

## Sustainable Santee Action Plan Consistency and Implementation Tracking Checklist

The Sustainable Santee Action Plan Project Consistency Checklist (Checklist) is intended to be a tool for development projects to demonstrate consistency with Santee's (City's) Sustainable Santee Action Plan, which is a qualified greenhouse gas (GHG) emissions reduction plan in accordance with California Environmental Quality Act (CEQA) Guidelines Section 15183.5. This Checklist has been developed as part of the Sustainable Santee Action Plan implementation and monitoring process and will support the achievement of individual GHG reduction measures as well as the City's overall GHG reduction goals. In addition, this Checklist will further the City's sustainability goals and policies that encourage sustainable development and aim to conserve and reduce the consumption of resources, such as energy and water, among others.

CEQA Guidelines Section 15183.5 allows lead agencies to analyze the impacts associated with GHG emissions at a programmatic level in plan-level documents such as Climate Action Plans or sustainability plans, so that project-level environmental documents may tier from the programmatic review. Projects that meet the requirements of this Checklist will be deemed to be consistent with the Sustainable Santee Action Plan and will be found to have a less than significant contribution to cumulative GHG (i.e., the project's incremental contribution to cumulative GHG effects is not cumulatively considerable), pursuant to CEQA Guidelines Sections 15064(h)(3), 15130(d), and 15183(b). Projects that do not meet the requirements in this Checklist will be deemed to be inconsistent with the Sustainable Santee Action Plan and must prepare a project-specific analysis of GHG emissions, including quantification of existing and projected GHG emissions and incorporation of the measures in this Checklist to the extent feasible. This GHG Checklist can be updated to reflect adoption of new GHG reduction strategies or to comply with any changes and updates in the Plan or local, State or federal regulations.

<b>1. Project Information</b>	
<b>Contact Information</b>	
<b>Project No./Name:</b>	
<b>Address:</b>	
<b>Applicant Name:</b>	
<b>Contact Information:</b>	
<b>Project Description Characteristics</b>	
<b>1. What is the size of the Project (acres)?</b>	
<b>2. Identify all Applicable Proposed Land uses:</b>	
<b>a. Residential-Single Family (Indicate number of single-family units)</b>	
<b>b. Residential-Multifamily (Indicate number of multifamily units)</b>	
<b>c. Commercial (total square footage)</b>	
<b>d. Industrial (total square footage)</b>	
<b>e. Other (describe)</b>	
<b>3. Provide a brief description of the project proposed:</b>	

## 2. Determining Land Use Consistency

### Checklist Item

**As the first step in determining the consistency with the Sustainable Santee Action Plan for the discretionary development projects, this section allows the City to determine the project’s consistency with the land use assumptions used in the Plan.**

	Yes	No
<b>1. Is the proposed project consistent with the existing General Plan and land use zoning designations? OR</b>		
<b>2. If the proposed project is not consistent with the existing land use plan and zoning designations, does the project include a land use plan and/or zoning designation amendment that is identified in the Sustainable Santee Action Plan Land Use Buffer (see Appendix A, Table 11)?</b>		
<b>3. If the proposed project is not consistent with the existing land use plan, zoning designations, or Land Use Buffer, does the project include a land use plan and/or zoning designation ammendment that will result in an equivalent or less GHG-intensive project when compared to the existing designations?</b>		

**Notes:**

For questions 1, if the answer is **Yes**, proceed to the Sustainable Santee Action Plan Consistency Checklist. If the answer is **No**, proceed to question 2.

For question 2, if the answer is **Yes**, proceed to the Sustainable Santee Action Plan Consistency Checklist. If the answer is **No**, proceed to question 3.

For question 3, if the answer is **Yes** provide estimated project emissions under both existing and proposed designation (s) for comparison. Compare the maximum buildout of the existing designation and the maximum buildout of the proposed designation. If the answer of question 3 is **No** then, in accordance with the City’s Significance Determination Thresholds, the project’s GHG impact may be significant. The project must nonetheless incorporate each of the applicable measures identified in the Checklist to mitigate cumulative GHG emissions impacts unless the decision maker finds that a measure is infeasible in accordance with CEQA Guidelines Section 15091.

Sustainable Santee Action Plan CEQA Project Consistency Checklist					Notes	
Greenhouse Gas Reduction Measure	Measure Applicability				Description	Notes
	Yes	No	N/A			
<b>Emissions Measures Category: Energy Efficiency</b>						Measure 1.1 is not on checklist because it focuses on minor residential alterations not subject to CEQA
<b>Land Use Sector-Residential</b>						
<b>Goal 1. Increase Energy Efficiency in Existing Residential Units</b>						
Measure 1.2. For existing Residential Unit Permit for Major Modifications (more than 30% of dwelling unit size, including bathroom and kitchen) that is considered a Project under CEQA must implement energy efficiency retrofits recommended from City Energy Audit and explain the energy efficiency retrofits implemented.						Measure 1.2 only applies if alteration is subject to CEQA
<b>Goal 2. Increase Energy Efficiency in the New Residential Units</b>						
Measure 2.1. New residential construction meet or exceed California Green Building Standards Tier 2 Voluntary Measures, such as obtaining green building ratings including LEED, Build it Green, or Energy Star Certified building certifications in scoring development and explain the measures implemented.						
<b>Land Use Sector-Commercial</b>						Measure 3.1 is not on checklist because it focuses on minor alterations which are not subject to CEQA
<b>Goal 3. Increase Energy Efficiency in Existing Commercial Units</b>						
Measure 3.2. For existing commercial units of 10,000 sq. ft. or more seeking building permits for modifications representing 30% or more sq. ft. and considered a Project under CEQA must implement energy efficiency retrofits recommended by the City to meet California Green Building Standards Tier 1 Voluntary Measures and explain the retrofits implemented.						
<b>Goal 4. Increase Energy Efficiency in New Commercial Units</b>						
Measure 4.1. New commercial units meet or exceed California Green Building Standards Tier 2 Voluntary Measures such as obtain green building ratings including: LEED, Build it Green, or Energy Star Certified buildings certifications in scoring development and explain the measures implemented.						
<b>Emissions Measures Category: Advanced Goals Measures</b>						
<b>Land Use Sector-Commercial</b>						
<b>Goal 5. Decrease Energy Demand through Reducing Urban Heat Island Effect</b>						
Measure 5.1. Project utilizes tree planting for shade and energy efficiency such as tree planting in parking lots and streetscapes.						
Measure 5.2. Project uses light-reflecting surfaces such as enhanced cool roofs on commercial buildings.						
<b>Emissions Measures Category: Transportation</b>						
<b>Land Use Sector-Residential and Commercial</b>						
<b>Goal 6. Decrease GHG Emissions through a Reduction in VMT</b>						
Measure 6.1. Proposed project streets include sidewalks, crosswalks, and other infrastructure that promotes non-motorized transportation options.						
Measure 6.2. Proposed project installs bike paths to improve bike transit.						

<b>Land Use Sector-Residential and Commercial</b>					
<b>Goal 7: Increase Use of Electric Vehicles</b>					
Measure 7.1. Install electric vehicle chargers in all new residential and commercial developments.					
a. For new Single-Family Residential, install complete 40 Amp electrical service and one e-charger.					
b. For new Multifamily Residential, install e-chargers for 13 percent of total parking.					
c. For new Office Space, Regional Shopping Centers, and Movie Theaters, install e-chargers for 5 percent of total parking spaces.					
d. For new Industrial and other Land Uses employing 200 or more employees, install e-chargers for 5 percent of total parking spaces.					
<b>Land Use Sector-Residential and Commercial</b>					
<b>Goal 8. Improve Traffic Flow</b>					
Measure 8.1. Implement traffic flow improvement program.					Projects that include traffic controls need to show consistency with one of these
a. Install smart traffic signals at intersections warranting a traffic signal, OR					
b. Install roundabout.					
<b>Emissions Measures Category: Solid Waste</b>					
<b>Land Use Sector-Residential and Commercial</b>					
<b>Goal 9: Decrease GHG Emissions through Reducing Solid Waste Generation</b>					
Measure 9.1. Reduce waste at landfills.					
waste.					
<b>Emissions Measures Category: Clean Energy</b>					
<b>Land Use Sector-Residential and Commercial</b>					
<b>Goal 10. Decrease GHG Emissions through Increased Clean Energy Use</b>					
Measure 10.1. Increase distributed energy generation within City of Santee by implementing the following applicable photovoltaic solar systems:					
a. Single-family residential to install at least 2kW per unit of PV solar systems, unless the installation is infeasible due to poor solar resources established in a solar feasibility study prepared by a qualified solar consultant submitted with an application					
b. Multifamily residential to install at least 1kW per unit of PV solar systems, unless the installation is infeasible due to poor solar resources established in a solar feasibility study prepared by a qualified solar consultant submitted with an applicant's formal project submittal to City.					
c. On commercial buildings, install at least 2 kW per square foot of building area (e.g., 2,000 sq. ft. = 3 kW) unless the installation is infeasible due to poor solar resources.					

NONRESIDENTIAL VOLUNTARY MEASURES

AS 602.2 CALGreen VERIFICATION GUIDELINES TIER 2 CHECKLIST

Application: This checklist shall be used for nonresidential projects that meet the following: new construction, or building additions of 1,000 square feet or greater, or building alterations with a permit valuation of \$200,000 or more pursuant to Section 301.3, AND are adopting Tier 2 voluntary measures.

Note: All applicable mandatory requirements in Chapter 5 shall be met prior to applying Tier 2 voluntary measures.

Instructions: Comply with (I) Tier 2 prerequisite measures from the various categories shown on the table below.

Add a "Y" to all mandatory and Tier 2 prerequisite measures in the appropriate columns. Select the required number of additional electives from those categories shown on the table below and add a "N" on the selected elective and add an "N" on the rest.

Count the total number of Tier 2 prerequisite measures plus the additional electives and write down the total number at the end of the checklist. Determine if the required number of Tier 2 measures have been selected to achieve Tier 2 compliance.

Y = Yes (section has been selected and/or included) N = No (section has not been selected and/or included) O = Other (provide explanation) [N] = New construction pursuant to Section 301.3 [A] = Additions and/or Alterations pursuant to Section 301.3

Table with columns: CHAPTER 5 DIVISIONS, SECTION TITLE, CODE SECTION, Y, N, O, PLAN SHEET, SPEC. OR ATTACH REFERENCE. Includes categories like Storm water pollution prevention, bicycle parking, designated parking, etc.

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NONRESIDENTIAL VOLUNTARY MEASURES

Table with columns: CHAPTER 5 DIVISIONS, SECTION TITLE, CODE SECTION, Y, N, O, PLAN SHEET, SPEC. OR ATTACH REFERENCE. Includes categories like Community connectivity, Energy Efficiency, Water Efficiency and Conservation, etc.

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NONRESIDENTIAL VOLUNTARY MEASURES

Table with columns: CHAPTER 5 DIVISIONS, SECTION TITLE, CODE SECTION, Y, N, O, PLAN SHEET, SPEC. OR ATTACH REFERENCE. Includes categories like Nonresidential lavatory faucets, Kitchen faucets, Wash fountains, etc.

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NONRESIDENTIAL VOLUNTARY MEASURES

Table with columns: CHAPTER 5 DIVISIONS, SECTION TITLE, CODE SECTION, Y, N, O, PLAN SHEET, SPEC. OR ATTACH REFERENCE. Includes categories like Enhanced construction waste reduction, Recycling by occupants, etc.

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NONRESIDENTIAL VOLUNTARY MEASURES

Table with columns: CHAPTER 5 DIVISIONS, SECTION TITLE, CODE SECTION, Y, N, O, PLAN SHEET, SPEC. OR ATTACH REFERENCE. Includes categories like Life cycle assessment, Materials and system assemblies, etc.

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NONRESIDENTIAL VOLUNTARY MEASURES

Table with columns: CHAPTER 5 DIVISIONS, SECTION TITLE, CODE SECTION, Y, N, O, PLAN SHEET, SPEC. OR ATTACH REFERENCE. Includes categories like Site features, Documentation of compliance, etc.

NONRESIDENTIAL VOLUNTARY MEASURES

Documentation Author's / Responsible Designer's Declaration Statement. Check the appropriate boxes for the list below. Includes fields for Signature, Company, Address, City/State/Zip, Date, License, and Phone.

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PROPOSED NEW DEVELOPMENT: C.U.P. ALL RIGHT STORAGE, INC. 8708 COTTONWOOD AVENUE, SANTEE, CALIFORNIA 92071



DATE: 07-06-2020 DRAWING: C:\new\Tier-2list REVISIONS:

CONDITIONAL USE PERMIT SHEET 17 OF x. REVISION 5, 4, 3, 2, 1. SUBMITTAL DATE: September 16, 2019.

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CALGREEN TIER 2 CHECKLIST A17 OF 17