

## 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>						This checklist is to be filled out by the applicant
<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 1.1 is not on checklist because it focuses on minor residential alterations not subject to CEQA
<b>Goal 2. Increase Energy Efficiency in the New Residential Units</b>						Measure 1.2 only applies if alteration is subject to CEQA
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.					

## **Sustainable Santee Action Plan Consistency Checklist**

### Project Description

The project is located north of Riverview Parkway and west of North Magnolia Avenue on County of San Diego (County) owned land that lies within the boundaries of the City of Santee (City) (Assessor's Parcel Number [APN] 381-050-69-00). Specifically, the project site is located within, and is surrounded by land uses within, the City's Town Center Specific Plan Amendment area. The Specific Plan Amendment area established the physical and design framework for the development of approximately 154 acres of County-owned land within the City's 706-acre Town Center Specific Plan area.

The County Department of Animal Services (DAS) provides animal-related law enforcement, sheltering, medical and pet adoption services to the unincorporated areas of San Diego County. Currently, the County DAS owns and operates two animal shelter facilities in the San Diego region: one located in the community of Bonita and the other in the city of Carlsbad. The proposed project would replace the existing Bonita facility located at 5821 Sweetwater Road, Bonita, California. The proposed project would be constructed to meet the County DAS current and projected needs for the County. The proposed project would provide animal services in a modern facility and would have the capacity for the transfer of all of the Bonita facility animals and services, including all livestock. The Carlsbad facility, which was redeveloped and expanded in 2005, would remain open and all other services and functions would remain unchanged.

The County proposes the construction of an approximate 24,000-square-foot animal shelter on County-owned land within the boundaries of the city of Santee (the southern portion of APN 381-050-69-00). The project would consist of four separate buildings with an internal, secure and open courtyard, an outdoor livestock area, an activity yard, a staff parking lot, and a public parking lot. The two parking lots would have separate driveways for ingress and egress from Riverview Parkway. The four buildings would contain medical facilities, administration areas, and boarding areas for dogs, cats, rabbits, and other small animals. Offsite improvements would include sidewalk, curb and gutter improvements along Riverview Parkway. Construction is anticipated to begin in November 2021 and end in January 2023.

Access to the project site would be from Interstate 8, State Route 52, State Route 67, and State Route 125, as well as major arterial roadways and public transportation services. The nearest trolley station (Santee Town Center) is located approximately 1.5 miles southwest of the project site and the nearest bus stop is located at the intersection of Riverview Parkway and North Magnolia Avenue, approximately 528 feet southeast of the project site.

Two unsignalized vehicular driveways would be constructed along Riverview Parkway to provide access to the proposed facility and two proposed parking lots. One driveway would be accessible to the general public, while the other driveway would be accessible to staff, contractors, deliveries, and livestock drop-off. Parking would consist of 28 staff spaces and 58 public spaces.

The proposed buildings would achieve a minimum in Leadership in Energy and Environmental Design (LEED) Silver designation, while also reaching a higher level of sustainability with a zero-net energy (ZNE) performance. The proposed project would include

“green” building elements constructed in accordance with California’s Title 24 Building Energy Efficiency Standards. Other environmental design features would include, but are not limited to, photovoltaic solar panels and electric vehicle charging stations.

Development of the proposed project would include the provision of utility infrastructure, specifically storm water drains, sewer, water, electricity, natural gas, and telecommunications. The infrastructure for the proposed project would tie into the existing utility lines and upgrade as necessary to accommodate the proposed development.

Landscaping would consist of a mix of trees, shrubs, and ground cover and comply with County of San Diego’s Landscape Ordinance and Water Efficient Landscape Design Manual. The proposed project would include bio-retention swales to reduce runoff into drainage facilities.

All current County DAS shelter hours of operation are from 9:30 a.m. to 5:30 p.m. Tuesday through Sunday and adoption hours close at 4:00 p.m. All County DAS Animal Shelters are closed to the public on Mondays and County holidays. The shelter hours for the proposed project would remain unchanged from the current shelter hours at the Bonita and Carlsbad facilities.

## Goal 6

Measure 6.1: The proposed project is a County of San Diego facility, and the County of San Diego Facility Operations are in line with the Goal 6 measures. TDM measures implemented at County facilities include telecommuting (when feasible), encourages carpools/vanpools, and provides transit subsidies to eligible employees. This facility will be designed and constructed to provide Electric Vehicle-only parking spaces, and will also utilize electric, and hybrid vehicles in the operational fleet of vehicles.

Measure 6.2: Access to the project site would be provided by Riverview Parkway and Magnolia Avenue. Magnolia Avenue is a Class II – Bike Lane facility north of the project site, and is proposed to be a Class IV – Cycle Track adjacent to the site. Additionally, the project would include on-site bicycle parking.