



CLIMATE ACTION PLAN CONSISTENCY CHECKLIST

Development Services

Planning Division
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CLIMATE ACTION PLAN CONSISTENCY CHECKLIST INTRODUCTION

The City of Murrieta has prepared a Climate Action Plan (CAP) that outlines actions that the City will undertake to achieve its proportional share of State greenhouse gas (GHG) emissions reductions. The purpose of the CAP Consistency Checklist (Checklist) is to, in conjunction with the CAP, provide a streamlined review process for proposed new development projects that are subject to discretionary review and 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 CAP is a plan for the reduction of GHG emissions in accordance with 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 the CAP.

This Checklist contains measures that are required to be implemented on a project-by-project basis to ensure that the specified emissions targets identified in the CAP are achieved. Implementation of these measures would ensure that new development is consistent with the CAP's assumptions for relevant CAP strategies toward achieving the identified GHG reduction targets. Projects that are consistent with the CAP as determined through the use of this Checklist may rely on the CAP for the cumulative impacts analysis of GHG emissions. Projects that are not consistent with the CAP 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.

The Checklist may be periodically updated to incorporate new GHG reduction techniques, to comply with later amendments to the CAP, or to reflect changes in local, State, or federal laws, regulations, ordinances, and programs.

APPLICATION SUBMITTAL REQUIREMENTS

- ▲ The Checklist is required only for projects subject to CEQA review. The diagram below shows the context for the CAP Consistency Checklist within the planning review process framework.
- ▲ If required, the Checklist must be included in the project submittal package. Application materials and submittal procedures can be found on the City of Murrieta website [here](#). This checklist is designed to assist the applicant in identifying the minimum CAP-related requirements specific to their project. However, it may be necessary to supplement the completed checklist with supporting materials, calculations or certifications, to demonstrate compliance with CAP requirements.
- ▲ The requirements in the Checklist will be included in the project's conditions of approval.
- ▲ The applicant must provide an explanation of how the proposed project will implement the requirements described herein to the satisfaction of the Planning Division.
- ▲ If a question in the Checklist is deemed not applicable to a project, an explanation must be provided to the satisfaction of the Planning Division.

Application Information

Contact Information

Project No./Name: 2020-2199:2220/Rancho Springs Medical Center Expansion

Property Address/APN: 25500 Medical Center Drive, Murrieta, CA 92562

Applicant Name/Co.: Mike Engel/Universal Health Service, Inc.

Contact Phone: (858) 342-1049 Contact Email: Mike.Engel@uhsinc.com

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

Consultant Name: Jesse Fleming Contact Phone: (619) 308-9333

Company Name: RECON Environmental, Inc. Contact Email: jffleming@reconenvironmental.com

Project Information

1. What is the size of the project (acres)? 2.6 acres

2. Identify all applicable proposed land uses:
- Residential (indicate # of one- and two-family units): _____
 - Residential (indicate # of multi-family units): _____
 - Commercial (indicate total square footage): _____
 - Hotel (indicate # of rooms): _____
 - Industrial (indicate total square footage): _____
 - Other (describe): 36,000-square-foot hospital expansion

4. Provide a brief description of the project proposed: The project would construct a two-story, approximately 36,000-square-foot hospital expansion connecting to an existing building. The project would also construct a new helipad platform in the east parking lot closer to the ambulance entry.

CAP CONSISTENCY CHECKLIST QUESTIONS

STEP 1: LAND USE CONSISTENCY

The first step in determining CAP consistency for discretionary development 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. Projects found not to be consistent with the CAP’s land use assumptions will be subject to a project-specific analysis of GHG emissions’ impact on the environment in accordance with the requirements of the CEQA. This may result in GHG-reducing mitigation measures applied as a condition of project approval, including where feasible the measures listed in Step 2 of this checklist.

Step 1: Land Use Consistency		
Checklist Item (Check the appropriate box and provide explanation and supporting documentation for your answer)	Yes	No
<p>1. Are the proposed land uses in the project consistent with the existing General Plan land use and zoning designations?</p> <p>If “Yes”, questions 2 below is not applicable and the project shall proceed to Step 2 of the checklist.</p> <p>If “No”, proceed to Question 2 below.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>2. If the proposed project is not consistent with the General Plan land use or zoning designations, does the project include a land use plan and/or zoning designation amendment that would result in an equivalent or less GHG-intensive project when compared to the existing designations?</p> <p>If “Yes”, attach to this checklist the 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 proposed project is determined to result in an equivalent or less GHG-intensive project when compared to the existing designations, proceed to Step 2 of the checklist.</p> <p>If “No”, the applicant must conduct a full GHG impact analysis for the project as part of the CEQA process. The project shall incorporate each of the applicable measures identified in Step 2 to mitigate cumulative GHG emissions impacts.</p>	<input type="checkbox"/>	<input type="checkbox"/>

STEP 2: CAP MEASURES CONSISTENCY

The second step of the CAP consistency review is to review and evaluate a project’s consistency with the applicable strategies and actions of the CAP. Step 2 only applies to development projects that involve permits that may require a certificate of occupancy from the Building Official.¹ All applicable Checklist questions must be answered “Yes”, and documentation provided, where necessary, that substantiates how compliance would be achieved. For measures for which a “Yes” is indicated, the features must be demonstrated as part of the project’s design and described. All applicable requirements in the Checklist will be included in the conditions of approval.

If any questions are marked with a “No”, the project cannot be determined to be consistent with the CAP, and project specific GHG analysis would be required as part of the CEQA process. If any questions are marked “N/A” (meaning “not applicable”), a statement describing why the question is not applicable shall be provided to the satisfaction of the Planning Division or building official.

Step 2: CAP Strategies Consistency			
Checklist Item (Check the appropriate box and provide explanation for your answer)	Yes	No	N/A
1. Zero Net Energy Standards (Measure BE-3)			
a) For residential projects, would the project or a portion of the project be subject to building permitting (i.e., building permits issued) on or after January 1, 2023?			
b) For commercial projects or commercial portions of mixed-use projects, would the project or a portion of the project be subject to building permitting (i.e., building permits issued) on or after January 1, 2025?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For industrial projects, would the project or a portion of the project be subject to building permitting (i.e., building permits issued) on or after January 1, 2025?			
If “Yes” to either a, b, or c, proceed to question d of this checklist requirement.			
d) Would the project or portions of the project permitted after January 1, 2023 for residential projects and after January 1, 2025 for nonresidential projects be designed and constructed to comply with the Zero Net Energy standard ² ?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Construction Waste Diversion (Measure SW-2)			
a) For residential projects, recycle and/or salvage for reuse a minimum of 80 percent of the nonhazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4 of the California Code of Regulations, Title 24?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) For nonresidential projects, recycle and/or salvage for reuse a minimum of 80 percent of the nonhazardous construction and demolition waste in accordance with either Section 5.408.1.1, 5.408.1.2 or 5.408.1.3 of the California Code of Regulations, Title 24?			

¹ Actions that are not subject to Step 2 would include, for example: 1) discretionary map actions that do not propose specific development; 2) permits allowing wireless communication facilities; 3) special events permits; 4) conditional use permits that do not result in the use intensification or expansion of an existing building; and 5) non-building infrastructure projects such as roads and pipelines. Because such actions would not result in new occupancy buildings from which GHG emissions reductions could be achieved, the items contained in Step 2 would not be applicable.

² Although the City has not yet developed a Zero Net Energy standard, the City will develop such a standard prior to January 1, 2023, pursuant to Measure BE-3 in the CAP. For purposes of CAP compliance, all new residential projects that include phases for which building permitting would begin after January 1, 2023, compliance with zero net energy standard as stated herein must be included as a condition of approval and included as a mitigation measure in the project’s environmental document (as applicable). For all new commercial projects, commercial portions of mixed-used projects, and industrial projects that include phases for which building permitting would begin after January 1, 2025, projects must demonstrate compliance with zero net energy standard. Such projects or phases thereof, to meet the zero net energy standard, must achieve a Total Energy Design Rating (Total EDR) and Energy Efficiency Design Rating (Efficiency EDR) of zero, consistent with the standards in Title 24, Part 6 of the California Code of Regulations, by the date established above for each land use type.

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Step 2: CAP Strategies Consistency			
Checklist Item (Check the appropriate box and provide explanation for your answer)	Yes	No	N/A
3. Transportation Demand Management Program (Measure T-7)			
a) For the construction of nonresidential projects that would include 50 or more employees, would the project include a transportation demand management plan that meets requirements of Section 16.40 "Transportation Demand Management" of the City's Municipal Code and has been reviewed and approved by the City of Murrieta Public Works Department?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Check "N/A" if the project is a residential project or if it would include 49 or fewer employees.			
4. Electric Vehicle Service Equipment (EVSE) (Measure T-2)³			
Checklist Requirement by Project Type:			
a) <u>One- and two-family dwellings and townhouses with attached private garages:</u> Would the required parking serving each new dwelling include Electric Vehicle Service Equipment (EVSE) to allow for electric vehicle charging by the resident(s)?			
b) <u>Multi-Family Residential Projects:</u> Would 6% of the total parking spaces required, or a minimum of two spaces, whichever is greater, include Electric Vehicle Service Equipment (EVSE) to allow for electric vehicle charging by the resident(s)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) <u>Non-residential projects:</u> Would 3% of the total parking spaces required, or a minimum of two spaces, whichever is greater, include Electric Vehicle Service Equipment (EVSE) to allow for electric vehicle charging by the occupant(s)?			
5. Tree Planting (Measure LU-2)			
a) For residential and non-residential projects, would the project include the planting of new trees where required by Section 16.26 "Landscaping Standards and Water Efficient Landscaping" of the City's Municipal Code?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

³ For the purpose of this Checklist, EVSE is defined by Article 625 of the California Electrical Code.

Step 1: Land Use Consistency

1. **Are the proposed land uses in the project consistent with the existing General Plan land use and zoning designations?**

RESPONSE: YES

The project consists of a hospital expansion and helipad relocation that would be consistent with the existing Office and Research Park (ORP) land use and zoning designations for the project site.

Step 2: CAP Strategies Consistency

1. **Zero Net Energy Standards (Measure BE-3)**

- d) **Would the project or portions of the project permitted after January 1, 2023 for residential projects and after January 1, 2025 for nonresidential projects be designed and constructed to comply with the Zero Net Energy standard?**

RESPONSE: N/A

The project consists of a non-residential hospital expansion and helipad relocation that would be permitted prior to January 1, 2025. Therefore, the project would not be subject to the City's Zero Net Energy standards.

2. **Construction Waste Diversion (Measure SW-2)**

- b) **For nonresidential projects, recycle and/or salvage for reuse a minimum of 80 percent of the nonhazardous construction and demolition waste in accordance with either Section 5.408.1.1, 5.408.1.2 or 5.408.1.3 of the California Code of Regulations, Title 24?**

RESPONSE: N/A

The project consists of a non-residential hospital expansion and helipad relocation that would be under the jurisdiction of the State of California's Office of Statewide Health Planning and Development (OSHPD). The OSHPD has not adopted the not adopt Chapter 5.4 of Title 24, Part 11, the 2019 California Green Building Standards Code. Therefore, the project would not be subject to Section 5.408.1.1, 5.408.1.2 or 5.408.1.3 of the California Code of Regulations, Title 24.

3. **Transportation Demand Management Program (Measure T-7)**

- a) **For the construction of nonresidential projects that would include 50 or more employees, would the project include a transportation demand management plan that meets requirements of Section 16.40 "Transportation**

Demand Management” of the City’s Municipal Code and has been reviewed and approved by the City of Murrieta Public Works Department?

RESPONSE: N/A

The hospital expansion would generate 20 new employees based on the following calculations:

- The Intensive Care Unit (ICU) would require two nurses per shift, necessitating four nurses per day.
- The Neo-Natal ICU would require three nurses per shift, necessitating six nurses per day.
- Care for mothers, babies, and pediatrics would require five nurses per shift, necessitating ten nurses per day.

Therefore, the project would not exceed the threshold of 50 employees and would not be required to implement a transportation demand management plan.

4. Electric Vehicle Service Equipment (EVSE) (Measure T-2)

- c) Non-residential projects: Would 3% of the total parking spaces required, or a minimum of two spaces, whichever is greater, include Electric Vehicle Service Equipment (EVSE) to allow for electric vehicle charging by the occupant(s)?**

RESPONSE: YES

The hospital expansion would require approximately 100 parking spaces, which would necessitate introduction of electric vehicle charging stations for three parking spaces. Universal Health Service, Inc is currently implementing the *Rancho Springs Medical Center Electric Vehicle Charging Station Addition Project* on the RSMC campus that would introduce seven electric vehicle charging stations, which would exceed the project’s requirement of three electric vehicle charging stations.

5. Tree Planting (Measure LU-2)

- a) For residential and non-residential projects, would the project include the planting of new trees where required by Section 16.26 “Landscaping Standards and Water Efficient Landscaping” of the City’s Municipal Code?**

RESPONSE: YES

Project landscaping has been designed with the requirements of Section 16.26 “Landscaping Standards and Water Efficient Landscaping” of the City’s Municipal Code.