

**Carkel San Marcos Commercial
Technical Appendices**

**Appendix E
Climate Action Plan
Compliance Worksheet**



Application Information

Contact Information

Project No. and Name: SP19-0004 - Drive-thru Restaurant
 Property Address and APN: southeast corner of San Marcos Blvd and Bent Ave - APN: 219-270-60-00
 Applicant Name and Co.: Carkel San Marcos, LLC
 Contact Phone: 602/471-7404 Contact Email: brad@bbdcllc.com

Was a consultant retained to complete this checklist? Yes No
 If Yes, complete the following:

Consultant Name: Sophia Mitchell Contact Phone: 858/243-0843
 Company Name: Sophia Mitchell & Associates Contact Email: sophia@mitchellplanning.net

Project Information

1. What is the size of the project site (acres)? .55 acres
2. Identify all applicable proposed land uses:
 - Residential (indicate # of single-family dwelling units): _____
 - Residential (indicate # of multi-family dwelling units): _____
 - Commercial (indicate total square footage): 1,797 sf
 - 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.

The project applicant is requesting approval of a Specific Plan Amendment, General Plan Amendment, Rezone and Conditional Use Permit to construct a drive-thru restaurant. The project is a 2,128 sf building consisting of 1,797 sf of indoor space and a 331 sf outdoor patio with Starbucks as the proposed operator. The drive-thru has been designed to accomodate queuing for ten vehicles. There are 24 parking spaces which includes a loading space for delivery vehicles and will incorporate 2 EV charging stations.

STEP 1: LAND USE CONSISTENCY

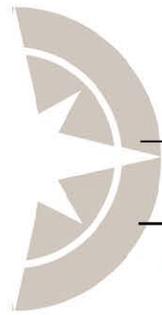
The first step in this section evaluates a project's GHG emissions consistent with the City's *Guidance to Demonstrating Consistency with the City of San Marcos Climate Action Plan: For Discretionary Projects Subject to CEQA* (Guidance Document). New discretionary development projects subject to CEQA 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 (Check the appropriate box and provide an explanation and supporting documentation for your answer)	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>	<input type="checkbox"/>	<input checked="" 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"/>	<input checked="" type="checkbox"/>
<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>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



Appendix

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.		

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?

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:

2. Bicycle Infrastructure (Measure T-8)

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.

Please substantiate how the project satisfies question 2:



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
<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"> <input type="checkbox"/> Provide discounted monthly transit pass or provide at least 25 percent transit fare subsidy to residents/employees. <input type="checkbox"/> Provide designated car-share, carpool, vanpool, and/or park-and-ride parking spaces.² <input type="checkbox"/> Provide pedestrian connections between all internal uses and to all existing or planned external streets around the project site(s). <input type="checkbox"/> Provide secure bicycle parking spaces or bicycle racks, showers, and clothes lockers. <input type="checkbox"/> 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 percent³ 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>	<input type="checkbox"/>	<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:

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?

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

Please substantiate how the project satisfies question 4:

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 Consistency

Checklist Item (Check the appropriate box and provide an explanation for your answer. Please use additional sheets if necessary)	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 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>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Please substantiate how the project satisfies question 5:

<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>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Please substantiate how the project satisfies question 6:

Based on the square footage of the only building on the site, there is inadequate area to accommodate a photovoltaic system.



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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<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>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Please substantiate how the project satisfies question 7:

<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;">-or-</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>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Please substantiate how the project satisfies question 8:

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