if the project is multi-family or non-residential but not located within the aforementioned specific plans; or if the project does not propose any construction activities..

Please substantiate how the project satisfies question 3:

<p>4. Bicycle Infrastructure (Measure T-3.5)</p> <p><u>All Projects:</u> If the following conditions are met, would the project pay its fair-share contribution to bicycle infrastructure improvements?</p> <ul style="list-style-type: none"> <input type="checkbox"/> Intersection or roadway improvements are proposed as part of the project; and <input type="checkbox"/> The City's Bicycle Master Plan for identifies bicycle infrastructure improvements at any intersection(s) or roadway segment(s) that would be impacted as part of the project. <p>Check "N/A" if the intersection or roadway improvements required are fully in place to the satisfaction of the Director of Community Development; or if the project does not propose any construction activities.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Please substantiate how the project satisfies question 4:

Building Energy Use and Efficiency

<p>5. Alternately Fueled Water Heaters (Measures E-4.1 and E-4.2)</p> <p><u>Residential Projects:</u> If the project is a new single-family or multi-family residential development, will the project install electric heat pump water heaters?</p> <p><u>Non-Residential Projects:</u> If the project is non-residential, will the project install electric heat pump water heaters?</p> <p>Check "N/A" only if the project is non-residential and has an alteration and addition with a permit value of \$200,000 or less; or if the project does not propose any construction activities.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Please substantiate how the project satisfies question 5:

<p>6. Electric Cooking Appliances (Measure E-4.2)</p> <p><u>Single-Family Residential Projects:</u> N/A</p> <p><u>Multi-Family Residential Projects:</u> If the project is a new multi-family residential development, will the project install only electric cooking appliances?</p> <p><u>Non-Residential Projects:</u> N/A</p> <p>Check "N/A" only if the project is a single-family residential or non-residential project, or if the project does not propose any construction activities.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Please substantiate how the project satisfies question 6:

<p>7. Zero Net Energy (Measure E-5.2)</p> <p><u>Residential Projects:</u> N/A</p> <p><u>Commercial Projects:</u> If the project is a new commercial retail or office development, would the project achieve zero net energy (i.e. the total amount of energy used on-site is equal to the amount of renewable energy created on-site) and comply with the most recently updated California Building Energy Efficiency Standards (Title 24, Part 6)?</p> <p>Check "N/A" only if the project is a residential or project, or if the project does not propose any construction activities.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Please substantiate how the project satisfies question 7:

Landscaping and Land Conservation

<p>8. Landscape Water Consumption (Measure W-6.2)</p> <p><u>Single-Family Residential Projects:</u> If the project is proposing a single-family or townhome model home development, would the project:</p> <ul style="list-style-type: none"> Fully equip all model homes with greywater systems and rain barrels (or other rainwater capture systems); and, Offer greywater systems and rain barrels (or other rainwater capture systems) as an add-on option for new homes. <p><u>Non-Residential Projects:</u> N/A</p> <p>Check "N/A" if the project is not a single-family or townhome model home development; or if the project does not propose any construction activities.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Please substantiate how the project satisfies question 8:

<p>9. Tree Planting (Measure C-9.1)</p> <p><u>All Projects:</u> Would the project plant trees consistent with the following requirements?</p> <ul style="list-style-type: none"> Would the project plant a minimum of one tree for every four new parking spaces and/or demonstrate 50% canopy coverage in parking areas? <p><u>Residential Projects:</u> In addition to the planting requirements above for all projects, would the project be consistent with the following requirement?</p> <ul style="list-style-type: none"> Would the project plant a minimum of one tree per dwelling unit or pay an in-lieu fee? <p>Check "N/A" only if the project is not proposing any landscaping; or if the City's landscape ordinance would not apply to the project.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Please substantiate how the project satisfies question 9:
