Appendix D

Sustainable Santee Action Plan Project Consistency Checklist

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:	Carlton Oaks County Club and Resort Project
Address:	9200 Inwood Drive, Santee, California, 92071 (Existing Carlton Oaks Country Club)
Applicant Name:	Calrton Oaks Golf Resort and Lennar Homes
Contact Information:	David Shepherd (David.Shepherd@lennar.com)
Project Description Characteristics	
1. What is the size of the Project (acres)?	169 acres
2. Identify all Applicable Proposed Land uses:	Golf course and practice area, pro shop, learning center, clubhouse, hotel and associated cottages, parking lot, and two residential neighborhoods (Recreational, Commercial, and Residential).
a. Residential-Single Family (Indicate number of single-family units)	242 units[a]
b. Residential-Multifamily (Indicate number of multifamily units)	0 units
c. Commercial (total square footage)	48,933 square feet
d. Industrial (total square footage)	0 square feet
e. Other (describe)	
3. Provide a brief description of the project proposed:	The proposed project includes the demolition of the existing Carlton Oaks golf course clubhouse, restaurant/bar, pro shop, 52-room hotel, and surface parking lots in order to construct a mixed-use redesigned golf country club and resort facility with accessory residential uses. The proposed project components include a professionally redesigned and publicly accessible golf course and practice area, pro shop, learning center, clubhouse, hotel and associated cottages, and two residential neighborhoods.

Notes:

[a.] The "multi-family" dwelling units of the proposed project, as described in the Project Description, were considered "single-family" dwelling units for this form, as each "multi-family" unit of the proposed project includes a driveway and an attached garage. The "single-family" home designation offers a conservative approach for an increased quantity of electric vehicle charging infrastructure and photovoltaic solar system infrastructure required for the residential units of the proposed project.

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	X	
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 ammendment 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, procced 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**				This checklist is to be filled out by the applicant
	Yes	**No**	**N/A**	**Description**	
Emissions Measures Category: Energy Efficiency					
Land Use Sector-Residential					
Goal 1. Increase Energy Efficiency in Existing Residential Units					Measure 1.1 is not on checklist because it focuses on minor residental alterations not subject to CEQA
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	Not Applicable. Future development implemented under the proposed project would not include modifications to existing residential units.	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			Applicable. The proposed project would be consistent with the 2022 Green Building Standards (CALGreen) Tier 2 Residential Voluntary Measures. The proposed project would demonstrate compliance with the Tier 2 Voluntary Measures using the Section A4.602 Residential Occupancies Application Checklist. The proposed project would be consistent with the Tier 2 electric vehicle (EV) charging requirement in Section A4.106.8 and the Tier 2 energy efficiency requirements in Section A4.203.1, A4.203.1.1, Table A4.203.1.1, A4.203.1.2 and A4.203.1.3. Consistent with the Tier 2 energy efficiency requirements in Section A4.203.1.2, the proposed project would include heat pump water heater demand management as well as heat pump space and water heating. The proposed project would therefore be consistent with Goal 2.	
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	Not Applicable. Future development implemented under the proposed project would not include modifications to existing commercial units.	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			Applicable. The proposed project would be consistent with the 2022 CalGreen Standards Tier 2 Nonresidential Voluntary Measures. The proposed project would demonstrate compliance with the Tier 2 Voluntary Measures using the Section A5.602.2 CALGreen Verification Guidelines Tier 2 Checklist. The proposed project would implement the following Tier 2 voluntary non-residential requirements: A5.203.1 Energy Efficiency and A5.211.1 On-site renewable energy. Consistent with Section A5.203.1 Energy Efficiency requirements, the proposed project would include outdoor lighting and service water heating in restaurants. The proposed project would therefore be consistent with Goal 4.	
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			Applicable. The proposed project will include tree plantings throughout the project site. Between Residential North and West, approximately 487 trees would be planted including 263 trees specifically chosen to provide shade throughout the community. Approximately 66 trees would be planted around the Clubhouse and 114 trees in the Clubhouse parking lot. In addition, approximately 99 trees would be planted throughout the golf course. The proposed project would therefore be consistent with Goal 5.	
Measure 5.2. Project uses light-reflecting surfaces such as enhanced cool roofs on commercial buildings.	X			Applicable. The proposed project will use interagted solar photovoltaic and solar thermal panels on commercial building roofs. The proposed project would therefore be consistent with Goal 5.	
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			Applicable. The proposed project's residential areas will be connected to the recreational and commercial uses at the Carlton Oaks Country Club and golf course by an interconnected system of golf cart paths, a multi-use path, and sidewalks that encourage pedestrian and bicycle access to these facilities. Additionally, hotel guests will be able to check out communal bikes from the hotel lobby. The proposed project would therefore be consistent with Goal 6.	
Measure 6.2. Proposed project installs bike paths to improve bike transit.	X			Applicable. See response above.	
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.					

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**	
a. For new Single-Family Residential, install complete 40 Amp electrical service and one e-charger.	X			Applicable. The proposed project would install complete 40 Amp electrical services and one electric vehicle (EV) charging system per residential unit, consistent with the requirements of the 2022 CALGreen Code Section A4.106.8.1. The proposed project would therefore be consistent with Goal 7.	
b. For new Multifamily Residential, install e-chargers for 13 percent of total parking.			X	Not Applicable. The dwelling units of the proposed project were considered single-family residential units.	
c. For new Office Space, Regional Shopping Centers, and Movie Theaters, install e-chargers for 5 percent of total parking spaces.			X	Not Applicable. The proposed project does not include the listed land uses.	
d. For new Industrial and other Land Uses employing 200 or more employees, install e-chargers for 5 percent of total parking spaces.	X			Applicable. Greater than five (5) percent of the non-residential parking spaces will have an EV charging system. Table A5.106.5.3.2 of the 2022 CALGreen Standards Tier 2 Voluntary Measures requires that 45 percent of total nonresidential parking spaces be capable of installing EV charging systems, and requires that 33 percent of these EV-capable parking spaces must install EV charging systems. Thus, as the proposed project would be consistent with the Tier 2 Voluntary Measures, as required by Goal 4, the proposed project would therefore be consistent with Goal 7.	
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			X	Not Applicable. See response below.	
b. Install roundabout.	X			Applicable. The proposed project would install an internal roundabout within the residential development and south of the resort entrance. The proposed project will construct new internal private roadways; however, these roadways are intended for project access and are not intended to serve traffic flow on external public streets. New or replacement traffic signals are not proposed. The proposed project would therefore be consistent with Goal 8.	
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.					
a. All development during construction and demolition activities to recycle construction and demolition waste.	X			Applicable. The proposed project would be consistent with Section 4.408.1 of the 2022 CALGreen Building Code, which requires that a minimum of 65 percent of the nonhazardous construction and demolition waste be recycled and/or salvaged, in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance. The proposed project would therefore be consistent with Goal 9.	
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			Applicable. The proposed project would be consistent with the City of Santee Climate Action Plan requirements of 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. The proposed project would therefore be consistent with Goal 10.	
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	Not Applicable. The dwelling units of the proposed project were considered single-family residential units.	
c. On commercial buildings, install at least 1.5W 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			Applicable. The proposed project would include a minimum of 1.5W of PV solar systems per square foot of commercial building space. In total, the proposed project would install at least 74 kW of PV solar systems for commercial buildings. The proposed project would therefore be consistent with Goal 10.	