

1. Project Information	
Contact Information	
Project No./Name:	Laurel Heights (TM2020-02, DR2020-04)
Address:	7737 & 7739 Mission Gorge Road
Applicant Name:	Cornerstone Communities Corporation
Contact Information:	Jack Robson
	(858) 458-9700
	jrobson@cornerstonecommunities.com
Project Description Characteristics	
1. What is the size of the Project (acres)?	10.38 Acres
2. Identify all Applicable Proposed Land uses:	R7
a. Residential-Single Family (Indicate number of single-family units)	0
b. Residential-Multifamily (Indicate number of multifamily units)	80
c. Commercial (total square footage)	0
d. Industrial (total square footage)	0
e. Other (describe)	
3. Provide a brief description of the project proposed:	80 new residential 2-story row home condominium dwelling units from 1,680 - 1.800 square feet of living space.

Sustainable Santee Action Plan CEQA Project Consistency Checklist					Notes
Greenhouse Gas Reduction Measure	Measure Applicability				This checklist is to be filled out by the applicant
	Yes	No	N/A	Description	
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.			X		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.	X			Buildings will be Energy Star Certified.	
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.			X		Measure 3.2 only applies if alteration is subject to CEQA
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.			X		
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.	X				
Measure 5.2. Project uses light-reflecting surfaces such as enhanced cool roofs on commercial buildings.	X			Cool roofs are proposed for this project.	
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.	X				
Measure 6.2. Proposed project installs bike paths to improve bike transit.	X				
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.	X				
a. For new Single-Family Residential, install complete 40 Amp electrical service and one e-charger.			X		
b. For new Multifamily Residential, install e-chargers for 13 percent of total parking.	X				
c. For new Office Space, Regional Shopping Centers, and Movie Theaters, install e-chargers for 5 percent of total parking spaces.			X		

d. For new Industrial and other Land Uses employing 200 or more employees, install e-charges for 5 percent of total parking spaces.			X		
Land Use Sector-Residential and Commercial					
Goal 8. Improve Traffic Flow					
Measure 8.1. Implement traffic flow improvement program.			X	Infill Condominiums	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			X		
b. Install roundabout.			X		
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.	X				
a. All development during construction and demolition activities to recycle construction and demolition waste.	X				
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			X		
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.	X				
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.			X		