

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.

1. Project Information	
Contact Information	
Project No./Name:	
Address:	
Applicant Name:	
Contact Information:	
Project Description Characteristics	
1. What is the size of the Project (acres)?	
2. Identify all Applicable Proposed Land uses:	
a. Residential-Single Family (Indicate number of single-family units)	
b. Residential-Multifamily (Indicate number of multifamily units)	
c. Commercial (total square footage)	
d. Industrial (total square footage)	
e. Other (describe)	
3. Provide a brief description of the project proposed:	

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
1. Is the proposed project consistent with the existing General Plan and land use zoning designations? OR		
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)?		
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 amendment that will result in an equivalent or less GHG-intensive project when compared to the existing designations?		

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			
Emissions Measures Category: Energy Efficiency						Measure 1.1 is not on checklist because it focuses on minor residential alterations not subject to CEQA
Land Use Sector-Residential						
Goal 1. Increase Energy Efficiency in Existing Residential Units						
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 1.2 only applies if alteration is subject to CEQA
Goal 2. Increase Energy Efficiency in the New Residential Units						
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.						
Land Use Sector-Commercial						Measure 3.1 is not on checklist because it focuses on minor alterations which are not subject to CEQA
Goal 3. Increase Energy Efficiency in Existing Commercial Units						
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.						
Goal 4. Increase Energy Efficiency in New Commercial Units						
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.						
Emissions Measures Category: Advanced Goals Measures						
Land Use Sector-Commercial						
Goal 5. Decrease Energy Demand through Reducing Urban Heat Island Effect						
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.						
Emissions Measures Category: Transportation						
Land Use Sector-Residential and Commercial						
Goal 6. Decrease GHG Emissions through a Reduction in VMT						
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.						

Land Use Sector-Residential and Commercial					
Goal 7: Increase Use of Electric Vehicles					
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.					
Land Use Sector-Residential and Commercial					
Goal 8. Improve Traffic Flow					
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.					
Emissions Measures Category: Solid Waste					
Land Use Sector-Residential and Commercial					
Goal 9: Decrease GHG Emissions through Reducing Solid Waste Generation					
Measure 9.1. Reduce waste at landfills.					
waste.					
Emissions Measures Category: Clean Energy					
Land Use Sector-Residential and Commercial					
Goal 10. Decrease GHG Emissions through Increased Clean Energy Use					
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.					

Goal 6. Decrease GHG Emissions through a Reduction in VMT

Measure 6.1. Proposed project streets include sidewalks, crosswalks, and other infrastructure that promotes non-motorized transportation options.

Access to the project site would be provided via Carlton Oaks Drive and Pike Road. Sidewalks are located along the southern and eastern project boundaries. Bus Route 834 runs along Carlton Hills Boulevard with the nearest bus stop located at the intersection of Carlton Hills Boulevard and Carlton Oaks Drive approximately 250 feet west of the project site. This bus route provides access to the trolley station located at Santee Town Square approximately one mile to the southeast. Santee Town Square is served by the Sycuan Green Line Trolley. VMT could be reduced by employees and church patrons utilizing public transit. Further, using a trip generation rate of 9 trips per 1,000 square feet, the project would generate a total of 40 ADT, which would result in less than significant VMT impacts.

Measure 6.2. Proposed project installs bike paths to improve bike transit.

The project site is located near the intersection of Carlton Oaks Drive and Carlton Hills Boulevard. Carlton Oaks Drive is identified as a Class 3 bike route and Carlton Hills Boulevard is identified as a Class 2 bike lane. Additionally, a Class 1 bike path that provides direct access to the Santee Town Square is located approximately 600 feet south of the project site. No additional bike path improvements adjacent to the project site are identified in the Santee Bicycle Master Plan. The installation of bike paths is not applicable to the project.