

**Hallmark-Barham Specific Plan EIR
Technical Appendices**

Appendix H.2

CAP Consistency Review Checklist

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.

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 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 Information

Contact Information

Project No. and Name: SP20-002 Hallmark Barham

Property Address and APN: 943 E Barham Dr., San Marcos CA 92078

Applicant Name and Co.: Hall Land Company

Contact Phone: 858-481-3310 Contact Email: mmcgrain@hallmarkcommunities.com

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)? 10.55 acres
2. Identify all applicable proposed land uses:
 - Residential (indicate # of single-family dwelling units): _____
 - Residential (indicate # of multi-family dwelling units): 151 Multifamily Units
 - Commercial (indicate total square footage): _____
 - Industrial (indicate total square footage): _____
 - Other (describe): _____

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.

See Attached.



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 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

Checklist Item <small>(Check the appropriate box and provide an explanation and supporting documentation for your answer)</small>	Yes	No
<p>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?</p> <ul style="list-style-type: none"> ▪ <u>Single Family Housing</u>: 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>Hotel</u>: 37 rooms ▪ <u>Restaurant (Sit-Down)</u>: 6,500 square feet ▪ <u>Restaurant (Drive-Thru, High Turnover)</u>: 2,400 square feet ▪ <u>General Light Industrial</u>: 58,000 square feet ▪ <u>University</u>: 263 students ▪ <u>Mixed-Use</u>: See <i>Guidance to Demonstrating Consistency</i> memorandum 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 MTCO₂e per year screening threshold. <p>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.</p>	x	<input type="checkbox"/>
<p>2. Is the proposed project consistent with the City’s existing General Plan land use designation?</p> <p>If “Yes”, proceed to Step 2. If “No”, proceed to Question 3 of Step 1</p>	<input type="checkbox"/>	x
<p>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?</p> <p>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</p>	x	<input type="checkbox"/>



other mitigation measures as necessary based on a project specific GHG analysis.. Proceed and complete a project specific GHG analysis, and Step 2 of the Checklist.		
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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 <small>(Check the appropriate box and provide an explanation for your answer. Please use additional sheets if necessary)</small>	Yes	No	N/A
Project Design			
<p>1. Electric Vehicle Charging Stations (Measure T-2)</p> <p><u>Multi-Family Residential and Non-Residential:</u> 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?</p> <p>Check “N/A” if the project is a single-family residential project or would not provide any parking.</p> <p>Please substantiate how the project satisfies question 1: <u>The Project is providing 56 guest parking spaces with 5% Level ii EV parking spots which equates to 3 spaces.</u></p>	x	<input type="checkbox"/>	<input type="checkbox"/>
<p>2. Bicycle Infrastructure (Measure T-8)</p> <p><u>Residential and Non-Residential 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 segment improvements are proposed as part of the project and, <input type="checkbox"/> 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. <p>Check “N/A” if the conditions above would not be met.</p> <p>Please substantiate how the project satisfies question 2: <u>The project is situated on the Barham corridor which has a fully improved roadway segment along the site frontage</u></p>	<input type="checkbox"/>	<input type="checkbox"/>	x



Step 2: CAP Measures Consistency

Checklist Item	Yes	No	N/A
<p>(Check the appropriate box and provide an explanation for your answer. Please use additional sheets if necessary)</p> <p>3. Transportation Demand Management (Measure T-9)</p> <p><u>Multi-Family Residential and Non-Residential:</u> Will the project develop and implement a TDM plan that includes, at a minimum, all of the TDM strategies listed below?</p> <ul style="list-style-type: none"> X 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 streets around the project site(s). X Provide secure bicycle parking spaces or bicycle racks, showers, and clothes lockers. X 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. <p style="text-align: center;">-or-</p> <p>Would the project implement and monitor for four (4) years a TDM program that demonstrates an alternative transportation (i.e. carpool, public transit, bicycle, walk, telecommute) mode share of at least 29 percent ³ for all residents?</p> <p>Check "N/A" if the project is a single-family residential project or is not subject to the City's TDM Ordinance.</p>	x	<input type="checkbox"/>	<input type="checkbox"/>

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.

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.



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

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

The HOA 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 HOA 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 home is equipped with showers and storage that includes space for bicycles as well as areas within the home for telecommuting.

4. Reduce Parking Near Transit (Measure T-12)

Multi-Family Residential: If located within a half-mile of a major transit stop⁴, 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?

x

Check “N/A” if the project is a single-family residential or non-residential project.

Please substantiate how the project satisfies question 4:

The project is not within a half-mile of a major transit hub

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 to a major transit stop.



Step 2: CAP Measures Consistency

Checklist Item <small>(Check the appropriate box and provide an explanation for your answer. Please use additional sheets if necessary)</small>	Yes	No	N/A
<p>5. Water Heaters (Measure E-1)</p> <p><u>Residential:</u> Will the project install one of, or a combination of, the following water heater types in place of natural gas water heaters?</p> <ul style="list-style-type: none"> <input type="checkbox"/> Electric heat pump water heater <input type="checkbox"/> Instantaneous electric water heater <input checked="" type="checkbox"/> Electric tank <input type="checkbox"/> Solar water heater with heat pump water heater backup <input type="checkbox"/> Solar water heater with electric tank backup <p>Check "N/A" if the project is a non-residential project.</p> <p>Please substantiate how the project satisfies question 5: <u>The project is proposing an electric tank in the units.</u></p>	x	<input type="checkbox"/>	<input type="checkbox"/>
<p>6. Photovoltaic Installation (Measure E-2)</p> <p><u>Non-Residential:</u> Will the project install photovoltaic systems with a minimum capacity of two watts per square foot of gross floor area?</p> <p>Check "N/A" if the project is a residential project or if installation of on-site photovoltaic would be infeasible.</p> <p>Please substantiate how the project satisfies question 6: <u>The project is not a non-residential project.</u></p>	<input type="checkbox"/>	<input type="checkbox"/>	x
<p>7. Landscaping Water Use (Measure W-1)</p> <p><u>Residential and Non-Residential:</u> Will the project comply with the City's Water Efficient Landscape Ordinance?⁵</p> <p>Check "N/A" if the project is not proposing any landscaping or is not subject to the City's Water Efficient Landscape Ordinance.</p>	x	<input type="checkbox"/>	<input type="checkbox"/>

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



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
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Please substantiate how the project satisfies question 7:

The project will comply with the WELO

<p>8. Urban Tree Canopy (Measure C-2)</p> <p><u>Single-Family Residential:</u> Will the project plant a minimum of one tree per single-family residential unit?</p> <p style="text-align: center;"><i>-or-</i></p> <p><u>Multi-Family Residential and Non-Residential:</u> If the project is providing more than 10 parking spaces, will the project plant at least one tree per five parking spaces provided?</p> <p>Check "N/A" if planting the required number of trees on-site would be infeasible.</p>	x	<input type="checkbox"/>	<input type="checkbox"/>
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Please substantiate how the project satisfies question 8:

The project proposes 66 parking spaces of which 10 are reserved for residents with 243 trees noted on the landscape plan that will be planted.

CAP Project Description

The project is proposing a General Plan Amendment (GP20-0002), Specific Plan (SP20-0002), Rezone (RZ20-0001), Multi-Family Site Development Plan (MFSD20-0001), Tentative Subdivision Map (TM20-0001), a Conditional Use Permit (CUP20-0007) and a Grading Variance (GV20-0002). If approved, these entitlements would allow for the development of 151 multi-family residential units.

The Specific Plan is a comprehensive planning document that establishes development guidelines for the project site. The document will serve as the primary land use, policy, and regulatory document for the project by providing a development planning review process, as authorized by California Government Code Section 65450, in conjunction with the City of San Marcos Zoning Ordinance, Chapter 20.535.

The project proposes 151 multi-family residential units situated on approximately 10.555 gross acres. Residential buildings comprise approximately 2.8-acres of the project site. Multi-family residential dwelling units are comprised of one, two, and three-story condominiums with ten dwelling unit types interspersed throughout the Specific Plan area. Overall building heights will not exceed 40 feet.