

APPENDIX E – OTAY LAKES CAP CONSISTENCY CHECKLIST





Permit Number: _____

COUNTY OF SAN DIEGO
LAND USE AND ENVIRONMENT GROUP
Department of Planning & Development Services

Appendix A: Draft Climate Action Plan

Consistency Review Checklist

Introduction

The County of San Diego (County) Climate Action Plan (CAP), adopted by the Board of Supervisors on [DATE], outlines actions that the County will undertake to meet its greenhouse gas (GHG) emissions reduction targets. Implementation of the CAP will require that new development projects incorporate more sustainable design standards and implement applicable reduction measures consistent with the CAP. To help plan and design projects consistent with the CAP, and to assist County staff in implementing the CAP and determining the consistency of proposed projects with the CAP during development review, the County has prepared a CAP Consistency Review Checklist (Checklist). This Checklist, in conjunction with the CAP, provides a streamlined review process for proposed discretionary projects that require environmental review pursuant to the California Environmental Quality Act (CEQA). Please refer to the County's Guidelines for Determining Significance for Climate Change (Guidelines) for more information on GHG emissions, climate change impact requirements, thresholds of significance, and compliance with CEQA Guidelines Section 15183.5.

The purpose of this Checklist is to implement GHG reduction measures from the CAP that apply to new development projects. The CAP presents the County's comprehensive strategy to reduce GHG emissions to meet its reduction targets. These reductions will be achieved through a combination of County initiatives and reduction actions for both existing and new development. Reduction actions that apply to existing and new development will be implemented through a combination of mandatory requirements and incentives. This Checklist specifically applies to proposed discretionary projects that require environmental review pursuant to CEQA. Therefore, the Checklist represents one implementation tool in the County's overall strategy to implement the CAP. Implementation of measures that do not apply to new development projects will occur through the implementation mechanisms identified in Chapter 5 of the CAP. Implementation of applicable reduction measures in new development projects will help the County achieve incremental reductions towards its targets, with additional reductions occurring through County initiatives and measures related to existing development that are implemented outside of the Checklist process.

The Checklist follows a two-step process to determine if projects are consistent with the CAP and whether they may have a significant cumulative impact under the County's adopted GHG thresholds of significance. The Checklist first assesses a project's consistency with the growth projections and land use assumptions that formed the basis of CAP emissions projections. If a project is consistent with the projections and land use assumptions in the CAP, its associated growth in terms of GHG emissions would have been accounted for in the CAP's projections and project implementation of the CAP reduction measures will contribute

towards reducing the County's emissions and meeting the County's reduction targets. Projects that include a land use plan and/or zoning designation amendment that would result in an equivalent or less GHG-intensive project when compared to existing designation, would also be within the projections assumed in the CAP. Projects responding in the affirmative to Step 1 questions can move forward to Step 2 of the Checklist. If a land use and/or zoning designation amendment results in a more GHG-intensive project, the project is required to demonstrate consistency with applicable CAP measures and offset the increase in emissions as described in the Guidelines. Step 2 of the Checklist contains the CAP GHG reduction measures that projects are required to implement to ensure compliance with the CAP. Implementation of these measures would ensure that new development is consistent with relevant CAP strategies and measures and will contribute towards achieving the identified GHG reduction targets. Projects that are consistent with the CAP, as determined using this Checklist, may rely on the CAP for the cumulative impacts analysis of GHG emissions under CEQA.

A project's incremental contribution to cumulative GHG emissions may be determined to not be cumulatively considerable if it is determined to be consistent with the CAP. As specified in the CEQA Guidelines, the mere existence of significant cumulative impacts caused by other projects alone shall not constitute substantial evidence that the project's incremental effects are "cumulatively considerable" (CCR, Title 14, Division 6, Chapter 3, Section 15064[h][4]). Projects requiring discretionary review that cannot demonstrate consistency with the CAP using this Checklist may have a cumulatively considerable contribution to a significant cumulative impact and would be required to prepare a separate, more detailed project-level GHG analysis as part of the CEQA document prepared for the project.

Checklist Applicability

This Checklist only applies to development projects that require discretionary review and are subject to environmental review (i.e., not statutorily or categorically exempt projects) pursuant to CEQA. Projects that are limited to ministerial review and approval (e.g., only building permits) would not be subject to the Checklist. The CAP contains other measures that, when implemented, would apply broadly to all ministerial and discretionary projects. These measures are included for discretionary projects in this Checklist, but could also apply more broadly once the County takes action to codify specific requirements or standards.

Checklist Procedures

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 in subsequent pages.

1. The County's Department of Planning & Development Services (PDS) reviews development applications and makes determinations regarding environmental review requirements under CEQA. Procedures for CEQA can be found on the County's [Process Guidance & Regulations/Statutes Homepage](#). The Director of PDS will determine whether environmental review is required, and if so, whether completion of the CAP Checklist is required for a proposed project or whether a separate project-level GHG analysis is required.
2. The specific applicable requirements outlined in the Checklist shall be required as a condition of project approval.
3. The project must provide substantial evidence that demonstrates how the proposed project will implement each applicable Checklist requirement described herein to the satisfaction of the Director of PDS.

4. If a question in the Checklist is deemed not applicable (N/A) to a project, substantial evidence shall be provided to the satisfaction of the Director of PDS demonstrating why the Checklist item is not applicable. Feasibility of reduction measures for new projects was assessed in development of the CAP and measures determined to be feasible were incorporated into the Checklist. Therefore, it is expected that projects would have the ability to comply with all applicable Checklist measures.
5. 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 Environmental Impact Report (EIR). Guidance for project-specific GHG Technical Reports is outlined in the Report Format and Content Requirements for Climate Change document, provided under separate cover. The Report Format and Content Requirements document provides guidance on the outline and content of GHG analyses for discretionary projects processed by PDS that cannot show compliance with the CAP Checklist.

Checklist Updates

The Guidelines and Checklist may be administratively updated by the County from time to time to comply with amendments to State laws or court directives, or to remove measures that may become mandatory through future updates to State or local codes. Administrative revisions to the Guidelines and Checklist will be limited to changes that do not trigger a subsequent EIR or a supplement to the SEIR for the CAP pursuant to CEQA Guidelines Section 15162. Administrative revisions, as described above, will not require approval by the Board of Supervisors (Board). All other changes to the Guidelines and Checklist require Board approval.

Comprehensive updates to the Guidelines and Checklist will be coordinated with each CAP update (i.e., every five years beginning in 2025) and would require Board approval. Future updates of the CAP, Guidelines, and Checklist shall comply with CEQA.

Application Information

Contact Information

Project No. and Name: _____

Property Address and APN: _____

Applicant Name and Co.: _____

Contact Phone: _____ Contact Email: _____

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 [gross and net])? _____

2. Identify all applicable proposed land uses (indicate square footage [gross and net]):

Residential (indicate # of single-family dwelling units): _____

Residential (indicate # of multi-family dwelling units): _____

Commercial (indicate total square footage [gross and net]): _____

Industrial (indicate total square footage [gross and net]): _____

Agricultural (indicate total acreage [gross and net]): _____

Other (describe): _____

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

CAP Consistency Checklist Questions

Step 1: Land Use Consistency

For projects that are subject to CAP consistency review, the first step in determining consistency is to assess the project’s consistency with the growth projections used in the development of the CAP. This section allows the County to determine a project’s consistency with the land use assumptions used in the CAP.

Step 1: Land Use Consistency		
Checklist Item (Check the appropriate box and provide explanation and supporting documentation for your answer)	Yes	No
1. Is the proposed project consistent with the existing General Plan regional category, land use designations, and zoning designations?	<input type="checkbox"/>	<input type="checkbox"/>
Project Detail: Please substantiate how the project satisfies question 1. <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>		

If **“Yes,”** proceed to Step 2 (CAP Measures Consistency) of the Checklist.

If **“No,”** proceed to question 2 below.

2. Does the project include a land use element and/or zoning designation amendment that would result in an equivalent or less GHG-intensive project when compared to the existing designations?	<input type="checkbox"/>	<input type="checkbox"/>
Project Detail: Please substantiate how the project satisfies question 2. <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>		

If **“Yes,”** the project must provide estimated project GHG emissions under both existing and proposed designation(s) for comparison to substantiate the response and proceed to Step 2 (CAP Measures Consistency) of the Checklist.

If **“No,”** the project must prepare a separate, more detailed project-level GHG analysis, as outlined in the County’s Guidelines for Determining Significance for Climate Change and Report Format and Content Requirements for Climate Change, to demonstrate how the project would offset the increase in GHG emissions over the existing designations or baseline conditions. The project must also incorporate each of the CAP measures identified in Step 2 to mitigate cumulative GHG emissions impacts. Proceed and complete a separate project-specific GHG analysis and Step 2 of the Checklist. Refer to Section 4 of the County’s Guidelines for procedures on analyzing General Plan Amendments.

Step 2: CAP Measures Consistency

The second step of the CAP consistency review is to review and evaluate a project’s consistency with the applicable measures of the CAP. Each checklist item is associated with a specific GHG reduction measure(s) in the County CAP.

Step 2: CAP Measures Consistency				
Checklist Item (Check the appropriate box and provide an explanation for your answer)	CAP Measure	Yes	No	N/A
Step 2A: Construction Activities (All projects with a construction component must fill out this portion of the Checklist)				
Construction Equipment				
<p>1a. Construction Equipment</p> <p><u>Residential and Non-Residential Projects that propose use of more than ten pieces of construction equipment:</u> Will 10% of construction equipment in-use during construction activities use alternative fuels such as renewable diesel, renewable natural gas, compressed natural gas or electricity?</p> <p>Check “N/A” only if the project does not propose any construction activities or would use fewer than 10 pieces of equipment.</p>	T-3.1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>1b. Project Detail: Please substantiate how the project satisfies question 1a.</p> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>				
Step 2B: Project Operations (All projects with an operational component must fill out this portion of the Checklist)				
Transportation Demand Management				
<p>2a. Transportation Demand Management (TDM)</p> <p><u>Non-Residential:</u> For non-residential projects with anticipated employment of 25 or more, will the project implement a TDM program to achieve a 15% reduction in commute vehicle miles traveled (VMT), and commit to monitoring and reporting results to demonstrate on-going compliance?</p> <p>TDM components may include, but are not limited to:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Telecommuting <input type="checkbox"/> Car Sharing <input type="checkbox"/> Shuttle Service <input type="checkbox"/> Carpools <input type="checkbox"/> Vanpools <input type="checkbox"/> Bicycle Parking Facilities <input type="checkbox"/> Transit Subsidies <p>The project may incorporate the TDM components listed above, and propose additional trip reduction measures, as long as a 15% reduction in commute VMT can be demonstrated</p>	T-2.2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Step 2: CAP Measures Consistency

Checklist Item (Check the appropriate box and provide an explanation for your answer)	CAP Measure	Yes	No	N/A
through substantial evidence. Check "N/A" if the project is a residential project or if the project would not accommodate more than 25 employees.				
2b. Project Detail: Please substantiate how the project satisfies question 2a.				

Shared and Reduced Parking

3a. Shared and Reduced Parking <u>Non-Residential:</u> For non-residential projects, will the project implement shared and reduced parking strategies that achieves a 10% reduction in commute VMT? Shared and reduced parking strategies may include, but are not limited to: <input type="checkbox"/> Shared parking facilities <input type="checkbox"/> Carpool/vanpool-only parking spaces <input type="checkbox"/> Shuttle facilities <input type="checkbox"/> Electric Vehicle-only parking spaces Check "N/A" if the project is a residential project.	T-2.4	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3b. Project Detail: Please substantiate how the project satisfies question 3a.				

Building Energy Efficiency

4a. Energy Efficiency Standards for New Non-Residential Development and Zero Net Energy (ZNE) Requirements for New Residential Development: <u>Non-Residential:</u> For projects that include new non-residential construction, will the non-residential component of the project achieve a 10% greater building energy efficiency than required by the 2016 State energy efficiency standards in Title 24, Part 6 of the California Code of Regulations? For projects for which building permits would be issued after January 1, 2030, will the non-residential portion of the project achieve zero net energy (ZNE) performance, in accordance with standards, specifications or guidance issued by the California Energy Commission under Title 24 of the California Code of Regulations? <u>Residential:</u> For projects that include new residential construction for which building	E-1.1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Step 2: CAP Measures Consistency

Checklist Item (Check the appropriate box and provide an explanation for your answer)	CAP Measure	Yes	No	N/A
permits would be issued after January 1, 2020, will the residential portion of the project achieve ZNE performance, in accordance with standards, specifications or guidance issued by the California Energy Commission under Title 24 of the California Code of Regulations? Check "N/A" if the project is a residential project for which building permits will be issued prior to January 1, 2020.				

4b. Project Detail:
Please substantiate how the project satisfies question 4a.

Water Heating Systems

5a. Electric or Alternately-Fueled Water Heating Systems <u>Residential:</u> For projects that include residential construction, will the project, as a condition of approval, install the following types of electric or alternately-fueled water heating system(s)? Please check which types of system(s) will be installed: <input type="checkbox"/> Solar thermal water heater <input type="checkbox"/> Tankless electric water heater <input type="checkbox"/> Storage electric water heaters <input type="checkbox"/> Electric heat pump water heater <input type="checkbox"/> Tankless natural gas water heater <input type="checkbox"/> Other Check "N/A" if the project does not contain any residential buildings.	E-1.2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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5b. Project Detail:
Please substantiate how the project satisfies question 5a.

Renewable Electricity

6a. Renewable Electricity <u>Non-Residential:</u> For new non-residential projects, will the project provide 100% of the project's expected annual electricity use through rooftop photovoltaic panels or other onsite renewable sources, or procure 100% renewable electricity from a utility purveyor? Check "N/A" only if the project does not contain any non-residential buildings.	E-2.2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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6b. Project Detail:

Step 2: CAP Measures Consistency

Checklist Item (Check the appropriate box and provide an explanation for your answer)	CAP Measure	Yes	No	N/A
Please substantiate how the project satisfies question 6a.				

Water-Efficient Appliances and Plumbing Fixtures

<p>7a. Water Efficient Appliances and Plumbing Fixtures</p> <p><u>Residential:</u> For new residential projects, will the project comply with all of the following water efficiency and conservation BMPs¹?</p> <p><input type="checkbox"/> Kitchen Faucets: The maximum flow rate of kitchen faucets shall not exceed 1.5 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.5 gallons per minute at 60 psi².</p> <p><input type="checkbox"/> Energy Efficient Appliances: Install at least one qualified ENERGY STAR dishwasher or clothes washer per unit.</p> <p>Check "N/A" if the project is a non-residential project.</p>	W-1.1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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<p>7b. Project Detail:</p> <p>Please substantiate how the project satisfies question 7a.</p>				

Rain Barrel Installations

<p>8a. Rain Barrel Installations</p> <p><u>Residential:</u> For new residential projects, will the project make use of incentives to install one rain barrel per every 500 square feet of available roof area?</p> <p>Check "N/A" if the project is a non-residential project; if State, regional or local incentives/rebates to purchase rain barrels are not available; or if funding for programs/rebates has been exhausted.</p>	W-2.1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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<p>8b. Project Detail:</p> <p>Please substantiate how the project satisfies question 8a.</p>				

¹ CALGreen Tier 1 residential voluntary measure A4.303 of the [California Green Building Standards Code](#).
² Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.

Step 2: CAP Measures Consistency

Checklist Item (Check the appropriate box and provide an explanation for your answer)	CAP Measure	Yes	No	N/A
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Reduce Outdoor Water Use

9a. Reduce Outdoor Water Use

Residential: Will the project submit a Landscape Document Package that is compliant with the County’s Water Conservation in Landscaping Ordinance³ and demonstrates a 40% reduction in current Maximum Applied Water Allowance (MAWA) for outdoor use, as outlined below?

Maximum Applied Water Allowance for Residential Compliance (gallons/year) ⁴				
Regional Area	Size of Landscaped Area			
	500-999 Square Feet	1,000-1,499 Square Feet	1,500-1,999 Square Feet	2,000-2,499 Square Feet
Coastal	9,484	14,231	18,977	23,724
Coastal Corridor	9,484	14,231	18,977	23,724
Inland	10,445	13,872	20,903	26,127
Desert	15,412	23,125	30,838	38,552

Non-Residential: Will the project submit a Landscape Document Package that is compliant with the County’s Water Conservation in Landscaping Ordinance and demonstrates a 40% reduction in current MAWA for outdoor use, as outlined below?

Maximum Applied Water Allowance for Non-Residential Compliance (gallons/year) ⁵				
Regional Area	Size of Landscaped Area			
	500-999 Square Feet	1,000-1,499 Square Feet	1,500-1,999 Square Feet	2,000-2,499 Square Feet
Coastal	7,760	11,643	15,527	19,411
Coastal Corridor	7,760	11,643	15,527	19,411
Inland	8,546	12,823	17,069	21,377
Desert	12,610	18,920	25,231	31,542

Check “N/A” if the project does not propose any landscaping.

W-1.2

9b. Project Detail:

Please substantiate how the project satisfies question 9a.

³ [San Diego County Water Efficient Landscape Design Manual, Appendix B.](#)

⁴ Values in the table reflect a 40% reduction in the County’s current MAWA. See [Appendix A of the San Diego County Water Efficient Landscape Design Manual](#) for definitions of Regional Areas.

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Step 2: CAP Measures Consistency

Checklist Item (Check the appropriate box and provide an explanation for your answer)	CAP Measure	Yes	No	N/A

Agricultural and Farming Operations⁶

<p>10a. Agricultural and Farming Equipment</p> <p>Will the project use the San Diego County Air Pollution Control District’s (SDAPCD’s) farm equipment incentive program to convert gas- and diesel-powered farm equipment to electric equipment?</p> <p>Check “N/A” if the project does not contain any agricultural or farming operations; if the SDAPCD incentive program is no longer available; or if funding for the incentive program has been exhausted.</p>	A-1.1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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10b. Project Detail:
Please substantiate how the project satisfies question 10a.

<p>11a. Electric Irrigation Pumps</p> <p>Will the project use SDAPCD’s farm equipment incentive program to convert diesel- or gas-powered irrigation pumps to electric irrigation pumps?</p> <p>Check “N/A” if the project does not contain any agricultural or farming operations; if the SDAPCD incentive program is no longer available; or if funding for the incentive program has been exhausted.</p>	A-1.2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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11b. Project Detail:
Please substantiate how the project satisfies question 11a.

Tree Planting

<p>12a. Tree Planting</p> <p><u>Residential:</u> For residential projects, will the project plant, at a minimum, two trees per</p>	A-2.1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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⁶ Existing agricultural operations would not be subject to questions 10 and 11 of the Checklist, unless a proposed expansion is subject to discretionary review and requires environmental review pursuant to CEQA.

Step 2: CAP Measures Consistency

Checklist Item (Check the appropriate box and provide an explanation for your answer)	CAP Measure	Yes	No	N/A
every new residential dwelling unit proposed? Check "N/A" if the project is a non-residential project.				

12b. Project Detail:
Please substantiate how the project satisfies question 12a.
