Creekside Assisted Living

Technical Appendices

Appendix F2

Climate Action Plan (CAP) Worksheet

CAP CONSISTENCY WORKSHEET & GHG THRESHOLDS

CEQA requires the assessment of the environmental impacts of proposed projects including the impacts of GHG emissions. The purpose of this appendix is to provide guidance on how to determine the significance of GHG-related impacts from proposed land use projects within the jurisdictional boundaries of the City of San Marcos that are subject to CEQA.[1]

The City of San Marcos Climate Action Plan (CAP) was developed to comprehensively analyze and mitigate the significant effects of GHG emissions consistent with CEQA Guidelines Section 15183.5(b) and to support the State's efforts to reduce GHG emissions under Executive Order S-3-05 and AB 32 (see CAP Chapter 1, Sections 1.1 and 1.5). Pursuant to CEQA Guidelines Sections 15064(h)(3) and 15130(d), if a project is consistent and complies with the requirements of an adopted plan, such as a CAP, that includes the attributes specified in CEQA Guidelines Section 15183.5(h), the lead agency may determine that the project's GHG impacts are less than significant with no further analysis required. Section E.1 of this appendix sets forth a CAP consistency worksheet that an applicant may use to demonstrate project compliance with the CAP. This checklist should be filled out for each new project, subject to discretionary review of the City of San Marcos.

If it is determined that a proposed project is not consistent with the CAP, further analysis would be required and the applicant would be required to demonstrate that the proposed project's GHG emissions fall below the GHG thresholds of significance set forth in Section E.2 of this appendix. The project would also be required to demonstrate that it would not substantially interfere with implementation of the CAP.

[1] This would generally exclude GHG emissions from stationary sources, which are most effectively regulated by the San Diego County Air Pollution Control District or through federal and state programs.

Appendix

CAP CONSISTENCY WORKSHEET

To determine project consistency and compliance with the CAP, the applicant should complete Sections A and B below, providing project-level details in the space provided. Generally, only projects that are consistent with the General Plan land use designations and population and employment projections, upon which the GHG emissions modeling and CAP is based, can apply for a determination of consistency with the CAP. In addition, all mandatory actions identified in Section B must be incorporated as binding and enforceable components of the project for it to be found consistent with the CAP. If an action is not applicable to the proposed project, please identify and explain.

At this time, the voluntary actions are not required for project consistency with the CAP; however, if a project does include voluntary actions identified in Section B, project-level details should be described to help the City track implementation of voluntary CAP actions that would contribute to San Marcos' achievement of its GHG emissions reduction targets.

If the project cannot meet one or more of the mandatory actions, substitutions (preferably starting with the voluntary actions) may be allowed if the applicant can demonstrate how substituted actions would achieve equivalent reductions to the City's satisfaction. The applicant would also be required to demonstrate that the project would not substantially interfere with implementation of the mandatory CAP actions.

If it is determined that the proposed project is not consistent with the CAP, further CEQA analysis would be required (see Section E.2 of this appendix).

Appendix

CAP CONSISTENCY WORKSHEET: Project Information

Date:	2/20/20
Project Name:	Creekside Assisted Living
Project Address:	Corner of Twin Oaks Valley, Richmar and Mission Ave.
Project Type:	Assisted Living and Memory Care
Project Size:	121,317 sf
Land Use Designation(s)	Heart of the City Specific Plan- Commerical
Zoning Designation(s)	Specific Plan Commerical
Project Service Population (Residents + Employees):	TBD
Brief Project Description:	The applicant proposes to construct a ground up 3 story, 138 unit assisted living and memory care (RCFE) community with associated parking. The community will have central dining and amenity space
Compliance Checklist Prepared By:	

CAP CONSISTENCY WORKSHEET: Compliance

Measure Name	Project Actions	Mandatory or Voluntary	Project Compliance (Yes/No/NA)	Description/Details*
E-2: Energy Efficient New Construction	Does the project incorporate all feasible energy efficiency measures identified in General Plan EIR Mitigation Measure GHG-5?	Mandatory	yes	
	Does the project exceed 2013 Title 24 Building Energy Efficiency Standards?	Voluntary	No	
	Does the project include Zero Net Energy buildings?	Mandatory (for residential projects built after 2020, otherwise voluntary)	No	
	Will the project achieve LEED, GreenPoint, or other green building certifications?	Voluntary	No	
E-4: Smart Meters	Will smart meters be installed as part of the project, consistent with General Plan EIR Mitigation Measure GHG-5?	Mandatory	yes	
	Will programmable thermostats be installed as part of the project, consistent with General Plan EIR Mitigation Measure GHG-5?	Mandatory	yes	
E-5: On-Site Small-Scale Solar Energy	Does the project incorporate all feasible renewable energy measures identified in General Plan EIR Mitigation Measure GHG-5? If so, what type of and how much renewable energy would be generated?	Mandatory		
T-1: Smart Growth	Is the project consistent with the land use designation(s) shown on the General Plan Citywide Land Use map (August 2012) and with the applicable General Plan Land Use and Community Design Element policies?	Mandatory	Yes	Once specific plan is approved allowing use.

Measure Name	Project Actions	Mandatory or Voluntary	Project Compliance (Yes/No/NA)	Description/Details*
	Is the project generally consistent with applicable design guidelines and SANDAG Smart Growth publications, including Designing for Smart Growth, Creating Great Places in the San Diego Region (2009) and Planning and Designing for Pedestrians, Model Guidelines for the San Diego Region (2002)?	Mandatory	Yes	
	Does the project provide non-motorized connections to and reduce barriers between neighborhoods, activity centers, and transit corridors contiguous to site, consistent with the General Plan?	Mandatory	Yes	Pathways throughout the site
	Does the project incorporate any "smart parking" techniques, such as shared parking, collective parking, park once strategies, or in lieu parking fees, as allowed by the Municipal Code?	Voluntary	No	
T-2: Bicycle and Pedestrian Environment	Does the project incorporate bicycle facilities and a connected bicycle network, consistent with the General Plan and as specified in the Municipal Code?	Mandatory	Yes	
	Does the project meet the City's minimum design criteria for pedestrian circulation?	Mandatory	Yes	Pedestrian walking paths are provided throughout the site
	Does the project include fair share payments to mitigate any impacts to pedestrian and bicycle facilities, consistent with the General Plan and General Plan EIR?	Mandatory	N/A	
	In areas that have or will have high levels of pedestrian activity, does the project support safe pedestrian travel by providing detached sidewalks, bulb-outs, enhanced pedestrian crossings, pedestrian bridges, medians, and/or other traffic calming features, consistent with the General Plan?	Mandatory	yes	Pedestrian walking paths are provided throughout the site

Measure Name	Project Actions	Mandatory or Voluntary	Project Compliance (Yes/No/NA)	Description/Details*
	Does the project incorporate pedestrian or bicycle facilities and/or amenities beyond those required?	Voluntary	Yes	Extensive walk paths throughout site
T-3: Transit Travel	Does the project provide or pay its fair share of bus turnouts and shelters where transit demand warrants such improvements?	Mandatory	N/A	
	Does the project incorporate non-motorized connections to and reduce barriers between transit stops contiguous to the project site?	Mandatory	yes	Pedestrian connections to both Mission ave (sprinter, bus) and TOVR (bus)
	Is the project located at a transit node and/or along a transit corridor? If so, does it meet planning and design standards to generate, attract, and facilitate transit ridership?	Mandatory	yes	Pathways throughout the site linking to sprinter station
T-4: Commute Trip Reduction	Will the project implement transportation demand management requirements specified in the Municipal Code?	Mandatory	N/A	The use is below the trip generating requirement
	Does the project annex into a congestion Management Community Facilities District, as required by the General Plan?	Mandatory	N/A	The use is below the trip generating requirement
T-5: Traffic Flow and Vehicle Idling	Will the project, as applicable, provide signage at loading and unloading sites regarding vehicle idling limits?	Mandatory	yes	
	Does the project incorporate roundabouts as an intersection control device where feasible?	Mandatory	N/A	
T-6: Low Carbon/ Alternative Fuel	Does the project provide or exceed the minimum number of plug-in electric vehicle recharge stations identified in the Municipal Code?	Mandatory	N/A	Building code does not require EV

Measure Name	Project Actions	Mandatory or Voluntary	Project Compliance (Yes/No/NA)	Description/Details*
Vehicles	Does the project include the installation of compressed natural gas or other alternative fueling stations?	Voluntary	No	
O-1: Construction Equipment Efficiency and Fuels	Will 15% of construction vehicles and equipment utilize new technologies (repowered engines, electric drive trains), use CARB-approved low carbon fuel, or are electrically-powered by 2020? Note: percentage would increase to 20% for projects built after 2020.	Mandatory	yes	
	Will the contractor limit idling of construction equipment to three minutes and post clear signs for workers at the entrances to the site?	Mandatory	yes	
	If the project involves demolition or exterior construction, does it incorporate all feasible actions required by General Plan EIR mitigation measures AQ-1 and GHG-1?	Mandatory	yes	
O-2: Lawn and Garden Equipment	Does the project incorporate low-maintenance native landscaping consistent with the Municipal Code?	Mandatory	yes	

Measure Name	Project Actions	Mandatory or Voluntary	Project Compliance (Yes/No/NA)	Description/Details*
W-1: Exceed SB X7-7 Water Conservation Target	Does the project incorporate all feasible water conservation and efficiency measures identified in General Plan EIR Mitigation Measure GHG-5?	Mandatory	yes	
	Does the project include a finding that all feasible and cost-effective options for conservation and water reuse are incorporated into the project design, consistent with General Plan EIR Mitigation Measure HWQ-4?	Mandatory	yes	
	Does the project include drought tolerant landscaping, consistent with General Plan EIR Mitigation Measure HWQ-3?	Mandatory	yes	
W-2: Recycled Water	Does the project meet the City's dual plumbing requirements identified in the Municipal Code?	Mandatory	yes	
	Does the project incorporate state-of-the-art irrigation systems that reduce water consumption, including graywater systems, if feasible, and rainwater catchment, consistent with General Plan EIR Mitigation Measure HWQ-4?	Mandatory	yes	the site will consist of the drip system
	If recycled water is unavailable, does the project utilize graywater and/or deep water wells rather than potable water for irrigation and other non-drinking purposes, if feasible, consistent with General Plan EIR Mitigation Measure HWQ-4?	Mandatory		

Measure Name	Project Actions	Mandatory or Voluntary	Project Compliance (Yes/No/NA)	Description/Details*
S-1: Solid Waste Reduction and Recycling	If the project involves construction or demolition, will the contractor divert more than 50% of non-hazardous construction or demolition debris, to the maximum extent practicable of non-hazardous construction and demolition waste, consistent with General Plan EIR Mitigation Measure GHG-2?	Mandatory	N/A	No demo required.
	Will the project provide interior and exterior storage areas for recyclables, consistent with General Plan EIR Mitigation Measure GHG-5?	Mandatory	yes	
	Will the project provide adequate recycling containers in public areas, consistent with General Plan EIR Mitigation Measure GHG-5?	Mandatory	yes	
U-1: Community Tree Planting	Does the project incorporate shade trees within 40 feet of the south sides or within 60 feet of the west sides of properties and along bicycle and pedestrian routes, as required by General Plan EIR Mitigation Measure GHG-5?	Mandatory	yes	see landscape plan
	Does the project include the planting of native and drought-tolerant trees beyond those required as mitigation for tree removal? If so, how many?	Voluntary	N/A	no trees to be demoe'd

*Please attach additional pages as needed to complete the description and provide project details.

Appendix

CAP GHG EMISSIONS THRESHOLDS

Currently, there are no published statewide thresholds of significance for measuring the impact of GHG emissions generated by a proposed project. CEQA Guidelines Section 15064.7 indicates that "each public agency is encouraged to develop and publish thresholds of significance that the agency uses in the determination of the significance of environmental effects." For projects that are not consistent with the CAP, this section sets forth project-level GHG emissions thresholds, and guidance on how to analyze a project's GHG emissions and determine whether its GHG emissions fall below the thresholds. The analysis, methodology, and significance determination (thresholds) are consistent with the San Marcos CAP, including the GHG emissions inventory, forecast, and GHG reduction targets. These targets and thresholds are consistent with the statewide GHG targets identified in AB 32 and Executive Order S-3-05 and ensure that San Marcos is providing GHG reductions locally that will complement the State efforts of stabilizing climate change.

If it is determined that the proposed project is not consistent with the CAP, further analysis would be required to determine whether its GHG emissions would exceed the project-level GHG emissions thresholds set forth in this section. The applicant would also be required to demonstrate that the project would not substantially interfere with implementation of the CAP measures and actions. Specifically, the applicant must demonstrate how the project will achieve its share of the established CAP targets by demonstrating that the project's emissions would be equal to or less than the GHG emissions thresholds identified in the following section. These thresholds represent new development's share of the established CAP targets on a per service population (resident and/or employee) basis.

It is important to note that the GHG thresholds would apply only to net new emissions associated with new projects. Though existing development is responsible for some share of the city's GHG emissions, the city has developed measures to reduce emissions from existing development as part of this CAP. Net new emissions include only those emissions attributed to the project and take into account emissions displaced by the project. Depending on the characteristics of the project, net new emissions could be positive, neutral, or negative.

PROJECT-LEVEL EFFICIENCY THRESHOLDS

The applicant must demonstrate to the City's satisfaction how the project will achieve consistency with a project-level GHG efficiency threshold of 2.76 MT CO_2e per service population for projects built by 2020 and/or 1.93 MT CO_2e per service population for projects built after 2020 in order to find that the project's GHG impacts are less than significant. As shown in the table below, the project-level efficiency thresholds were derived by dividing the city's targeted emissions levels for 2020 and 2030 by the city's 2020 and 2030 service population respectively.[2] This type of threshold can be applied evenly to all project types (residential, commercial, or mixed use) throughout the city. It also allows highly efficient projects with higher total emissions to maintain consistency with the CAP and does not penalize projects based on their size.

[2] Targeted emissions levels used for the purposes of threshold development are higher than those identified in the CAP. This is due to an increase in allowable transportation emissions to account for 100 percent of project-generated vehicle trips to provide consistency with standard methodology for project-level GHG quantification.

Appendix

CITY OF SAN MARCOS PROJECT-LEVEL GHG EMISSIONS THRESHOLDS

	2020	2030
GHG Emissions Target (MT CO_2e)	413,158	349,969
Projected Population	101,238	121,447
Projected Employment	48,241	60,272
Projected Service Population (population + employment)	149,479	181,719
Emissions Threshold per Service Population (MT CO_2e/SP)	**2.76**	**1.93**

QUANTIFYING PROJECT-LEVEL GHG EMISSIONS

To determine whether a proposed project's emissions are equal to or less than the appropriate threshold identified in the table above, the project's estimated GHG emissions must be divided by its estimated service population. Therefore, the first step is to quantify the project's operational and construction GHG emissions. Land use development projects typically include construction-related emissions as well as operational emissions associated with: mobile sources, energy, solid waste, water and wastewater, and other (e.g., landscaping, consumer products).

A range of data will be needed to complete a GHG analysis. Where data is not available, assumptions can be made to guide the analysis. Data needs include, but are not limited to:

- For construction emissions: the number and types of construction equipment; the material and waste transportation distances; and the number of workers and commute distances. It is important to note that construction emissions should be amortized over the expected life of the project (typically assumed to be 30 years) to avoid disproportionately high emissions in the first few years development.
- For operational emissions:
  - Mobile emissions: annual VMT and the vehicle fleet composition.
  - Energy emissions: electricity and natural gas consumption by land use.
  - Solid waste emissions: annual landfilled solid waste and waste characterization; round-trip haul distances to the landfill; methane capture at landfill. City-specific solid waste generation rates should be obtained from CalRecycle (http://www.calrecycle.ca.gov/).

- Water and wastewater emissions: estimated water and wastewater demand by land use.
- Other: landscaping equipment type and usage; type and usage of consumer products.

Quantification of project-level GHG emissions may be accomplished using an emissions inventory model, such as the California Emissions Estimator Model (CalEEMod), which is available at the CalEEMod website (http://www.caleemod.com/) and is free to the public. This statewide land use modeling tool was created by the California Air Pollution Control Districts to provide a uniform platform to quantify GHG emissions from a variety of land use projects. The model quantifies direct emissions from construction and operation (including vehicle use), as well as indirect emissions, such as GHG emissions from energy use, solid waste disposal, and water use. The model incorporates the Pavley standards and Low Carbon Fuel Standard into the mobile source emission factors. In addition, the model identifies a number of GHG reduction measures and calculates the GHG reduction that would be achieved if implemented. The model reports total emissions and emissions by sector. To maintain consistency with the categories used for the project-level thresholds, the emissions sources that should be added together to determine the project's GHG emissions include: construction, mobile, area sources, electricity consumption, waste, water, and vegetation. This total divided by the service population will equate to the GHG efficiency of the project.

Determining Significance of GHG Emissions

If the project's emissions are less than or equal to 2.76 MT CO_2e per service population for projects built by 2020 and/or 1.93 MT CO_2e per service population for projects built after 2020, then further mitigation is not needed. If the GHG efficiency of the project does not meet the appropriate identified threshold, additional mitigation would be required. Projects that require additional mitigation should first implement all feasible measures identified in the CAP, but may incorporate additional GHG reduction measures as applicable to meet the threshold. Projects which exceed the threshold after incorporating all feasible mitigation may be approved per the City's discretion, but must be accompanied by an adopted Statement of Overriding Considerations stating the City's specific reasons for approving the project despite its significant adverse GHG impacts.

Appendix

STORM WATER QUALITY MANAGEMENT PLAN (SWQMP) SUBMITTAL REQUIREMENTS

Dated 1/31/16

Table Legend: *X = Required for Priority and Standard Development Projects;*
P = Required for Priority Development Projects (PDP) only

SECTION	DESCRIPTION	REQUIRED FOR ENTITLEMENT APPROVAL	REQUIRED FOR FINAL APPROVAL
Title Page	Report title page	X	X
Table of Contents	Report table of contents	X	X
Certification Pages	Executed Owner and Engineer of Record certification pages	X	X
Submittal Record	A table to keep a record of the submittal history, and to indicate whether the project status is preliminary design or final design.	X	X
Project Vicinity Map	Project vicinity map	X	X
FORM I-1 Applicability of Permanent BMP Requirements	Determines if the project is a development project subject to storm water requirements and which requirements apply.	X	X
FORM I-2 Project Type Determination	Determines if the project is a Standard Project or a	X	X
FORM I-3A Site Information Checklist for Standard Development Projects	Base information about the project site.	X	X
FORM I-3B Site Information Checklist for PDP's	Base information about the project site that usually remains the same even as structural BMP designs evolve. FORM I-3B is not the place to put BMP information – BMP information goes in FORM I-4, FORM I-5, FORM I-6 and Attachments.	X	X
FORM I-4 Source Control BMP Checklist	Project applicant must acknowledge/answer each	X	X
FORM I-5 Site Design BMP Checklist	Project applicant must acknowledge/answer each	X	X
FORM I-6 Summary of PDP Structural BMPs	Project applicant to summarize structural BMPs to be implemented, identify party responsible for certification following construction, future owner, and party responsible for on-going maintenance into perpetuity. BMP design information will be included in Attachments 1		P
Attachment 1: Backup for BMPs	Cover page listing the required elements as a checklist for items required for each item within Attachment 1.	X	X

STORM WATER QUALITY MANAGEMENT PLAN SUBMITTAL REQUIREMENT, CONTINUED			
Attachment 1a: DMA Exhibit	A checklist of the minimum elements of the DMA Exhibit is	P	P
Attachment 1b: Tabular	A tabular summary of DMAs.	P	P
Attachment 1c: Harvest and Use Feasibility	Worksheet to be included unless the project will implement infiltration for all DMAs.	P	P
Attachment 1d: Categorization of Infiltration Feasibility Condition Form I-8	Worksheet to be included unless the project will implement harvest and use for all DMAs.	P*	P*
Attachment 1e: Pollutant Control BMP Design Worksheets / Calculations	Section containing all applicable pollutant control BMP sizing calculations including sizing worksheets, hand calculations and any custom spreadsheets created.	P	P
Attachment 2: Backup for PDP Hydromodification Control Measures	Cover page listing the required elements as a checklist for items required for each item within Attachment 2.		P
Attachment 2a: Hydromodification	A checklist of the minimum elements of the Hydromodification Management Exhibit is provided.		P
Attachment 2b: Management of Critical Coarse Sediment Yield Areas	Applicant must include a copy of the WMAA map with the project drainage boundaries shown. Other optional analyses for critical coarse sediment yield areas will also be included here when applicable. The cover page provides check boxes for the applicant to indicate what is included.		P
Attachment 2c: Geomorphic Assessment of Receiving Channels	Short description regarding the results of the geomorphic assessment of the receiving channel. The actual channel assessment report shall be separate submittal and not directly inserted into this section.	P	P
Attachment 2d: Flow Control Facility Design	Section to insert all applicable hydromodification management BMP sizing calculations.		P
Attachment 3: Structural BMP Maintenance	Cover page listing the required elements as a checklist for items required for each item within Attachment 3.		P
Attachment 3a: Structural BMP Maintenance Thresholds and Actions	Checklists for the contents of this attachment are provided – requirements for this information will vary depending on project status	P	P
Attachment 3b: Draft Maintenance Agreement	The completed City of San Marcos *Storm Water Management and Discharge Control Maintenance Agreement and Easement* document is included in this section with additional maintenance		P
Attachment 4: Copy of Plan Sheets Showing Permanent Storm Water BMPs	A checklist of required elements to show on the plans is provided.		P

* Note – Refer to the BMP Design Manual, Appendix D, Table D.3-1 for appropriate infiltration rate estimation methods for each phase of the project submittal. Infiltration tests at each BMP location is the recommended method for determining the infiltration rates for the SWQMP. The Applicant shall proceed at their own risk when designing structural BMP's without conducting infiltration tests during the Preliminary Approval stage.

This table has been provided as a template for the standard contents for a SWQMP submittal. Additional requirements may be necessary based on a specific project and design as determined by the Land Development Division.