

CLIMATE ACTION PLAN CONSISTENCY REVIEW CHECKLIST

INTRODUCTION

The City of San Marcos (City) adopted an updated Climate Action Plan (CAP) in December, 2020. 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 purpose of the CAP Consistency Checklist (Checklist), in conjunction with the CAP, is to provide a streamlined review process for all proposed development projects that are subject to discretionary review and/or trigger environmental review pursuant to the California Environmental Quality Act (CEQA).

Analysis of GHG emissions and potential climate change impacts from new development is required under CEQA. The City's CAP is a qualified greenhouse gas (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.

The purpose of this Checklist is to implement GHG reduction measures from the CAP that apply to new discretionary development projects. New development would demonstrate consistency with relevant CAP strategies and would not conflict with the City's ability to achieve the identified GHG reduction targets through implementation of applicable measures. 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 and incorporation of the measures in this Checklist to the extent feasible. Cumulative GHG impacts would be significant for any project that is not consistent with the CAP.

This Checklist may be updated periodically to incorporate new GHG reduction techniques 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 also require City Council approval and shall comply with CEQA.





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 Development Services Planning Division reviews development applications and makes determinations regarding environmental review requirements under CEQA.
- The specific applicable requirements outlined in the Checklist shall be required as conditions of project approval.
- The project must provide written documentation and supporting evidence that demonstrate how the proposed project would implement each applicable Checklist requirement described herein to the satisfaction of the Planning Division.
- If a question in the Checklist is deemed not applicable (N/A) to a project, written documentation and evidence supporting that conclusion shall be provided to the satisfaction of the Planning Division. Each Checklist question provides the scenario(s) where checking N/A may be acceptable. If a measure is deemed not applicable for reasons other than those outlined in each question, supporting evidence will need to be provided and would be subject to Planning Division approval. A project may be determined to be inconsistent with the CAP if the N/A response is deemed to be not supported by credible evidence.
- 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.

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 Informat	ion	
Contact Information			
Project No. and Name:	IM22-0007 (Capalina Apartments)		
Property Address and APN:	Capalina Road, San Marcos, CA 920	069	
Applicant Name and Co.:	Jon Rilling, Capalina SMA, LLC		
Contact Phone:	(760) 445-5144	Contact Email:	jrilling09@gmail.com
Was a consultant retained If Yes, complete the follow	to complete this checklist?		
Consultant Name:	Matt Simmons	Contact Phone:	(760) 484-8832
Company Name:	Consultants Collaborative	Contact Email:	matt@cciconnect.com
Project Information			
1. What is the size of the p	roject site (acres)?	2.51 Acres	
2. Identify all applicable p	roposed land uses:		
☐ Residential (indi	cate # of single-family dwelling units	s):	
■ Residential (indi	cate # of multi-family dwelling units)	:	119 Units
■ Commercial (ind	licate total square footage):		4,000 sf
☐ Industrial (indica	ate total square footage):		
☐ Other (describe)			
· ·	the project proposed. This descripties CEQA document. The description m		
Proposal to rezone the currer	nt site from MU-3 to MU-2, to allow for a	mix of 119 Multifar	nily Apartment Units and
approximately 4,000 sf of gro	und floor commercial. The project will u	tilize the State's De	ensity Bonus law to
achieve a density of 47 units ¡	per acre, with a maximum of 4-stories. T	he project will utili	ze two of the State Density
Bonus Incentives by including	g six affordable units (set-aside for occup	oants that make be	tween 30%-50% of AMI).
The remaining units will be m	narket rate units. The Project will utilize t	he State incentive	s for parking.
The Project is 0.6 miles from a	a transit station, is within a low regional	VMT area, and with	nin the SANDAG smart growth ar





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 San Marcos Climate Action Plan: For Discretionary Projects Subject to CEQA* (Guidance Document). New discretionary development projects subject to CEQA review that emit fewer than 500 metric tons of carbon dioxide equivalent (MTCO₂e) annually would not contribute considerably to cumulative climate change impacts as stated in the City's Guidance Document, and therefore, would be considered consistent with the CAP and associated emissions projections.

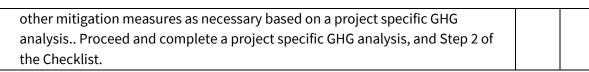
For projects that are subject to CAP consistency review, the next step in determining consistency is to assess the project's consistency with the growth projections used in the development of the CAP. This section allows the city to determine a project's consistency with the land use assumptions used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





	Step 1: Land Use Consistency		
	list Item he appropriate box and provide an explanation and supporting documentation for your answer)	Yes	No
1.	The size and type of projects listed below would emit fewer than 500 MTCO₂e per year. Based on this threshold, does the proposed project exceed these characteristics? ■ Single Family Housing: 36 dwelling units ■ Multi-Family Housing: 55 dwelling units ■ Office: 43,000 square feet ■ Commercial Space: 20,000 square feet ■ Regional Shopping Center: 18,000 square feet ■ Hotel: 37 rooms ■ Restaurant (Sit-Down): 6,500 square feet ■ Restaurant (Drive-Thru, High Turnover): 2,400 square feet ■ General Light Industrial: 58,000 square feet ■ University: 263 students ■ Mixed-Use: See Guidance to Demonstrating Consistency memorandum for methods to estimate mixed-use development thresholds ■ Other: 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 MTCO₂e per year screening threshold. If "Yes", proceed to Question 2 of Step 1. 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.		
2.	Is the proposed project consistent with the City's existing General Plan land use designation? If "Yes", proceed to Step 2. If "No", proceed to Question 3 of Step 1		⊠
3.	For projects 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? If "Yes", proceed to Step 2 and provide estimated project emissions under both existing and proposed designation(s) for comparison. 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 must incorporate each of the measures identified in Step 2 to mitigate cumulative GHG emissions impacts, along with	X	





STEP 2: CAP MEASURES CONSISTENCY

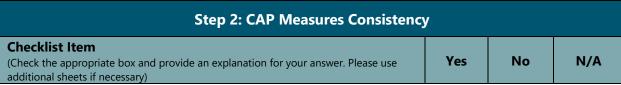
The second step of CAP consistency review is to evaluate a project's consistency with the applicable strategies and measures of the CAP. Each Checklist item is associated with a specific GHG reduction measure in the City's CAP. "N/A" should only be checked based on the direction provided in each Checklist Item question. All projects for which the measure is applicable must demonstrate that they would implement measures consistent with the Checklist Item, or fully substantiate how the item would be infeasible for project implementation. "N/A" responses are subject to Planning Division review and approval. If "No" is provided as a response to a question, the project would be determined to be inconsistent with the CAP and result in a significant GHG impact.





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
Project Design			
1. Electric Vehicle Charging Stations (Measure T-2)			
Multi-Family Residential and Non-Residential: Will the project install electric vehicle charging stations (Level 2 or better) in at least five percent of the total parking spaces provided on-site?	\boxtimes		
Check "N/A" if the project is a single-family residential project or would not provide any parking.			
Please substantiate how the project satisfies question 1: The project will comply with Measure T-2. The project include 147 parl residential and 5 spaces for commercial). The project design includes 8 EV chargers, 15 EV-capable spaces and 35 EV-ready spaces.	~ -	-	
Residential and Non-Residential Projects: If the following conditions are met, would the project pay its fair-share contribution to bicycle infrastructure improvements? Intersection or roadway segment improvements are proposed as part of the project and, The City's General Plan Mobility Element identifies bicycle infrastructure improvements at any intersection(s) or roadway segment(s) that would be improved as part of the project. Check "N/A" if the conditions above would not be met.			\boxtimes





Please substantiate how the project satisfies question 2:

Not Applicable: The project site is located on the Mission Road corridor which has a bicycle lane that transitions to a sharrow lane along the project's northern frontage. The project design would not impact the bicycle lanes along Mission Road. The City's General Plan Mobility Element (Figure 3-4) does not identify any bicycle infrastructure for Capalina Road, which is the project's southern border





	Step 2: CAP Measures Consistency	y		
Checklist Item (Check the approp additional sheets if	riate box and provide an explanation for your answer. Please use	Yes	No	N/A
3. Transp	ortation Demand Management (Measure T-9)			
projec at a mi ⊠	Family Residential and Non-Residential: Will the t develop and implement a TDM plan that includes, nimum, all of the TDM strategies listed below? Provide discounted monthly transit pass or provide at least 25 percent transit fare subsidy to residents/employees.			
X	Provide designated car-share, carpool, vanpool, and/or park-and-ride parking spaces. ²			
X	Provide pedestrian connections between all internal uses and to all existing or planned external			
X	streets around the project site(s). Provide secure bicycle parking spaces or bicycle			
	racks, showers, and clothes lockers.	\boxtimes	П	П
\boxtimes	Encourage telecommuting for employees (allow			
	one telecommute day per week or compressed			
	work weeks) or provide a telecommute work center			
	with common office space and equipment available to residents.			
I I	-or-			
	the project implement and monitor for four (4) years			
	program that demonstrates an alternative ortation (i.e. carpool, public transit, bicycle, walk,			
•	mmute) mode share of at least 29 percent ³ for all			
reside	·			
. co.uc				
Check "N/A" if	the project is a single-family residential project or is			
not subject to	the City's TDM Ordinance.			

³ Measure T-10 requires projects to increase alternative mode share by seven percent. The baseline mode share for alternative transportation (i.e. carpool, public transit, bicycle, walk, and telecommute) is 22 percent based on 2010 Census Data.



² The designated number of car-share, carpool, vanpool, and/or park-and-ride parking spaces provided at a rate equal to or greater than CALGreen minimum requirements.

Step 2: CAP Measures Consistency	y		
Checklist Item			
(Check the appropriate box and provide an explanation for your answer. Please use		No	N/A
additional sheets if necessary)			

Please state which measure option the project for which the project would comply and substantiate how the project satisfies question 3:

The project will comply with Measure T-9. The property manager will provide transit information to the owners and make a good faith effort in offering discounted transit fares. There will be some parking space for carpool and bicycle racks onsite. The community room will have some spaces available for residents to telecommute. The property management company will provide a newsletter to inform the residents there are options for reduced transit passes. The project will provide designated car-share, carpool, vanpool, EV and/or park-and-ride spaces on site. Each apartment is equipped with showers and storage as well as areas within the home for telecommuting. Additionally, the project will have common office space as part of the commercial portion that will promote telecommuting. Adjacent to the fitness center, as part of the onsite restrooms, a shower and 2 sets of bike racks will be provided onsite.

	DRAF		
4.	Multi-Family Residential: If located within a half-mile of a major transit stop ⁴ , would the project provide at least 27 percent fewer parking spaces than required for the same use based on the City's municipal code parking requirements?		\boxtimes
	"N/A" if the project is a single-family residential or non- ntial project.		

⁴ Major transit stop is defined as a bus or light-rail station with fixed service and 10-minute minimum headways during peak hours. Project applicants should confirm with City staff if the project site would fall within this proximity tot a major transit stop.



Step 2: CAP Measures Consistend	cy		
Checklist Item (Check the appropriate box and provide an explanation for your answer. Please use additional sheets if necessary)	Yes	No	N/A
Please substantiate how the project satisfies question 4:			
Not Applicable: The project site is is located more than a half-m	ile from a 1	najor tran	sit stop.
5. Water Heaters (Measure E-1) Residential: Will the project install one of, or a combination of, the following water heater types in place of natural gas water heaters? □ Electric heat pump water heater □ Instantaneous electric water heater □ Electric tank □ Solar water heater with heat pump water heater backup □ Solar water heater with electric tank backup Check "N/A" if the project is a non-residential project.	X		
Please substantiate how the project satisfies question 5: The project will comply with Measure E-1. The project will insta electric tank.	ıll electric l	neat pump	water heat
6. Photovoltaic Installation (Measure E-2)			
Non-Residential: Will the project install photovoltaic			



foot of gross floor area?

on-site photovoltaic would be infeasible.

systems with a minimum capacity of two watts per square

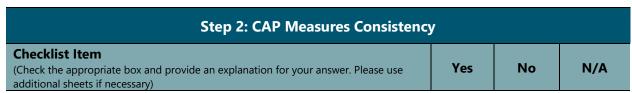
Check "N/A" if the project is a residential project or if installation of

Χ

	Step 2: CAP Measures Consistence	y		
(Check	cklist Item k the appropriate box and provide an explanation for your answer. Please use conal sheets if necessary)	Yes	No	N/A
	se substantiate how the project satisfies question 6:			•
The	project will comply with Measure E-2. The project will insta	ll Photovo	ltaic syster	ns with
<u>capa</u>	city of two watts per sqf of gross floor area.			
7.	Landscaping Water Use (Measure W-1)			
	Residential and Non-Residential: Will the project comply with the City's Water Efficient Landscape Ordinance? ⁵	X		
	ck "N/A" if the project is not proposing any landscaping or is subject to the City's Water Efficient Landscape Ordinance.	٠.,		
The	se substantiate how the project satisfies question 7: project will comply with Measures W-1. The project landsca	ping is des	signed to c	omply v
8.				
٥.	Urban Tree Canopy (Measure C-2)			
	Urban Tree Canopy (Measure C-2)			
	Urban Tree Canopy (Measure C-2) Single-Family Residential: Will the project plant a minimum of one tree per single-family residential unit? -or-			
	Single-Family Residential: Will the project plant a minimum of one tree per single-family residential unit?	\boxtimes		

⁵ City of San Marcos Landscape Manual: https://www.san-marcos.net/home/showdocument?id=13984





Please substantiate how the project satisfies question 8:

The project will comply with measure E-2. The project will provide 147 parking spaces which would require 30 trees. As proposed the project will be installing 83 trees on site.



