

CITY OF ESCONDIDO

Planning Commission and Staff Seating



- A. CALL TO ORDER:** 7:00 p.m.
- B. FLAG SALUTE**
- C. ROLL CALL:**
- D. MINUTES:** 10/13/20

The Brown Act provides an opportunity for members of the public to directly address the Planning Commission on any item of interest to the public before or during the Planning Commission's consideration of the item. If you wish to speak regarding an agenda item, please fill out a speaker's slip and give it to the Minutes Clerk who will forward it to the Chair.

Pursuant to Governor Newsom's Executive Orders, including N-25-20 and N-29-20: Certain Brown Act requirements for the holding of a public meeting have been temporarily suspended and members of the Zoning Administrator and staff will participate in this meeting via teleconference. In the interest of reducing the spread of COVID-19, members of the public are encouraged to submit their agenda and non-agenda comments online at the following link <https://www.escondido.org/public-comment-form.aspx>. Council Chambers will be closed, no public allowed.

Public Comment: To submit comments in writing, please do so at the following link: <https://www.escondido.org/public-comment-form.aspx>. If you would like to have the comment read out loud at the meeting (not to exceed three minutes), please write "Read Out Loud" in the subject line. All comments received from the public will be made a part of the record of the meeting. The meeting will be available for viewing via public television on Cox Communications Channel 19 (Escondido only). The meeting will also be live streamed online at the following link: <https://www.escondido.org/> and click on the graphic showing "live stream - meeting in progress".

To watch the archived Planning Commission meeting(s) please visit:
<https://escondido.12milesout.com/presentations/boards-and-commissions-and-state-of-the-city-videos>

Availability of supplemental materials after agenda posting: any supplemental writings or documents provided to the Planning Commission regarding any item on this agenda will be made available for public inspection in the Planning Division located at 201 N. Broadway during normal business hours, or in the Council Chambers while the meeting is in session.

The City of Escondido recognizes its obligation to provide equal access to public services for individuals with disabilities. Please contact the A.D.A. Coordinator, (760) 839-4643 with any requests for reasonable accommodation at least 24 hours prior to the meeting.

The Planning Division is the coordinating division for the Planning Commission. For information, call (760) 839-4671.

E. WRITTEN COMMUNICATIONS:

"Under State law, all items under Written Communications can have no action, and will be referred to the staff for administrative action or scheduled on a subsequent agenda."

1. Future Neighborhood Meetings

F. ORAL COMMUNICATIONS:

"Under State law, all items under Oral Communications can have no action, and may be referred to the staff for administrative action or scheduled on a subsequent agenda."

This is the opportunity for members of the public to address the Commission on any item of business within the jurisdiction of the Commission.

G. PUBLIC HEARINGS:

Please try to limit your testimony to 3 minutes.

1. CLIMATE ACTION PLAN UPDATE – PHG 18-0009:

REQUEST: The Climate Action Plan Update ("CAP Update") consists of a comprehensive update to the 2013 CAP. The CAP update serves as a roadmap for the City to reduce citywide greenhouse gas emissions ("GHG emissions") and builds on the 2013 CAP by updating the GHG emissions inventory with a new baseline year and forecasting emissions, consistent with state legislation and executive orders that are aimed at reducing Statewide GHG emissions. This includes AB 32, which established a target of reducing Statewide GHG levels to 1990 levels by 2020; SB 32, which established a mid-term target of reducing Statewide GHG levels to 40 percent below 1990 levels by 2030; and Executive Order S-3-05, which recommends a longer-term statewide GHG reduction goal of reducing emissions to 80 percent below 1990 levels by 2050. By establishing consistency with state legislation, the CAP Update seeks to streamline future development approvals within the City. The City has also developed a Climate Action Plan Consistency Review Checklist, in conjunction with the CAP Update, to provide a streamlined review process for proposed new development projects that are subject to discretionary review and trigger environmental review pursuant to CEQA. The CAP Update also provides a range of adaptation strategies and measures as an additional component to climate action planning. The City recognizes the importance of building resilience in the community to future climate change—related impacts through climate adaptation. Through "adaptation planning" the City is undertaking a process of identifying climate risks and opportunities, assessing the options to manage these risks and opportunities, and implementing actions to sustain and even improve the community's quality of life. The Planning Commission will be asked to review and consider the project and provide a recommendation to the City Council. The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY SIZE AND LOCATION: Citywide

ENVIRONMENTAL STATUS: A Draft Initial Study/Mitigated Negative Declaration ("IS/MND") was issued for a 30-day public review, beginning on July 1, 2020, and ending July 31, 2020, in conformance with the California Environmental Quality Act ("CEQA"). The IS/MND incorporates mitigation measures that will avoid or mitigate impacts related to cultural/tribal cultural resources to a less than significant level.

APPLICANT: City of Escondido

STAFF RECOMMENDATION: Approval to City Council

COMMISSION ACTION:

PROJECTED COUNCIL HEARING DATE:

H. CURRENT BUSINESS:

Note: Current Business items are those that under state law and local ordinances do not require either public notice or public hearings. Public comments will be limited to a maximum time of three minutes per person.

I. ORAL COMMUNICATIONS:

"Under State law, all items under Oral Communications can have no action and may be referred to staff for administrative action or scheduled on a subsequent agenda."

This is the opportunity for members of the public to address the Commission on any item of business within the jurisdiction of the Commission.

J. PLANNING COMMISSIONERS

K. ADJOURNMENT

CITY OF ESCONDIDO

**ACTION MINUTES OF THE REGULAR MEETING OF THE
ESCONDIDO PLANNING COMMISSION
VIDEO/VIRTUAL CONFERENCE**

October 13, 2020

The meeting of the Escondido Planning Commission was called to order at 7:00 p.m. by Chair Weiler, in the City Council Chambers, 201 North Broadway, Escondido, California.

Commissioners present: Stan Weiler, Chair; Katharine Barba', Commissioner; Dao Doan, Commissioner; and Rick Paul, Commissioner; Ingrid Rainey, Commissioner. One Vacancy.

Commissioners absent: Joe Garcia, Vice-Chair.

Staff present: Adam Finestone, Principal Planner; Kurt Whitman, Senior Deputy City Attorney; Owen Tunnell, Assistant City Engineer; Ann Dolmage, Associate Planner; and Kirsten Peraino, Minutes Clerk.

MINUTES:

Moved by Commissioner Rainey and seconded by Commissioner Barba' to approve the Action Minutes of the September 22, 2020 Planning Commission meeting. Motion carried unanimously. (5-0-0; Vice-Chair Garcia was absent; one vacancy).

WRITTEN COMMUNICATIONS: Received.

FUTURE NEIGHBORHOOD MEETINGS: None.

ORAL COMMUNICATIONS: None.

PUBLIC HEARINGS:

1. TENTATIVE SUBDIVISION MAP, MASTER AND PRECISE DEVELOPMENT PLAN, AND GRADING EXEMPTION – SUB 20-0007:

REQUEST: On November 20, 2019, the Escondido City Council approved a General Plan Amendment and Rezone for a project site straddling North Nutmeg Street, between North Centre City Parkway and Interstate 15, to facilitate a multi-family residential project (Case No. SUB 18-0005). City Council also approved a Specific Alignment Plan for Nutmeg Street and Centre City Parkway in the vicinity of the project site, as well as a Tentative Subdivision Map, Master and Precise Development Plan, and Grading Exemption for the north portion of the project site, to develop that north portion with 37 townhome units. The applicant is now seeking a new Tentative Subdivision Map, a Master and Precise Development Plan, and a new Grading Exemption, to develop the south portion of the project site with 97 units, bringing the total number of units for the project to 134. The Grading Exemption covers a tiered retaining wall up to 36 feet in height, along the west and south sides of the south portion of the development. This retaining wall would enable the project to limit development to the project site, with no encroachment onto the Caltrans right-of-way. An Environmental Impact Report has already been adopted for the project, as described below.

PROPERTY SIZE AND LOCATION: The south portion of the project currently is 4.37 acres in size and is located on the south side of North Nutmeg Street, between North Centre City Parkway and Interstate 15 (Assessor's Parcel Number 224-260-2300). Proposed right-of-way dedications and vacations will increase the south portion to approximately 5.07 acres. The full project site (north and south) will be approximately 7.5 acres after all dedications and vacations.

ENVIRONMENTAL STATUS: A Final Environmental Impact Report for the full project (north and south portions) was adopted by City Council on November 20, 2019 (State Clearinghouse No. 2018081063). The Final Environmental Impact Report includes mitigation measures to reduce the potential for adverse impacts related to biological resources, cultural resources, hazards and hazardous materials, noise, and traffic and transportation.

STAFF RECOMMENDATION: Approval to City Council

PUBLIC SPEAKERS (SUBMITTED WRITTEN COMMENTS):

Jason Greminger, Consultants Collaborative, Applicant, provided a presentation of the project and was available for questions.

William Inghram, provided written comments in favor of the project.

Ron Chernish, provided written comments regarding the project and has no position.

COMMISSIONER DISCUSSION:

The Commissioners discussed various aspects of the project.

ACTION:

Motion by Commissioner Rainey, seconded by Commissioner Paul to recommend approval to City Council with the addition of Planning Commission Condition No. 1, requiring a noise wall adjacent to the recreation area; the modification to Master and Precise Development Plan Condition No. 10, allowing certificates of occupancy to be issued for the final six units on the subject property subsequent to payment of development impact fees for all units on the north portion rather than upon completion of those units; and the modification to Engineering – Street Improvements and Traffic Conditions No. 4, 5, and 7, specifying that the developer shall only be required to construct the various improvements if they are not constructed by others prior to their requisite trigger-points. Motion carried unanimously 5-0-0 (Garcia was absent and one vacancy).

CURRENT BUSINESS: None.

ORAL COMMUNICATIONS: None.

PLANNING COMMISSIONERS:

1. **Commissioner Paul** inquired about the possibility of the Commission having an eighth Commissioner, in the form of a non-binding vote/student to encourage youth participation.

2. **Commissioner Paul** inquired about the possibility of changing the 7:00 p.m. meeting start time.
3. **Commissioner Paul** asked about including code enforcement violation information related to properties on which projects are proposed.
4. **Commissioner Paul** asked if staff had any input on the concept of “main level living” where all living/dining/sleeping/washing areas are on the same floor.
5. **Commissioner Paul** inquired if the City maintains a complaint log for large/major construction projects, specifically in regards to the Country Club/Villages project.
6. **Commissioner Paul** inquired about freeway-oriented signage.
7. **Commissioner Paul** requested a future agenda item to discuss/educate the Commission on sign permitting/approval process.
8. **Commissioner Paul** asked specifically if “The Villages” project was meeting the development conditions as set forth by City Council.

ADJOURNMENT: Chair Weiler adjourned the meeting at 8:21 p.m. to the next regularly scheduled Planning Commission meeting to be held at 7:00 p.m. on Tuesday, October 27, 2020, in the City Council Chambers via video conference, 201 North Broadway Escondido, California.

Mike Strong, Secretary to the
Escondido Planning Commission

Kirsten Peraino, Minutes Clerk

PLANNING COMMISSION

Agenda Item No.: G.1
Date: October 27, 2020

PROJECT NUMBER / NAME: PHG 18-0009 / Climate Action Plan Update

REQUEST: The Climate Action Plan Update consists of a comprehensive update to the 2013 Climate Action Plan by updating the GHG emissions inventory with a new baseline year and forecasting emissions, consistent with state legislation and executive orders that are aimed at reducing statewide greenhouse gas emissions. By establishing consistency with state legislation, the CAP Update seeks to streamline future development approvals within the City. The request also includes the adoption of the environmental determination prepared for the project in accordance with the California Environmental Quality Act ("CEQA").

LOCATION: Citywide

APPLICANT: City of Escondido

APN / APNS: N/A

**PRIMARY
REPRESENTATIVE:** Planning Division

GENERAL PLAN / ZONING: N/A

DISCRETIONARY ACTIONS REQUESTED: Adoption of the Climate Action Plan Update, Climate Action Plan Consistency Checklist, and the Final Initial Study/Mitigated Negative Declaration ("IS/MND").

PREVIOUS ACTIONS: Previous informational presentations to the Planning Commission as described in the staff report.

PROJECT STAFF: Mike Strong, Director of Community Development
mstrong@escondido.org

CEQA RECOMMENDATION: Recommend that the City Council adopt the Final IS/MND.

STAFF RECOMMENDATION: Recommend City Council approval.

REQUESTED ACTION: Approve Planning Commission Resolution No. 2020-16

CITY COUNCIL HEARING REQUIRED: ☒ YES ☐ NO

REPORT APPROVALS: ☒ Mike Strong, Director of Community Development

A. BACKGROUND:

In 2005, Governor Arnold Schwarzenegger signed Executive Order S-3-05, which directed California to reduce greenhouse (“GHG”) emissions to 1990 levels by 2020, and to 80 percent below 1990 levels by 2050. A year later, in 2006, the Global Warming Solutions Act (Assembly Bill [“AB”] 32) was passed, establishing regulatory, reporting, and market mechanisms to achieve quantifiable reductions in GHG emissions. AB 32 put a cap on GHG emissions, setting a target of reducing GHG emissions to 1990 levels by 2020. As part of its implementation of AB 32 and Executive Order S-3-05, the California Air Resources Board (“CARB”) developed a Scoping Plan in 2008. The Scoping Plan, along with its Update in 2014, described the approach California will take to reduce GHGs to achieve the 2020 reduction target. California is currently on track to meet or exceed the AB 32 current target of reducing GHG emissions to 1990 levels by 2020. On April 20, 2015, Governor Edmund G. Brown Jr. signed Executive Order B-30-15, establishing a new GHG emissions reduction target of 40 percent below 1990 levels by 2030. Executive Order B30-15 also directed CARB to update the AB 32 Scoping Plan to reflect the path to achieving the 2030 target. In September 2016, Governor Brown also signed Senate Bill (“SB”) 32, which codified into statute the mid-term 2030 target established by Executive Order B-3015. The new 2030 GHG emissions reduction target places California on a trajectory towards meeting the goal of reducing statewide emissions to 80 percent below 1990 levels by 2050.

In general, a Climate Action Plan (“CAP”) is a long-range plan that outlines specific strategies to address the challenges of climate change. While climate change is a global issue, it impacts communities on a local scale. It is the responsibility of all members of society, including local governments, to reduce GHG emissions in their communities. At a local level, acting on climate change means both reducing GHG emissions from activities within the city and helping the community adapt to climate change and improve its resilience over the long term. In general, CAPs can also help achieve multiple community goals in the long term such as lowering energy costs, reducing air pollution, supporting local economic development, and improving public health and quality of life.

In 2013, the City of Escondido adopted a CAP as a pathway toward creating a more sustainable, healthy, and livable community. The strategies outlined in the CAP were to not only reduce GHG emissions, but also to provide energy, fuel, water, and monetary savings to residents, businesses, and other community members – while improving the quality of life in Escondido. Although the City of Escondido was one of the first group of cities to prepare and adopt a CAP in the San Diego region, a lot has changed since then and the City’s CAP needs to be amended. The Climate Action Plan Update (“CAP Update”) consists of a comprehensive update to the 2013 CAP. The 2013 CAP has undergone extensive review and update, with support from SANDAG’s Energy Roadmap Program, experts on climate policy from the Energy Policy Initiatives Center (“EPIC”) and Ascent Environmental, the Planning Commission, the Environmental Community Advisory Group, and the public.

The CAP update serves as a roadmap for the City to reduce citywide greenhouse gas emissions (“GHG emissions”) and builds on the 2013 CAP by updating the GHG emissions inventory with a

new baseline year and forecasting emissions, consistent with state legislation and executive orders that are aimed at reducing statewide GHG emissions. The City has also developed a CAP Consistency Review Checklist, in conjunction with the CAP Update, to provide a streamlined review process for proposed new development projects that are subject to discretionary review and trigger environmental review pursuant to CEQA. The CAP Update also provides a range of adaptation strategies and measures as an additional component to climate action planning. Through “adaptation planning” the City is undertaking a process of identifying climate risks and opportunities, assessing the options to manage these risks and opportunities, and implementing actions to sustain and even improve the community’s quality of life.

B. ANALYSIS:

Over the last decade, the City has taken several steps to begin addressing climate change and achieving reductions in GHG emissions, both in the City’s operations as well as the broader community. The City adopted its most recent CAP in 2013 (“2013 CAP”). The 2013 CAP detailed the City’s first communitywide GHG inventories for 2005 and 2010, which provided baseline emissions data from which future GHG emissions were estimated and reduction measures were developed. Since adoption in 2011, advances in climate science and resiliency planning, GHG baseline inventory development, and reduction measures and strategies have shaped an emergent need to update the City’s CAP.

This CAP provides a comprehensive update to the City’s 2013 CAP. The CAP is designed to:

- Benchmark where the City currently stands relative to statewide emission goals;
- Provide a roadmap for achieving statewide GHG emissions reduction targets;
- Create a plan that meets specific citywide needs and objectives; and
- Provide guidance for the City to respond and adapt to the impacts of climate change.

Initial work completed included development and implementation of a public outreach plan, completion of a GHG emissions baseline inventory, and a calculation of a GHG emissions forecasts. Through the preparation of this CAP, the City has established a baseline emissions inventory year of 2012, consistent with best available regional data. The 2012 GHG inventory, prepared by EPIC, estimated that community activities within the City generated approximately 943,000 carbon dioxide equivalent (“MTCO₂e”) in 2012. Emissions from on-road transportation account for the greatest contribution to citywide emissions. This category, which includes emissions from vehicular gasoline and diesel consumption, was calculated based on estimated vehicle miles traveled (“VMT”) for vehicles traveling within and to/from the city and accounted for approximately 53 percent of citywide emissions in 2012. Electricity and natural gas emissions, collectively referred to as the “energy” category, are the second largest contributors with 27 and 12 percent of total emissions in 2012, respectively. Emissions from off-road transportation, solid waste, water, and wastewater each accounted for no greater than three percent of the city’s 2012 baseline emissions.

The final Climate Action Plan provides a comprehensive roadmap to address the challenges of climate change in the city. The CAP lays out a set of goals, targets and actions by which the City will achieve reductions in GHG emissions while supporting the community in adapting to and improving its resiliency to a changing climate over the long term. The final CAP also includes revisions to account for new legislation, improved technology, a more recent baseline inventory year of 2012, and public input. Since an environmental document was prepared in accordance with the California Environmental Quality Act ("CEQA"), the final CAP would be considered a CEQA qualified CAP. This means that once adopted, the CAP may be used by development applicants to meet GHG emission requirements of proposed development projects for CEQA purposes. If opting to do so, development applicants may streamline their CEQA process if their project meets applicable emission reduction requirements in the City's updated CAP.

Overview of the CAP

This CAP is organized into five (5) chapters. Chapter 1 provides an introduction to climate action planning, the need for a CAP to address local GHG emissions, and the framework for CAP development. Chapter 2 summarizes the City's baseline GHG emissions, estimates GHG emission forecasts for target years, and sets citywide GHG reduction targets. Chapter 3 includes a description of strategies and measures the City will take to reduce local GHG emissions and describes the supporting actions and co-benefits of each strategy. Accompanying the strategies and City actions are supporting measures which would aid in reducing emissions but whose expected reductions cannot be easily quantified. Chapter 4 provides an outline for how the City will implement these reduction strategies and measures and includes guidelines for monitoring and updating the CAP. Chapter 5 evaluates the City's vulnerability to climate change and strategies the City is and will be implementing to adapt to climate change impacts. The chapter proposes a set of adaptation strategies that would improve community sustainability and resilience, in addition to redressing social equity and environmental justice. Many of the measures can be implemented as part of existing planning processes, infrastructure improvements or maintenance operations. However, some new policies, programs and projects are proposed. Community education and awareness building are also important components of the adaptation strategies presented.

Overview of GHG Emissions Reduction Strategies

In 2012, approximately 943,000 metric tons of carbon dioxide equivalent (MTCO₂e) was emitted by communitywide sources throughout the city. In order to reduce emissions and meet statewide targets, the CAP has established local reduction targets consistent with CARB's 2017 Scoping Plan. To support the achievement of statewide GHG reduction targets and reduce emissions locally, the CAP sets the following emission reductions targets using 2012 levels as a reference point:

- 4 percent below 2012 levels by 2020;
- 42 percent below 2012 levels by 2030; and,
- 52.5 percent below 2012 levels by 2035.

This CAP identifies strategies and measures to reduce GHG emissions citywide from a variety of emissions categories. This section summarizes the GHG emissions reductions from strategies and measures included in the Escondido CAP. Table 1 below presents a summary of emissions reductions from the nine local strategies in the CAP, as well as the reductions from federal and state actions.

Table 1: Summary of 2030 and 2035 GHG Emissions Reduction by Strategy

CAP Strategies	Emissions Reduction (MT CO ₂ e)	
	2030	2035
Strategy 1: Increase the Use of Zero-Emission or Alternative Fuel Vehicles(T)	4,348	7,021
Strategy 2: Reduce Fossil Fuel Use (T)	6,421	10,584
Strategy 3: Reduce Vehicle Miles Traveled (T)	19,910	36,751
Strategy 4: Increase Building Efficiency (E)	935	1,260
Strategy 5: Increase Renewable and Zero-Carbon Energy (E)	44,992	33,864
Strategy 6: Increase Water Efficiency (W)	53	76
Strategy 7: Diversify Local Water Supply (W)	3,541	3,571
Strategy 8: Reduce and Recycle Solid Waste (S)	23,588	27,405
Strategy 9: Carbon Sequestration and Land Conservation (C)	734	1,049
Total Reduction from Federal and State Regulations	235,062	272,044
Total Reduction (Federal, State and CAP Measures)*	340,000	394,000
T – Transportation, E – Energy, W – Water, S – Solid Waste, and C – Carbon Sequestration *Total emissions reduction values in 2030 and 2035 are rounded.		

Under each of the nine (9) strategies are detailed measures to help reduce GHG emissions citywide. The City will implement 31 total measures to achieve emission reductions from five (5) emissions categories: transportation, energy (electricity and natural gas consumption), water and wastewater, solid waste, and carbon sequestration. Measures were developed based on a review of the measures included in the 2013 CAP, community input, existing and future planning efforts in the City, potential co-benefits, and feasibility of implementation. Each measure provides direct and measurable emissions reductions through implementation of specific programs, policies, or projects.

Overview of Adaptation, Social Equity, and Environmental Justice Strategies

Though many CAPs recognize that climate change is already taking place, the interactions between climate change, human health, and equitable climate solutions are not always addressed. As an additional component to climate action planning, the draft CAP also evaluates the City's vulnerability to climate change and developed strategies the City is and will be implementing to adapt to climate change impacts. These impacts would not affect all persons in the community equally and certain climate change effects would affect certain vulnerable

populations more than others. A broader examination of social equity and environmental justice through climate adaptation planning assists in the development of more sustainable public policies that address climate change at the community level. Therefore, this CAP analyzes adaption, social equity, and environmental justice issues and introduces measures to improve the City's resilience to potential environmental risks and hazards that will be exacerbated by climate change, while seeking equitable climate change adaptation solutions for all residents, businesses, and other community members. In total, the City has identified eight (8) strategies for addressing climate adaptation, social equity, and environmental justice:

- Adaptation Strategy 1 – Fully anticipate, plan for, and mitigate the risks of climate change and seize the opportunities associated with the social and environmental change.
- Adaptation Strategy 2 – Make sure that everyone is given the opportunity to be prepared for the current and future risks that are exacerbated by climate impacts.
- Adaptation Strategy 3 – Hardwire social equity and environmental justice into new programs and projects.
- Adaptation Strategy 4 – Develop working relationships with other agencies and continue to analyze climate impacts.
- Adaptation Strategy 5 – Make sure that everyone has equitable access to healthy environments in which to live, work, and play.
- Adaptation Strategy 6 – Create “climate safe and decent” housing options.
- Adaptation Strategy 7 – Build capacity for adaptive neighborhoods.
- Adaptation Strategy 8 – Build a sustainable and resilient transportation network.

Included within each adaptation strategy are programs and policies to support climate adaptation and resiliency, with a focus on specific vulnerabilities and impacts that have the potential to affect the community's populations, functions, and structures.

General Plan Consistency Analysis

The City adopted General Plan includes goals and policies that provide guidance for new development to be consistent with air quality standards and reduce GHG emissions through use of efficient construction equipment, promotion of efficient land use development patterns, use of clean and efficient alternative modes of transportation, and carbon sequestration. The General Plan update work program established minimum requirements of a CAP, which includes a GHG emissions inventory, a 2020 and 2030 emissions forecast, and measures to reduce emissions. The City's existing CAP (i.e. 2013 CAP) reflects the statewide reduction goal outlined in Assembly Bill 32 (AB 32), also known as the Global Warming Solutions Act of 2006 (Health & Safety Code, § 38500 et seq.). AB 32 specifically calls for a statewide reduction of GHG emissions to 1990 levels by 2020. The state legislation requires that the CARB prepare a Scoping Plan that describes the approach California will take to reduce GHGs to achieve the goal of AB 32. The Scoping Plan for AB 32, developed and implemented by the CARB, identifies specific measures to achieve these reductions and recommends that local governments establish GHG reduction targets for both their municipal operations and the community that are consistent with those of

the State. Therefore the 2013 CAP is an implementation mechanism of the General Plan, providing goals, policies, and programs to reduce GHG emissions and improve quality of life in the city.

The CAP Update allows City decision-makers and the broader community to understand the sources and magnitude of local GHG emissions as they have changed since the 2013 CAP, establish goals to reduce GHG emissions, and prioritize steps to achieve emissions targets. Action steps contained within this CAP build on existing City efforts and leverage partnerships to reduce GHG emissions and support adaptation, social equity, and environmental justice. This approach allows the City to work effectively, equipping the private sector to undertake innovative projects that are good for business and the environment. Although the General Plan was the main catalyst for developing the 2013 CAP, the CAP Update builds on these early efforts and establishes a new work program to achieve greater reductions and satisfy adopted General Plan goals and policies related to climate change.

C. ENVIRONMENTAL STATUS

A Draft Initial Study/Mitigated Negative Declaration ("IS/MND") was issued for a 30-day public review, beginning on July 1, 2020 and ending on July 31, 2020, in conformance with the CEQA. Two (2) written comments were received during the public review period. The Final IS/MND incorporates response to comments received during the review period along with mitigation measures that will avoid or reduce potentially significant environmental impacts related to cultural/tribal cultural resources to a less than significant level. The final IS/MND and technical studies are available as an exhibit to draft Resolution No. 2020-16.

In 2007, California's lawmakers enacted SB 97, which expressly recognizes the need to analyze GHG emissions as part of the CEQA process. SB 97 required the Governor's Office of Planning and Research ("OPR") to develop recommended amendments to address GHG emissions as an environmental effect. In response to the mandate of SB 97, this CAP has been prepared consistent with the standards of CEQA Guidelines Section 15183.5 ("Qualified Plan"). Pursuant to the Section, the CAP affords development applicants the opportunity to use CEQA streamlining tools for analysis of GHG emissions and related impacts for projects that are consistent with the CAP. Pursuant to CEQA Guidelines Sections 15064(h)(3), 15130(d), and 15183(b), a land use development application's or 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. As such, new development can contribute its fair-share of GHG reductions by complying with CAP strategies, goals, and actions that were determined to be applicable through the Checklist development process. Attachment 4 provides additional information about the steps for new development projects to demonstrate consistency with the CAP. The actual CAP Consistency Checklist is provided as an attachment to draft Resolution No. 2020-16.

The CAP establishes a screening threshold of 500 MTCO₂e per year for new development projects in order to determine if a project would need to demonstrate consistency with the CAP through the Consistency Checklist. Projects that are projected to emit fewer than 500 MTCO₂e

annually would not make a considerable contribution to the cumulative impact of climate change, and therefore, do not need to demonstrate consistency with the CAP. In most cases, if the project exceeds this threshold, compliance with future implementing CAP ordinances provide the CEQA streamlining path to allow project-specific environmental documents, if eligible, to tier from and/or incorporate by reference the CAP's programmatic review of GHG impacts in their cumulative impact analysis. However, for a proposed project that requests a land use change through a General Plan amendment, master plan/specific plan amendment, and/or zone change, a project-specific GHG emissions analysis will likely be needed as part of the discretionary permit application. If the study reveals the project to be more GHG-intensive as compared to that assumed for the existing land use designation, the project applicant would need to potentially identify additional mitigation measures to offset the increase in GHG emissions resulting from the land use change.

D. PUBLIC PARTICIPATION

The City conducted substantial public outreach in 2018, during the first phase of outreach. It is estimated that the total in-person reach of these activities during the first phase of outreach resulted in seeing and speaking directly with 247 Escondido residents, businesses, and/or community members. However, the reach of project awareness was shared beyond that amount through the use of social media, notices, news article print, and flyer electronic distribution to different user groups. Some of the more notable outreach efforts included the following:

- Press release and news article coverage/op-eds;
- Print-ad run in the Daily Transcript;
- 18,818 recipients from the Escondido Library group (flyer electronically distributed);
- 300 recipients from CAFÉ group (flyer electronically distributed);
- 2,260 business recipients from Chamber of Commerce group (flyer electronically distributed);
- Unknown amount of recipients from Building Industry ("BIA") group (flyer electronically distributed);
- Use of social media: Facebook;
- E-Newsletter and e-blasts;
- Portable messaging sign in City Hall lobby;
- Attended Cruisin' Grand;
- One (1) public workshop at City Hall on July 30, 2018;
- Eight (8) presentations/mobile workshops throughout the community; and
- Six (6) briefings and presentations with city boards (the City Council, Planning Commission, Historic Preservation Commission, and Traffic Commission).

As a result of this outreach, the City was able to collect valuable input from many different people with many different viewpoints. Although there were diverse perspectives amongst the participants about community problems, needs, and issues, many of those engaged shared similar preferences and/or other important commonalities that were used to develop community-

supported solutions. In consideration of the public input phase, a set of proposed Strategies, Reduction Measures (i.e. City actions), Performance Metrics, GHG Emissions Reduction Estimates, and Supporting Measures were developed. The draft CAP was released for public review on June 24, 2020. Since the public review draft CAP Update was completed, the City conducted a second phase of outreach. Unlike the first phase of the outreach program, which focused on project branding, identification, awareness, and establishing an initial reach of participation; the second phase of the outreach program built on existing networks and provided opportunity for residents, businesses, and community members to review the draft CAP. It is important to note that some revisions were made based on comments received from the public and the Environmental Community Advisory Group. All comments from the public and the Environmental Community Advisory Group were tracked, evaluated, and integrated into the draft CAP where possible (Attachment 1). All changes are identified in Attachment 2. All public comments received to date are provided as Attachment 3.

E. PLANNING COMMISSION ROLE

During the course of the CAP update work program, City staff prepared regular, status updates to Planning Commission. In total, eight (8) informational meeting sessions were conducted. Each meeting intended to advertise a project milestone and/or to examine a specific component of the project. The “review meetings” schedule is reflected below, in Table 2.

Table 2: Planning Commission Review Schedule

Meeting No.	Topic Or Discussion Item Covered	Milestone or Target Date
1	General overview about the process and public engagement.	May 8, 2018
2	Review of Phase 1 outreach materials and workshop format.	July 10, 2018
3	Presentation on greenhouse gas emission inventory and forecasts.	August 28, 2018
4	Informational meeting on Phase 1 outreach results.	November 27, 2018
5	Draft CAP presentation.	July 28, 2020
6	CEQA significance thresholds discussion.	August 11, 2020
7	1) Presentation: Climate change impact overview with guest speaker Dr. Daniel Cayan, Research Meteorologist UCSD Scripps Institution of Oceanography; and 2) Presentation: Preliminary benefit/cost analysis.	August 25, 2020
8	1) Presentation: Environmental Community Advisory Community (“ECAG”) recommendations; and 2) Presentation: Implementation staff resourcing impacts.	September 8, 2020

Now that the Planning Commission work session is complete, and with the release of the Final draft CAP Update, CAP Consistency Checklist, and Final IS/MND, all content necessary to begin the decision-making process has been prepared.

F. CONCLUSION

The Final draft CAP Update, CAP Consistency Checklist, and Final IS/MND provide a fundamental path forward for compliance with various state legislation, advances environmental stewardship with a focus on social equity and environmental justice, and seeks to streamline future development approvals within the City. The Final draft CAP Update, CAP Consistency Checklist, and Final IS/MND require City Council approval. Staff recommends the Planning Commission adopt Resolution 2020-16, recommending approval of the proposed CAP Update, as described in this staff report, and as set forth in draft Planning Commission Resolution No. 2020-16. City Council is the final decision-maker for this project.

Implementation of the CAP will serve as a guidance document for City staff. The CAP Implementation Plan provides detailed information for each of the City actions, supporting measures, and adaptation strategies set forth in the CAP. Implementation of certain actions and measures of the proposed CA will require that the City develop and implement new ordinances, programs, and projects, or modify existing ones. Many of these items would be within the Planning Commission's purview in an advisory capacity to the City Council. This future work would require careful consideration of the operational and capital resources needed, as well as timing, phasing, and monitoring of implementation elements.

ATTACHMENTS:

1. Response to comments from the Environmental Community Advisory Group
2. Changes and Modifications made to the June 24, 2020 Draft CAP Update
3. Public correspondences
4. CAP Screening Thresholds Memo
5. Draft Planning Commission Resolution No. 2020-16

ATTACHMENT 1
PLANNING COMMISSION STAFF REPORT
PHG 18-0009
(October 27, 2020)

Response to comments from the Environmental Community Advisory Group

The following links have been provided to review the documents electronically.

- **Chapter 1**

<https://www.escondido.org/Data/Sites/1/media/PDFs/Planning/ClimateActionPlan/ECAG/Chapter1doc03741120201012110013.pdf>

- **Chapter 2**

<https://www.escondido.org/Data/Sites/1/media/PDFs/Planning/ClimateActionPlan/ECAG/Chapter2doc03741220201012110036.pdf>

- **Chapter 3**

<https://www.escondido.org/Data/Sites/1/media/PDFs/Planning/ClimateActionPlan/ECAG/Chapter3doc03741320201012110052.pdf>

- **Chapter 4**

<https://www.escondido.org/Data/Sites/1/media/PDFs/Planning/ClimateActionPlan/ECAG/Chapter4doc03741420201012110129.pdf>

- **Chapter 5**

<https://www.escondido.org/Data/Sites/1/media/PDFs/Planning/ClimateActionPlan/ECAG/Chapter5doc03741520201012110149.pdf>

ATTACHMENT 2
PLANNING COMMISSION STAFF REPORT
PHG 18-0009
(October 27, 2020)

Changes and Modifications made to the June 24, 2020 Draft CAP Update

SECTION 1. Changes made to the CAP, published the project webpage on October 15, 2020.

The following links have been provided to review the documents electronically.

- **Chapter 1**

https://www.escondido.org/Data/Sites/1/media/PDFs/Planning/ClimateActionPlan/CAPUpdate/CAP10.15.2020/EscondidoCAP1Intro_FINAL10.15.2020.pdf

- **Chapter 2**

https://www.escondido.org/Data/Sites/1/media/PDFs/Planning/ClimateActionPlan/CAPUpdate/CAP10.15.2020/EscondidoCAP2Inventory_FINAL10.15.2020.pdf

- **Chapter 3**

https://www.escondido.org/Data/Sites/1/media/PDFs/Planning/ClimateActionPlan/CAPUpdate/CAP10.15.2020/EscondidoCAP3GHGReduction_FINAL10.15.2020.pdf

- **Chapter 4**

https://www.escondido.org/Data/Sites/1/media/PDFs/Planning/ClimateActionPlan/CAPUpdate/CAP10.15.2020/EscondidoCAP4Implementation_FINAL10.15.2020.pdf

- **Chapter 5**

https://www.escondido.org/Data/Sites/1/media/PDFs/Planning/ClimateActionPlan/CAPUpdate/CAP10.15.2020/EscondidoCAP5Adaptation_FINAL10.15.2020.pdf

SECTION 2. Additional, staff recommended changes not previous published online, but included in the draft resolution.

1. Executive Summary: General comment. Reconciled the GHG reduction emissions target and numbers to reflect the changes made to Appendix B.

2. Chapter 2: Reconciled the GHG reduction emissions target and numbers to reflect the changes made to Appendix B. See below.
3. Chapter 3: General comment. Reconciled the GHG reduction emissions target and numbers to reflect the changes made to Appendix B. See below.
4. Chapter 3: Page 3-12, Measure T-3.8. Increase mode share to eight percent in 2035 and change numeric GHG emissions reduction. Reconciled the GHG reduction emissions target and numbers to reflect the changes made to Appendix B. See below.
5. Chapter 3: Page 3-13, Strategy 4 introduction. Clarified that “increased energy efficiency is expected in residential and business customers and in municipal facilities through increased energy efficiency in existing homes and businesses and new projects.”
6. Chapter 3: Page 3-13 and 3-14. Pulled the home retrofit program description out of this section (two measures) and added a separate supporting action that covers all of the strategy’s implementation. Also identified a supporting action to support the existing weatherization program.
7. Chapter 3: Page 3-17, Measure W-6.1. Added “new rotor nozzles” as an additional method to reduce water consumption in city parks; and added leak detection protocols.
8. Chapter 3: Page 3-17, Measure W-6.2
9. Chapter 3: Page 3-18, Measure W-6.2. Added “California-friendly” to the supporting action description of planting preferences.
10. Chapter 3: Page 3-19, Measure S-8.1. Reconciled the GHG reduction emissions target and numbers to reflect the changes made to Appendix B. See below.
11. Chapter 3: Page 3-21, Measure C-9.2. Added a new action to pursue funding to support the development of an Urban Forestry Program.
12. Chapter 4: Table 4-4. Amended to include Cal Fire Funding source information.
13. Appendix B updated to include updated the following key changes, which are reconciled throughout Appendix B. The following sections show ~~strikeout~~ underline of those key changes.

Table 2 Summary of 2030 and 2035 GHG Emissions Reduction by Strategy in the Escondido CAP

CAP Strategies	Emissions Reduction (MT CO ₂ e)	
	2030	2035
Strategy 1: Increase the Use of Zero-Emission or Alternative Fuel Vehicles (T)	4,348	7,021
Strategy 2: Reduce Fossil Fuel Use (T)	6,421	10,584
Strategy 3: Reduce Vehicle Miles Traveled (T)	19,910	31,323 36,751
Strategy 4: Increase Building Energy Efficiency (E)	935	1,260
Strategy 5: Increase Renewable and Zero-Carbon Energy (E)	44,992	33,864
Strategy 6: Increase Water Efficiency (W)	53	76
Strategy 7: Diversify Local Water Supply (W)	3,541	3,571
Strategy 8: Reduce and Recycle Solid Waste (S)	23,588	25,535 27,405
Strategy 9: Carbon Sequestration and Land Conservation (C)	734	1,049
Total Reduction from Federal and State Regulations	235,062	272,044
Total Reduction (Federal, State and CAP Measures)*	340,000	387,000 394,000
T – Transportation, E – Energy, W – Water, S – Solid Waste, and C – Carbon Sequestration		
*Total emissions reduction values in 2030 and 2035 are rounded.		
Energy Policy Initiatives Center 2019.		

Table 41 Key Assumptions and Results for Measure T-3.8: Increase Transit Ridership

Year	Target Mass Transit Mode Share* (%)	Travel to and from Work by Bus		Travel to and from Work or Colleges by Sprinter		Miles Avoided (Miles per year)	Total	
		Number of Commuters - Baseline**	Number of Additional Commuters with Target Mode Share	Number of Commuters - Baseline**	Number of Additional Commuters with Target Mode Share		Average Vehicle Emission Rate (g CO ₂ e/mile)	GHG Emissions Reduction (MT CO ₂ e)
2030	4%	4,114	6,689	2,304	3,746	26,891,635	297	7,977
2035	8 6%	4,114	10,406 15,245	2,304	5,827 8,537	41,831,432 61,287,912	279	11,671 17,099
*The current mass transit mode share is 2%. **2017 fiscal year ridership is used as the baseline, assuming 70% Sprinter riders and 50% bus riders travel to work. The average VMT avoided by mass transit commuters is assumed to be 20.6 miles per workday based on Escondido Centre City employment center data, with 255 workdays per year. VMT is allocated to Escondido based on Origin-Destination VMT allocation methods, assuming trips will have at least one trip-end within Escondido. The emissions reduction is the projection under the CAP assumptions, including future impact of State policies and programs used in CARB EMFAC2014 model. Energy Policy Initiatives Center 2019.								

To avoid potential double counting with Measure T-3.6: Increase Transit Commuters among New Downtown Residents, the GHG reductions in 2030 and 2035 are adjusted to 7,829 and ~~11,447~~16,875 MT CO₂e.

Table 65 Key Assumptions and Results for Measure S-8.1: Increase Citywide Waste Diversion

Year	Waste Disposed at Landfills from Escondido			Landfill Gas Capture Rate	Emissions with Targeted Diversion Rate (MT CO ₂ e)	Business as Usual Emissions (MT CO ₂ e)	GHG Emissions Reduction (MT CO ₂ e)
	lbs./person/day	short tons/year	MT/year				
2030	2.4	74,223	67,334	85%	7,457	31,045	23,588
2035	1.28	55,84837,232	50,66533,777	85%	5,6113,741	31,145	25,53527,405
Emissions from waste are calculated based on the mixed waste emission factor (0.74 MT CO ₂ e/short ton), oxidation rate (10%), and the waste capture rates. The projected emissions reductions are based on the CAP assumptions. Energy Policy Initiatives Center 2019.							

Please note that additional edits may be required in Chapters 1-3 to address the recent changes in the GHG emissions target numbers and estimates to ensure that the technically driven data is accurate. Unfortunately, some of these changes may occur after Planning Commission. The consultant team is still verifying all inputs. If any changes are made after the Planning Commission's review, they will be presented in a manner that is discoverable, clear, and transparent to why the changes were made.

14. Appendix F. Replaced some text and the Social Equity and Health Index Map to reflect that the analysis would rely on the CalEnviroScreen database, which was already accounted for in previous changes to Chapter 5.

ATTACHMENT 3
PLANNING COMMISSION STAFF REPORT
PHG 18-0009
(October 27, 2020)

Public Correspondences

The following links have been provided to review the documents electronically.

- [Batch 1 - March 21 to July 3, 2018](#)

<https://www.escondido.org/Data/Sites/1/media/PDFs/Planning/ClimateActionPlan/CAPUpdate/Correspondences/CAPCORRBatch1.pdf>

- [Batch 2 - July 4 to August 20, 2018](#)

<https://www.escondido.org/Data/Sites/1/media/PDFs/Planning/ClimateActionPlan/CAPUpdate/Correspondences/CAPCORRBatch2.pdf>

- [Batch 3 - August 21 to December 4, 2018](#)

<https://www.escondido.org/Data/Sites/1/media/PDFs/Planning/ClimateActionPlan/CAPUpdate/Correspondences/CAPCORRBatch3.pdf>

- [Batch 4 - December 5, 2018 to June 25, 2020](#)

<https://www.escondido.org/Data/Sites/1/media/PDFs/Planning/ClimateActionPlan/CAPUpdate/Correspondences/Attachment2doc03231920200617090953.pdf>

- [Batch 5 - June 26, 2020 to August 7, 2020](#)

<https://www.escondido.org/Data/Sites/1/media/PDFs/Planning/ClimateActionPlan/CAPUpdate/Correspondences/doc03462920200806105355.pdf>

- [Batch 6 - August 8, 2020 to September 3, 2020](#)

<https://www.escondido.org/Data/Sites/1/media/PDFs/Planning/ClimateActionPlan/CAPUpdate/Correspondences/doc03604120200903125423.pdf>

A hardcopy of the Attachment is available for review in the Office of the Planning Division during normal business hours. To obtain a copy, please contact the City Clerk at (760) 839-4617 or Planning Division at (760) 839-4671.

ATTACHMENT 4
PHG 18-0009



Memo

1230 Columbia Street, Suite 440
San Diego, CA 92101
619.219.8000

Date: July 21, 2020

To: Mike Strong, City of Escondido

From: Ricky Williams, Alyssa Way, and Poonam Boparai

Subject: Guidance for Demonstrating Consistency with the City of Escondido Climate Action Plan for Discretionary Projects Subject to CEQA

Attachments: Attachment A – Screening Level Threshold Calculation Worksheets
Attachment B – Numerical Threshold Calculation Worksheet

The City of Escondido (City) adopted an updated Climate Action Plan (CAP) in [Insert Date of CAP Adoption by resolution number XX]. The CAP outlines strategies and measures that the City will implement to achieve its proportional share of State greenhouse gas (GHG) emissions reduction targets. The CAP is a plan for the reduction of GHG emissions in accordance with California Environmental Quality Act (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.

The City has also developed a Climate Action Plan Consistency Review Checklist (CAP Consistency Checklist), in conjunction with the CAP, to provide a streamlined review process for proposed new development projects that are subject to discretionary review and trigger environmental review pursuant to CEQA. This memorandum summarizes the methodology and application of a GHG screening threshold (set at **500 metric tons carbon dioxide equivalent [MTCO₂e] per year**) for new development projects in order to determine if a project would need to demonstrate consistency with the CAP through the CAP Consistency Checklist. The memorandum also describes application of a numerical GHG threshold (set at **2.0 MTCO₂e per service population per year**) for use as a supplemental method for demonstrating consistency with the CAP.

I. Climate Action Plan Summary

This City's CAP contains a baseline inventory of GHG emissions for 2012, business-as-usual (BAU) projections of emissions to 2030 and 2035, a calculation of the City's targets based on a reduction from the 2012 baseline, and emission reductions with implementation of the CAP.

The city emitted approximately 943,000 MTCO₂e in 2012. Accounting for future population and economic growth, the city is anticipated to generate GHG emissions of 833,000 MTCO₂e in 2030 and 841,000 MTCO₂e in 2035. The CAP sets targets to achieve a 42 percent reduction from the 2012 baseline levels by 2030 and a 52 percent reduction from the 2012 baseline levels by 2035. The City's GHG reduction targets are consistent with the California Air Resources Board's (CARB's) recommendations and the methodology identified in the San Diego Association of Government's (SANDAG's) Regional Climate Action Planning Framework (ReCAP) for setting community-wide targets. Therefore, the City must implement strategies and measures that reduce emissions to 547,000 MTCO₂e in 2030 and 456,000 MTCO₂e in 2035.

The CAP accounts for GHG emission reductions that would be achieved through State and federal actions. Under the "Legislatively-Adjusted" BAU projection, it is estimated that the city would generate 608,000 MTCO₂e in 2030 and 578,000 MTCO₂e in 2035 when accounting for State and federal actions. The City would need to implement additional actions to meet the 2030 and 2035 emissions target. The CAP includes GHG reduction strategies and measures to achieve the City's 2030 and 2035 target.

In meeting the City's 2030 targets, the City demonstrates consistency with the State's reduction goal identified in Senate Bill 32. Meeting the 2035 target, which aligns with the City's General Plan horizon year, will demonstrate that the City is on a trajectory to reduce its proportional share of GHG emissions in support of the 2050 State goal identified in Executive Order S-3-05. Future actions anticipated by State and federal agencies would reduce the need for local measures and help ensure broader participation in emission reduction efforts.

The City's ability to grow its population and economy while meeting the GHG reduction targets will require broad-based participation from the entire community. Everyone who lives, works, shops, or recreates in the city contributes to the community's GHG emissions and will need to be part of the solution. This includes new development that is anticipated in the City through 2035. The CAP is intended to achieve reductions from existing and new sources. This is emphasized by the fact that the City's reduction targets are set below baseline emissions. Therefore, GHG emissions in the city need to be reduced below existing levels while additional emissions are generated by growth through 2035. As such, new development can contribute its fair share of GHG reductions by complying with CAP strategies and measures that are determined to be applicable through the CAP Consistency Checklist development process. The following sections provide additional information about the steps for new development projects to demonstrate consistency with the CAP.

II. CEQA Streamlining Provisions of the Climate Action Plan

This memorandum describes a GHG screening threshold and associated size-based criteria to determine if a project would be subject to the provisions of the CAP. Projects that are consistent with the General Plan land use designation and exceed the GHG screening threshold are required to show consistency with the CAP through the CAP Consistency Checklist. No additional screening or GHG studies are required, except in cases involving land use designation changes or when other unique circumstances warrant it (e.g. when a project does not fit within the parameters of the size-based screening criteria), as determined by the Director of Community Development, and confirmed by the decision-making authority, through the CEQA process.

In most cases, compliance with the CAP Consistency Checklist would provide the CEQA streamlining path to allow project-specific environmental documents, if eligible, to tier from and/or incorporate by reference the CAP's programmatic review of GHG impacts. That is, projects that are consistent with the General Plan and implement CAP GHG reduction measures may incorporate by reference the CAP's cumulative GHG analysis. The City's CAP meets the requirements under Section 15183.5 of the CEQA Guidelines as a qualified plan for the reduction of GHG emissions for use in cumulative impact analysis pertaining to development projects. The CAP Consistency Checklist provides a streamlined review process for the GHG emissions analysis of proposed new development projects that are subject to discretionary review and trigger environmental review pursuant to CEQA.

III. Screening Threshold Development Methodology

This section describes the methodology used to develop the screening threshold based on CAP data, historical projects processed by the City, and anticipated growth projections. The steps used to develop the screening threshold are outlined below.

- 1) Historical GHG emissions were estimated from projects approved in the city from the past three years. Project data obtained included project name, land use or project type (e.g., residential, commercial), project size metrics (e.g., dwelling units, square feet, acres), and annual unmitigated GHG emissions (if available from the project environmental document).
- 2) For the proposed projects that did not estimate associated GHG emissions, annual operational GHG emissions were estimated using the California Emissions Estimator Model (CalEEMod) based on the land use or project type for each project.
- 3) The total GHG emissions reductions from measures in the CAP applicable to new developments were determined based on the GHG reduction potential for each applicable measure in 2035. These emissions were annualized to determine the needed annual GHG

reduction from new development in the city to meet the 2035 GHG reduction target identified in the CAP.

- 4) Based on the GHG reduction potential of measures included in the CAP applicable to new developments, the proportional amount of annual emissions reductions attributable to new projects (i.e. development that occurs between the CAP's baseline year of 2012 and forecast year of 2035) to meet the City's 2035 reduction target was determined.
- 5) The proportional reduction in emissions attributable to new development to meet the City's 2035 reduction target was determined by dividing the total reduction attributable to new development to the difference between the 2035 BAU emission forecast and the 2035 target emissions level.
- 6) The proportional reduction in emissions from new forecasted development estimated in Step 5 was applied to unmitigated project emissions in the City's list obtained under Step 1. The application of the proportional reduction to each project was calculated based on the anticipated GHG reductions from new forecasted development projects in the city.
- 7) The average anticipated CAP measure reductions from new development obtained in Step 3 was compared to the anticipated reductions from forecasted development. This step provided a comparison between the anticipated reductions from applying applicable CAP measures to all new developments, and the level of annual reductions needed to achieve the City's 2035 target.
- 8) A MTCO₂e screening level was set to remove the application of CAP measure reductions to projects below the screening level.
- 9) The screening level was adjusted in an iterative manner to achieve an appropriate emissions capture rate and align with anticipated annual reductions from the CAP needed to meet the City's 2035 target. The goal of this exercise was to achieve a maximum emissions capture rate under the screening level based on estimated amortized reductions from recent and forecasted development projects.

Based on the above methodology, the mass emissions level that achieves the goals outlined in Step 9 is **500 MTCO₂e per year**. This level would capture 86 percent of emissions from new projects and would achieve adequate reductions from captured emissions to meet the CAP's goals for new development. In other words, 86 percent of emissions from new projects would be subject to CAP reduction measures through the CAP Consistency Checklist and would achieve reductions consistent with the analysis in the CAP through application of these measures. Projects that fall below this level would be considered less than significant and would not interfere with the City's ability to meet its CAP targets.

IV. Demonstrating Consistency with the Climate Action Plan

The level at which analysis is required to determine a project's CAP consistency is primarily dependent on the proposed project land use(s). Projects that propose a land use consistent with the existing General Plan land use designation could demonstrate CAP consistency by completing the CAP Consistency Checklist and including applicable GHG reduction measures in project development and designs. New General Plan consistent projects that propose development that would generate emissions greater than the City's screening level threshold would be required to demonstrate CAP consistency as part of the project's development review process. New General Plan consistent projects that propose development that would generate fewer emissions than the City's screening level would be determined to be consistent with the CAP and require no further analysis. Projects not consistent with the existing General Plan land use designation that would result in a less GHG intensive project compared to existing designations can proceed to the next step of the CAP Consistency Checklist.

The process to determine the required level of analysis is shown in Figure 1. The levels of analysis indicated below and discussed in detail in this report include: No Additional Analysis; CAP Consistency Checklist; CAP Consistency and Quantitative Comparison; and CAP Consistency Checklist and Project-Specific Analysis.

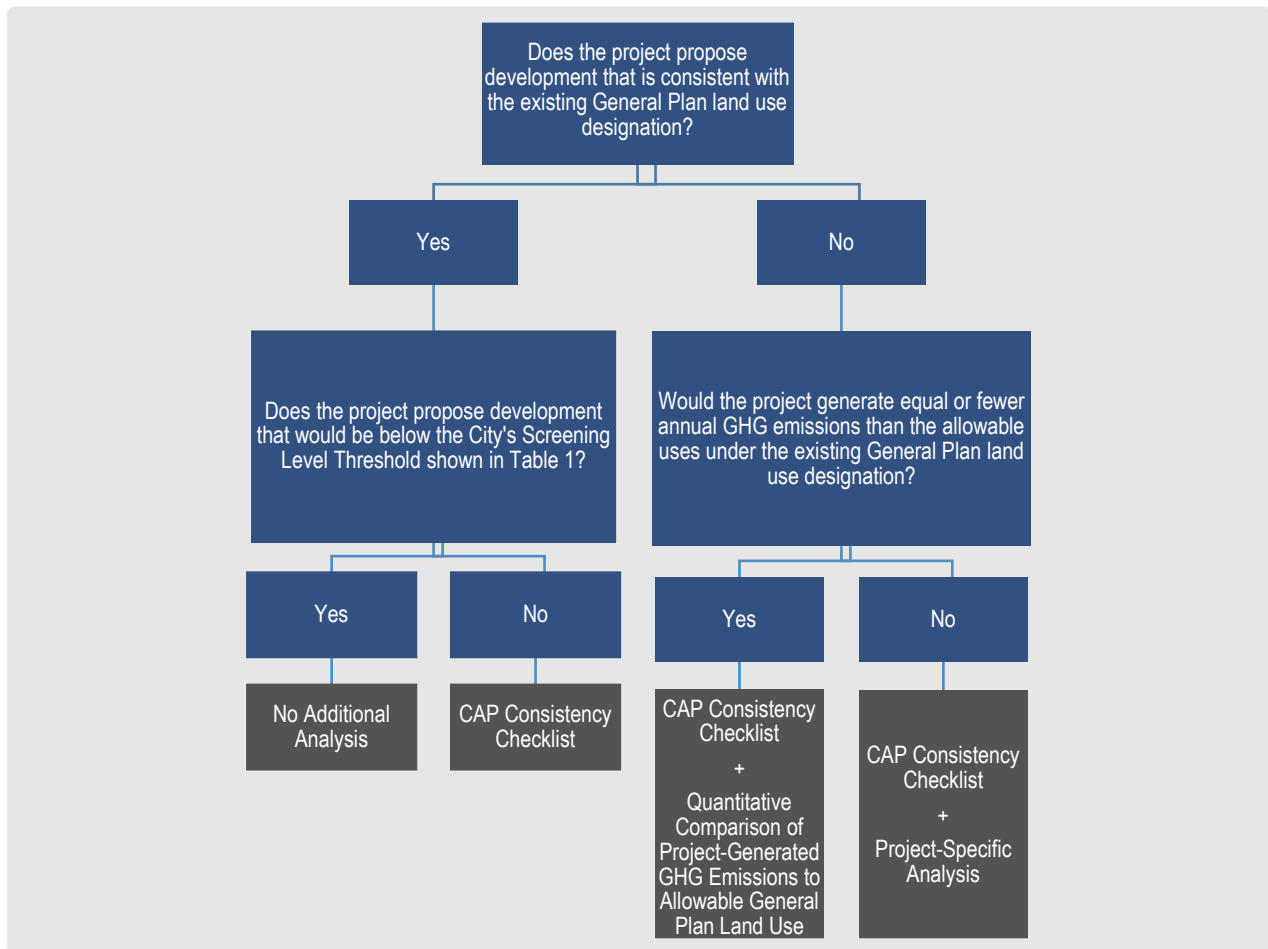


Figure 1

Required Level of Analysis Flowchart

Land Use Consistency

Measures to reduce GHG emissions for projects with land uses consistent with the GPU are found in the CAP. Therefore, the first step in determining a project's consistency with the CAP is to measure the density and intensity of the project. If a project is consistent with the growth projections in the CAP, its associated growth in terms of GHG emissions was accounted for in the CAP's BAU projection and is within the scope of the CAP's analysis and program of measures that contribute towards reducing overall communitywide GHG emissions below identified GHG targets. Projects that are consistent with the existing General Plan land use designation may incorporate by reference the CAP's cumulative GHG analysis.

If a project is determined to be accounted for in the CAP's BAU projections, the next step is to compare the project size to the screening level thresholds identified in Table 1 in the following section.

Projects that are exempt from CEQA are deemed to be consistent with the City's CAP, and no further review is necessary, with the exception of a Class 32 "In-Fill Development Projects" categorical exemption (State CEQA Guidelines Section 15332), for which projects are required to

demonstrate consistency with the CAP through the CAP Consistency Checklist. Additional projects may be exempt from these requirements including Affordable Housing projects consistent with California Code of Regulations Section 15194, "Affordable Housing Exemption." Projects that may be subject to a CEQA exemption or the requirements of demonstrating CAP consistency should consult with City staff to determine the level of review necessary.

It is important to note that not all projects that are proposing development that is not consistent with existing General Plan land use designations would be inconsistent with the CAP's projections. For example, if a project includes a General Plan Land Use Element Map Amendment that would result in an equivalent or less GHG-intensive project when compared to the existing designations, it would still be within the projections assumed in the CAP. In addition to providing evidence to support the conclusion that the project would generate fewer emissions than existing designations, these projects would demonstrate consistency with the CAP through completion of Step 2 of the CAP Consistency Checklist.

Projects that are not consistent with the General Plan land use designation and would result in a more GHG-intensive project are required to prepare a project-specific, quantitative GHG analysis based on State CEQA guidelines. This project-specific analysis would be a supplementary analysis in addition to the completion of the CAP Consistency Checklist.

Project Screening Threshold

For projects that are consistent with the General Plan land use designation, the next step is to compare the project size to the screening threshold. A GHG screening threshold of **500 MTCO₂e/year** is established for new development projects in order to determine if a project would need to demonstrate consistency with the CAP through the CAP Consistency Checklist. Projects that are determined to be consistent with the General Plan and CAP projections, and projected to emit fewer than 500 MTCO₂e annually would not make a considerable contribution to the cumulative impact of climate change and would not need to provide additional analysis to demonstrate consistency with the CAP.

Table 1 lists types and sizes of projects that correspond to the 500 MTCO₂e GHG screening threshold. For project types not listed in this table, the need for GHG analysis and mitigation will be made on a project-specific basis, considering the 500 MTCO₂e per year screening threshold. Projects that are projected to emit more than 500 MTCO₂e of GHGs annually would need to comply with applicable CAP strategies and measures. Compliance will be evaluated through completion of the CAP Consistency Checklist.

Table 1 Size-Based Project Screening Threshold		
Project/Plan Type ¹	Screening Threshold ²	SFE Factor
Single-Family Housing ³	36 dwelling units	1.0
Multi-Family Housing	55 dwelling units	0.7
Office	43 ksf	0.8
Commercial Space	20 ksf	1.8
Regional Shopping Center	18 ksf	2.0
Restaurant	6.5 ksf	5.5
General Light Industrial	58 ksf	0.6
Warehouse (Unrefrigerated)	233 ksf	0.2
Warehouse (Refrigerated)	62 ksf	0.6
Mixed-Use	<i>See Footnote 4</i>	--
Notes: CAP = Climate Action Plan; ksf = thousand square feet; MTCO ₂ e = metric tons of carbon dioxide equivalent; SFE = single-family equivalency		
¹ For project types not listed in this table, the need for GHG analysis and mitigation will be made on a project-specific basis, considering the 500 MTCO ₂ e per year screening level.		
² The screening threshold represents the maximum project size at which a project is estimated to emit less than 500 MTCO ₂ e per year without the application of additional mitigation measures. Projects proposing greater unit or square footage amounts than the above screening thresholds would be required to complete the CAP Consistency Checklist.		
³ Single-Family Housing developments are defined as single-family detached homes on individual lots. All other residential types (e.g. single-family attached, condo/townhouse, apartment) should be considered "Multi-Family Housing" for the purposes of comparing a project to the screening thresholds.		
⁴ Mixed-Use projects can provide a comparison to the screening thresholds using a single-family equivalency (SFE) factor. All projects that demonstrate they propose development equal to or less than 36 SFE units would be considered below the screening threshold. For example, a mixed-use development proposing 20 multi-family dwelling units and 10 ksf of commercial space would have an SFE value of 32 [equation: (20 x 0.7) + (10 x 1.8) = 32], and would be below the screening threshold.		
Source: Analysis conducted by Ascent Environmental in 2020		

Additionally, the City is in the process of developing screening thresholds for vehicle miles traveled (VMT) consistent with State legislation. In some cases, projects below the 500 MTCO₂e threshold may also be deemed to have a less than significant impact related to VMT through evaluation by the City on a case-by-case basis. Thus, projects that would be below both the GHG and VMT screening level thresholds would not be anticipated to result in cumulative GHG impacts and conflict with the City's ability to achieve its GHG reduction targets. This could also apply to projects that propose development that is not consistent with the City's General Plan, but would not increase GHG emissions to a level greater than the allowable General Plan land use buildout of the site(s). However, a project level GHG analysis would be required to substantiate this determination.

It should be noted that the 500 MTCO₂e level must be strictly applied as a screening threshold and is not intended to be a threshold of significance. In other words, projects that exceed this emissions level may not propose mitigation measures to reduce emissions below 500 MTCO₂e. Projects that exceed the screening level would be required to complete the next step of the CAP Consistency Checklist as described below.

For proposed projects at or above the screening threshold of 500 MTCO₂e, applicants are required to complete the CAP Consistency Checklist, which provides a streamlined review process for proposed new development projects that are subject to discretionary review and require environmental review pursuant to CEQA. A properly completed CAP Consistency Checklist documents how a proposed project complies with the CAP, and in so doing, demonstrates that the project's contribution to climate change impacts is not cumulatively considerable. A project requiring a land use designation change that is more GHG-intensive than the land use assumed under the CAP must prepare a project-specific GHG analysis in accordance with the applicable CEQA Guidelines.

CAP Consistency Checklist

The CAP identifies specific performance metrics supporting each GHG reduction measure. Actions to implement the measures include a combination of ordinances, programs, incentives, outreach, and educational activities. As CAP implementation occurs, each action will be assessed and monitored.

As described in the CAP, there is an existing framework of federal, State, regional, and local policies and regulations that contribute to reducing GHG emissions. The CAP shows that reductions from existing regulations, in combination with additional General Plan policies and actions, would not be adequate to meet established targets. Local actions that reduce emissions from both existing and new development would be necessary. The CAP includes targets that relate to a relative reduction in GHG emissions below baseline levels. While the City will achieve reductions outlined in the CAP through capital programming, incentives, awareness and education, and planning processes and ordinances, new development can do its fair share in helping the City achieve its targets by incorporating measures consistent with the CAP. This also provides new development with the benefit of using CEQA streamlining provisions for addressing its GHG impacts.

The CAP Consistency Checklist is used to implement GHG reduction measures from the CAP that apply to new development projects. All projects subject to discretionary review and requiring environmental analysis are required to complete the CAP Consistency Checklist. The CAP Consistency Checklist, available at [\[INSERT LINK TO CHECKLIST\]](#), includes specific measures identified in the CAP and indicates which types of new developments (e.g. residential, commercial) each measure would apply. Projects that propose a use for which a measure is applicable would be required to demonstrate that the requirements of the measures would be implemented on-site or during the development process in order to be consistent with the CAP.

Projects that are not consistent with the existing General Plan land use designation are still required to complete the CAP Consistency Checklist. Any alternative method of analysis provided

for these projects would be supplemental to the projects' consistency with any applicable CAP measures.

The CAP Consistency Checklist will be updated by the City as needed to incorporate new GHG reduction techniques or to comply with later amendments to the CAP, local ordinances, or State and federal laws.

Alternative Method to Demonstrate Consistency

Projects that propose development that is not consistent with the City's General Plan land use designation(s), and that intensify GHG emissions beyond current designations are required to provide additional analysis beyond the CAP Consistency Checklist. This analysis must be prepared based on State CEQA Guidelines and identify substantiated thresholds of significance to determine project impacts. However, projects that are consistent with the General Plan but have unique land uses or circumstances for which no measures in the Checklist would apply can demonstrate consistency with the CAP through comparison to a numerical GHG threshold.

Project-specific mitigation measures, which would be in addition to all CAP Checklist items and all feasible on-site project design features, must include specific, enforceable actions to reduce project emissions, and an analysis is required to show the emission reductions achieved from each measure. Each mitigation measure should include references or a logical, fact-based explanation as to why a specific mitigation measure would achieve the stated reductions. Mitigation measures must be supported with substantial evidence showing impacts have been reduced as described in the two analysis options. With the implementation of CAP strategies and measures, the City expects most General Plan-consistent projects will achieve CAP consistency through the CAP Consistency Checklist alone. The additional analysis option is to be used only when unique circumstances warrant it, as determined by the Director of Community Development through the CEQA process. In such cases, an applicant would need to provide a project-specific quantitative GHG analysis demonstrating consistency with the method described below. Project applicants would still need to complete the entire Checklist (i.e., Steps 1 and 2) and comply with all other applicable CAP measures to the extent feasible.

Numerical Greenhouse Gas Threshold

Projects that are consistent with the City's General Plan may apply the City's recommended numerical GHG threshold of **2.0 MTCO₂e per service population per year**. Service population is defined as the sum of number of residents and jobs anticipated to be generated by the project. This threshold was established based on the CAP GHG reduction target in 2035 and demographics projections (i.e., population and employment) for the same year.

The numerical GHG threshold approach requires applicants to quantify their GHG emissions in 2035, consistent with the CAP horizon year, and estimate reductions from the Checklist measure(s), in addition to supplemental mitigation measures necessary to achieve the numerical GHG threshold. The type, character, and level of mitigation would depend on the project type,

size, location, context, and other factors. The availability of mitigation measures can change over time as well, with new technologies, building materials, building design practices, and other changes. Therefore, in developing project-specific reduction measures, the City recommends that a project applicant refer to current guidance from the California Air Pollution Control Officers Association (“CAPCOA”), CARB, the Governor’s Office of Planning and Research (“OPR”), the California Attorney General, and the San Diego Association of Governments (“SANDAG”) to determine applicable mitigation measures and estimate their effectiveness.

ATTACHMENT 5

Planning Commission
Hearing Date: October 27, 2020
Effective Date: October 28, 2020

PLANNING COMMISSION RESOLUTION NO. 2020-16

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ESCONDIDO, CALIFORNIA, RECOMMENDING APPROVAL OF THE UPDATED CLIMATE ACTION PLAN

APPLICANT: City of Escondido

CASE NO: PHG 18-0009

WHEREAS, that the City of Escondido is committed to the long-range goal of protecting the natural environment, increasing sustainability efforts, and improving overall quality of life; and

WHEREAS, carbon dioxide (“CO₂”) and other greenhouse gases released into the atmosphere have a profound effect on the Earth's climate and reducing the potential magnitude of climate change may lower its harmful effects on public health and safety; and

WHEREAS, in 2006, the State of California adopted the Global Warming Act of 2006 (Assembly Bill 32) which created a statewide greenhouse gas (“GHG”) emission requirement and goal to reduce emissions to 1990 levels by 2020; and in 2016, California Senate Bill 32 established a new mid-term greenhouse gas reduction target of 40 percent below 1990 levels by 2030; and

WHEREAS, local actions, whenever taken by cities and counties nationwide, can help provide a collective response and may also provide the benefits of testing and developing model programs, methods, and technologies for achieving GHG emissions reductions; and

WHEREAS, the Climate Action Plan update (“CAP Update”) includes a revised GHG emissions inventory and forecast, analysis and qualification of updated GHG emissions reduction measures and targets, clarification to the process for implementation, monitoring and reporting of progress, and meaningful community engagement; and

WHEREAS, the CAP Update includes technical data, target and forecasting, and implementation actions based on regional climate planning and consulting expertise, City staff knowledge, and public input; and

WHEREAS, an Initial Study/Mitigated Negative Declaration (“IS/MND”) was prepared and so deems the document a California Environmental Quality Act (“CEQA”) Qualified CAP; and

WHEREAS, GHG emissions reduction actions contribute to the achievement of many of the City's environmental values and are consistent with the General Plan related environmental policies, including promoting clean and efficient energy use, reducing vehicle miles traveled, promoting active transportation, promoting water conservation, and planning for anticipated future air quality and climate change impacts; and

WHEREAS, mechanisms proposed to reduce GHG emissions will also contribute to the economic vitality of the City through the development and use of clean technologies and the addition of local jobs. Achieving GHG emissions reductions to protect the climate

is important to the City, which relies heavily on the stability of the climate for our environment, economy, and quality of life; and

WHEREAS, the Planning Division did study said request, performed necessary investigations, prepared a written report, and does recommend approval of the Project as depicted in Exhibit "A" (CAP Update) and Exhibit "B" (CAP Consistency Checklist), which is attached hereto and made a part hereof by this reference as though fully set forth herein; and

WHEREAS, on October 27, 2020, the Planning Commission of the City of Escondido did hold a duly noticed public hearing as prescribed by law. At said hearing, this Planning Commission received and considered the reports and recommendation of the Planning Division and gave all persons full opportunity to be heard and to present evidence and testimony respecting said matter. Evidence was submitted to and considered by the Planning Commission, including, without limitation:

- a. Written information including plans, studies, written and graphical information, and other material, submitted as part of the project;
- b. Oral testimony from City staff, interested parties, and the public;
- c. The staff report, dated October 27, 2020, with its attachments as well as City staff's recommendation on the project, which is incorporated herein as though fully set forth herein; and
- d. Additional information submitted during the public hearing; and

WHEREAS, said public hearing before the Planning Commission was conducted in all respects as required by the Escondido Municipal Code and the rules of this Planning Commission.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Escondido:

1. That the above recitations are true and correct.
2. The CAP Update is a CEQA Qualified CAP.
3. Based on its consideration, the Planning Commission hereby determines that the adoption of the CAP and CAP Consistency Checklist is consistent with the provisions of the General Plan, State law, and is in the public interest.
4. After consideration of all evidence presented, and studies and investigations made by the Planning Commission and in its behalf, the Planning Commission reached a recommendation on the matter as hereinafter set forth.
5. The Planning Commission, therefore, recommends City Council approval of the Project as described in the October 27, 2020 Planning Commission staff report, and as attached as Exhibits "A" and Exhibit "B."
6. Said plan is on file in the Planning Division of the Community Development Department and is available for inspection by anyone interested herein, and said development plan is incorporated herein by this reference, the same as if it were fully set forth herein.

BE IT FURTHER RESOLVED that it is in the Planning Commission's interest that the City will pursue the GHG emission reduction goals and targets identified in the CAP through the implementation of the identified strategies, measures, and actions and by encouraging the community to support CAP goals and targets through various actions, ordinances, policies, incentive-based programs, and education programs.

BE IT FURTHER RESOLVED that the Planning Commission will work with City staff to help monitor and report progress towards meeting GHG emission reduction goals and targets identified in the CAP. Since all levels of government continue to monitor, lead and participate in activities, it may be necessary to adjust the measures or maps described therein as necessary to ensure continued compliance with the various state legislative mandated.

PASSED, ADOPTED AND APPROVED by a majority vote of the Planning Commission of the City of Escondido, California, at a regular meeting held on the 27th day of October, 2020, by the following vote, to wit:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSTAINED: COMMISSIONERS:

ABSENT: COMMISSIONERS:

STAN WEILER, Chair
Escondido Planning Commission

ATTEST:

MIKE STRONG, Secretary of the
Escondido Planning Commission

I hereby certify that the foregoing Resolution was passed at the time and by the vote above stated.

KIRSTEN PERAINO, Minutes Clerk
Escondido Planning Commission

EXHIBIT “A”
CAP UPDATE
Planning Case No.: PHG 18-0009

The following links have been provided to review the documents electronically.

- Updated DRAFT Title Page

https://www.escondido.org/Data/Sites/1/media/PDFs/Planning/ClimateActionPlan/PCItems/EscondidoCAP000TitleAcknoTOC_FINAL.pdf

- Updated DRAFT CAP Executive Summary

https://www.escondido.org/Data/Sites/1/media/PDFs/Planning/ClimateActionPlan/PCItems/EscondidoCAP0ExecSumm_FINAL.pdf

- Updated DRAFT CAP Chapter 1: Introduction

https://www.escondido.org/Data/Sites/1/media/PDFs/Planning/ClimateActionPlan/PCItems/EscondidoCAP1Intro_FINAL.pdf

- Updated DRAFT CAP Chapter 2: Inventory

https://www.escondido.org/Data/Sites/1/media/PDFs/Planning/ClimateActionPlan/PCItems/EscondidoCAP2Inventory_FINAL.pdf

- Updated DRAFT CAP Chapter 3: GHG Reduction Measures

https://www.escondido.org/Data/Sites/1/media/PDFs/Planning/ClimateActionPlan/PCItems/EscondidoCAP3GHGReduction_FINAL3.pdf

- Updated DRAFT CAP Chapter 4: Implementation

https://www.escondido.org/Data/Sites/1/media/PDFs/Planning/ClimateActionPlan/PCItems/EscondidoCAP4Implementation_FINAL.pdf

- Updated DRAFT CAP Chapter 5: Adaptation, Social Equity, and Environmental Justice

https://www.escondido.org/Data/Sites/1/media/PDFs/Planning/ClimateActionPlan/PCItems/EscondidoCAP5Adaptation_FINAL.pdf

- Updated DRAFT CAP Chapter 6: References

https://www.escondido.org/Data/Sites/1/media/PDFs/Planning/ClimateActionPlan/PCItems/EscondidoCAP6References_FINAL.pdf

- Updated DRAFT CAP Appendices

- Appendix A - Inventory Projection

https://www.escondido.org/Data/Sites/1/media/PDFs/Planning/ClimateActionPlan/CAPUpdate/DraftAppendix/AppendixA_FinalDraftEscondidoGHGInventoryProjection_07252018.pdf

- Appendix B - Reduction Target and Measures

https://www.escondido.org/Data/Sites/1/media/PDFs/Planning/ClimateActionPlan/PCItems/AppendixBFinalDraftEscondidoCAPGHGReductionTechnicalDoc_10.13.20_clean.pdf

- Appendix C - Measures Updates Summary

https://www.escondido.org/Data/Sites/1/media/PDFs/Planning/ClimateActionPlan/CAPUpdate/DraftAppendix/AppendixC_RelatedMeasures.pdf

- Appendix D - Outreach Summary

https://www.escondido.org/Data/Sites/1/media/PDFs/Planning/ClimateActionPlan/CAPUpdate/DraftAppendix/AppendixD_CAPOutreachsummary.pdf

- Appendix F - Adaptation Technical Document

https://www.escondido.org/Data/Sites/1/media/PDFs/Planning/ClimateActionPlan/PCItems/AppendixFEscondidoCAPAdaptationTechnicalDoc_10.21.20.pdf

A hardcopy of the Attachment is available for review in the Office of the Planning Division during normal business hours. To obtain a copy, please contact the City Clerk at (760) 839-4617 or Planning Division at (760) 839-4671.

EXHIBIT “B”



Climate Action Plan Consistency Review Checklist

Project # _____

Introduction

The City of Escondido (“City”) adopted an updated Climate Action Plan (“CAP”) in [Insert Date of CAP Adoption] by Resolution No. [Insert number]. The CAP outlines strategies and measures that the City will undertake to achieve its proportional share of State greenhouse gas (“GHG”) emissions reduction targets. The CAP’s strategies and measures are designed to reduce GHG emissions for build-out under the General Plan. The CAP does so by (1) calculating a baseline GHG emissions level as of 2012; and (2) estimating future GHG emissions under a business as usual standard; and (3) implementing state mandated GHG reduction targets. Measures to reduce GHG emissions for projects with land use consistent with the City’s General Plan are found in the CAP.

Analysis of GHG emissions and potential climate change impacts from new development is required under CEQA. The purpose of the CAP Consistency Checklist (“Checklist”) is to provide a streamlined review process for proposed development projects that trigger environmental review pursuant to the California Environmental Quality Act (“CEQA”).

The City’s CAP is a qualified GHG emissions reduction plan in accordance with State 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 a CAP. Projects that are consistent with the General Plan and implement applicable CAP GHG reduction measures may incorporate by reference the CAP’s cumulative GHG analysis. Conversely, projects that are consistent with the General Plan, but do not implement CAP GHG reduction measures, as well as General Plan Amendments and Annexations that increase emissions beyond CAP projections — will require a project-level GHG analysis.

The purpose of this Checklist is to implement GHG reduction measures from the CAP and determine if development would demonstrate consistency with the CAP’s assumptions for implementation. Projects that are consistent with the CAP, as determined through the use of this Checklist, may rely on the CAP for the cumulative impact analysis of GHG emissions. Projects that are not consistent with the CAP must prepare a comprehensive project-specific analysis of GHG emissions, including quantification of existing and projected GHG emissions, incorporation

of the measures in this Checklist to the extent applicable, and demonstration of consistency with a VMT threshold currently in development by the City. Cumulative GHG impacts could be significant for any project that is not consistent with the CAP.

This Checklist may be updated periodically to incorporate new GHG reduction techniques, include reference to or requirements of new ordinances adopted by the City, or to comply with later amendments to the CAP or local, State, or federal law. Comprehensive updates to this Checklist will be coordinated with each CAP update. Administrative updates to the Checklist may occur regularly, as necessary for the purpose of keeping the Checklist up-to-date and implementable. Updates to the CAP Checklist associated with an update to the City's CAP would require City Council approval and shall comply with CEQA.

Applicability and Procedures

This Checklist is required only for discretionary projects¹ that are subject to and not exempt from CEQA. Projects that are exempt from CEQA are deemed to be consistent with the City's CAP, and no further review is necessary, with the exception of a Class 32 "In-Fill Development Projects" categorical exemption (State CEQA Guidelines Section 15332), for which projects are required to demonstrate consistency with the CAP through this Checklist.

General procedures for Checklist compliance and review are described below. Specific guidance is also provided under each of the questions under Steps 1 and 2 of the Checklist.

- The City's Community Development Department reviews development applications relative to environmental review requirements under Article 47 of the Escondido Zoning Code. These environmental quality regulations implement CEQA and State CEQA Guidelines by applying the provisions and procedures contained in CEQA to development projects proposed within the City.
- The project proponent or applicant must demonstrate if the project request is CAP compliant to the satisfaction of the Director of Community Development. In doing so, the project proponent or applicant must provide written documentation to demonstrate the applicability of the Checklist; and provide substantial evidence that demonstrates how the proposed project would implement each applicable Checklist requirement described herein.
- If a question in the Checklist is deemed not applicable (N/A) to a project, written documentation and substantial evidence supporting that conclusion shall be provided to the satisfaction of the Director of Community Development.
- Development projects requiring discretionary review that cannot demonstrate consistency with the CAP using this Checklist shall prepare a separate, project-level GHG analysis as part of the CEQA document prepared for the project and may be required to prepare an Environment Impact Report ("EIR").

¹ In this context, a project is any action that meets the definition of a "Project" in Section 15378 of the State CEQA Guidelines.

- The specific applicable requirements outlined in the Checklist shall be required as conditions of project approval for CAP compliant projects with streamlined GHG emissions assessments.

Application Information

Contact Information

Project No. and Name: _____

Property Address and APN: _____

Applicant Name and Co.: _____

Contact Phone: _____ Contact Email: _____

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

Consultant Name: _____ Contact Phone: _____

Company Name: _____ Contact Email: _____

Project Information

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

2. Identify all applicable proposed land uses:

- ☐ Residential (indicate # of single-family dwelling units): _____
- ☐ Residential (indicate # of multi-family dwelling units): _____
- ☐ Commercial (indicate total square footage): _____
- ☐ Industrial (indicate total square footage): _____
- ☐ Other (describe use and indicate size): _____

3. Provide a description of the project proposed. This description should match the basic project description used for the CEQA document. The description may be attached to the Checklist if there are space constraints.

Step 1: Land Use Consistency

The first step in this section evaluates a project's GHG emissions consistent with the City's *Guidance to Demonstrating Consistency with the City of Escondido Climate Action Plan for Discretionary Projects Subject to CEQA* (Guidance Document). A summary of the process for determining the required level of analysis for these projects is provided in Figure 1, "Require Level of Analysis Flowchart," provided in the Guidance Document.

The CAP contains in-City GHG projections for 2020, 2030, and 2035. Measures to reduce GHG emissions for projects with land use consistent with the General Plan are found in the CAP. If any one of these calculations is erroneous, the CAP fails to accomplish this purpose. Therefore, the first step of this checklist is to determine if the project's anticipated growth would have been included in the CAP's business-as-usual land use and activity projections. This section allows the City to determine a project's consistency with the land use assumptions used in the CAP. Projects that are consistent with the General Plan may incorporate by reference the CAP's cumulative GHG analysis.

For projects that are determined to be consistent with CAP projections, the next step is to identify if the project would be estimated to emit fewer than 500 metric tons of carbon dioxide equivalent (MTCO₂e) annually. If found to emit fewer than 500 MTCO₂e, a project would not contribute considerably to cumulative climate change impacts as stated in the City's Guidance Document. Therefore, these projects would be considered consistent with the CAP.

Additionally, at the time of this CAP Checklist preparation, the City is in the process of developing screening thresholds for vehicle miles traveled (VMT) consistent with State legislation. . Thus, projects that would be below both the GHG and VMT screening level thresholds would not be anticipated to result in cumulative GHG impacts and conflict with the City's ability to achieve its GHG reduction targets.

Step 1: Land Use Consistency		
Checklist Item (Check the appropriate box and provide an explanation and supporting documentation for your answer)	Yes	No
1. Is the proposed project consistent with the City's existing General Plan land use designation? If "Yes", proceed to Question 3 of Step 1. If "No", proceed to Question 2 of Step 1.	☐	☐
2. If the proposed project is not consistent with the existing General Plan land use designation, does the project include a General Plan Amendment that would generate GHG emissions equal to or less than estimated emissions generated under the existing designation? If "Yes", provide estimated project emissions under both existing and proposed designation(s) for comparison and proceed to Question 3 of Step 1. If "No", the project's GHG impact is potentially significant, and a GHG analysis must be prepared in accordance with the City's Guidance Document and applicable CEQA Guidelines. The project would not be eligible for GHG streamlining provisions of the CAP. The project must incorporate each of the measures identified in Step 2 to mitigate cumulative GHG emissions impacts unless a measure is determined to be infeasible in accordance with CEQA Guidelines Section 15091. Proceed and complete a project specific GHG analysis, and Step 2 of the Checklist.	☐	☐
3. The size and type of projects listed below would emit fewer than 500 MTCO₂e per year. Based on this threshold, does the proposed project exceed these characteristics? ▪ <u>Single-Family Housing</u>²: 36 dwelling units ▪ <u>Multi-Family Housing</u>: 55 dwelling units ▪ <u>Office</u>: 43,000 square feet ▪ <u>Commercial Space</u>: 20,000 square feet ▪ <u>Regional Shopping Center</u>: 18,000 square feet ▪ <u>Restaurant</u>: 6,500 square feet ▪ <u>General Light Industrial</u>: 58,000 square feet ▪ <u>Warehouse (Unrefrigerated)</u>: 233,000 square feet ▪ <u>Warehouse (Refrigerated)</u>: 62,000 square feet ▪ <u>Mixed-Use</u>: See the City's Guidance Document³ for methods to estimate mixed-use development thresholds ▪ <u>Other</u>: For project types not listed in this section the need for GHG analysis and mitigation will be made on a project-specific basis, considering the 500 MTCO₂e per year screening threshold.	☐	☐

² Single-Family Housing developments are defined as single-family detached homes on individual lots. All other residential use types (e.g. single-family attached, condo/townhouse, apartment) should be considered "Multi-Family Housing" for the purposes of comparing a project to the screening thresholds.

³ Guidance for Demonstrating Consistency with the City of Escondido Climate Action Plan for discretionary Projects Subject to CEQA, available at [\[INSERT LINK TO THRESHOLDS MEMO WHEN PUBLISHED\]](#)

If “Yes”, proceed to Question 2 of Step 1. If “No”, in accordance with the City’s CAP screening criteria, the project’s GHG impact is less than significant and is not subject to the measures of the CAP.		
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Step 2: CAP Measures Consistency

The second step of CAP consistency review is to evaluate a project’s consistency with the applicable strategies and measures of the CAP. Each Checklist item is associated with specific GHG reduction measures in the City’s CAP.

Step 2: CAP Measures Consistency			
Checklist Item (Check the appropriate box and provide an explanation for your answer. Please use additional sheets if necessary)	Yes	No	N/A
Construction Equipment			
1. Construction Equipment (Measure T-2.3) <u>All Projects:</u> Will construction equipment used on-site be electric powered or use alternative fuels such as renewable diesel, renewable natural gas, or compressed natural gas, and demonstrate a reduction in non-renewable fuel consumption of at least 50 percent compared to standard equipment fuel consumption? For certain equipment and fleets, meeting this standard may not be feasible due to available technology. Projects can demonstrate consistency with this measure without meeting the target fleet fuel consumption reduction by providing sufficient evidence that efforts have been made to comply with this measure. Check “N/A” only if the project does not propose any construction activities.	☐	☐	☐

Please substantiate how the project satisfies question 1:

Step 2: CAP Measures Consistency			
Checklist Item (Check the appropriate box and provide an explanation for your answer. Please use additional sheets if necessary)	Yes	No	N/A

Parking and Transportation Demand Management			
2. Electric Vehicle Charging Stations (Measures T-1.3 & T-1.4) <u>All Projects:</u> Will the project install electric vehicle charging stations (EVCSs) consistent with the following requirements: • Comply with the most recently updated version of the California Building Energy Efficiency Standards (Title 24, Part 6)? • For multi-family residential and commercial (i.e. office and retail commercial) projects, will the project install electric vehicle charging stations at a minimum of 10 percent of the total parking spaces provided? • For single-family residential projects, will the project install at least one EVCS in each new single-family home? Check "N/A" only if the project is not proposing any parking; or if the project does not propose any construction activities.	☐	☐	☐
Please substantiate how the project satisfies question 2:			

Step 2: CAP Measures Consistency			
Checklist Item (Check the appropriate box and provide an explanation for your answer. Please use additional sheets if necessary)	Yes	No	N/A
3. Pedestrian Infrastructure (Measure T-3.2) <u>All Projects:</u> If the following conditions are met, would the project pay its fair-share contribution or fully install pedestrian infrastructure improvements? ☐ The project frontage is located along a roadway for which pedestrian improvements are identified in the City's Street Design Manual, Pedestrian Master Plan, Trail Master Plan, or Safe Routes to School and Transit Plans; ☐ The proposed project would include site design amenities with pedestrian access points from the existing, identified roadway; and, ☐ The identified pedestrian improvements have not yet been installed. Or if they have been installed, the infrastructure is being redesigned, upgraded, and/or maintained to promote universal access. Check "N/A" only if the project does not propose any construction activities.	☐	☐	☐
Please substantiate how the project satisfies question 3:			

Step 2: CAP Measures Consistency			
Checklist Item (Check the appropriate box and provide an explanation for your answer. Please use additional sheets if necessary)	Yes	No	N/A
4. Transportation Demand Management and Transit (Measures T-3.4 and T-3.6) <u>Single-Family Projects:</u> N/A <u>Multi-Family Residential Projects:</u> If the project is located in the Downtown Specific Plan area and is proposing a reduction in over 15 percent of the required amount of on-site vehicular parking, would the project implement the following policies or programs? • The project would provide six-month transit passes to new residents; • The project establishes strong connections in site design to promote convenient access and transit orientation; and, • The project would monitor transit use by new residents for the first six months of project operations. <u>Non-Residential Projects:</u> If the project is located within the Downtown Specific Plan, South Centre City Specific Plan, or East Valley Parkway Specific Plan, will the project implement Transportation Demand Management (TDM) program that includes, at a minimum: • “End-of-trip” facilities for bicycle commuters (e.g. bicycle parking spaces, showers, lockers); • Discounted monthly North County Transit District (NCTD) passes or transit subsidies; • Informational material (provided to each employee or tenant) for carpool and vanpool ride-matching services; and • Parking cash-out policies. Check “N/A” only if the project is a single-family residential project; if the project is multi-family or non-residential but not located within the aforementioned specific plans; or if the project does not propose any construction activities..			
Please substantiate how the project satisfies question 4:			

Step 2: CAP Measures Consistency			
Checklist Item (Check the appropriate box and provide an explanation for your answer. Please use additional sheets if necessary)	Yes	No	N/A
5. Bicycle Infrastructure (Measure T-3.5) <u>All Projects:</u> If the following conditions are met, would the project pay its fair-share contribution to bicycle infrastructure improvements? ☐ Intersection or roadway improvements are proposed as part of the project; and ☐ The City's Bicycle Master Plan for identifies bicycle infrastructure improvements at any intersection(s) or roadway segment(s) that would be impacted as part of the project. Check "N/A" if the intersection or roadway improvements required are fully in place to the satisfaction of the Director of Community Development; or if the project does not propose any construction activities.	☐	☐	☐

Please substantiate how the project satisfies question 5:

Building Energy Use and Efficiency			
6. Alternately Fueled Water Heaters (Measures E-4.1 and E-4.4) <u>Residential Projects:</u> If the project is a new single-family or multi-family residential development, will the project install electric heat pump water heaters? <u>Non-Residential Projects:</u> If the project is non-residential, will the project install electric heat pump water heaters? Check "N/A" only if the project is non-residential and has an alteration and addition with a permit value of \$200,000 or less; or if the project does not propose any construction activities.	☐	☐	☐

Please substantiate how the project satisfies question 7:

Step 2: CAP Measures Consistency			
Checklist Item (Check the appropriate box and provide an explanation for your answer. Please use additional sheets if necessary)	Yes	No	N/A
7. Electric Cooking Appliances (Measure E-4.2) <u>Single-Family Residential Projects:</u> N/A <u>Multi-Family Residential Projects:</u> If the project is a new multi-family residential development, will the project install only electric cooking appliances? <u>Non-Residential Projects:</u> N/A Check "N/A" only if the project is a single-family residential or non-residential project, or if the project does not propose any construction activities.	☐	☐	☐
Please substantiate how the project satisfies question 8:			
8. Zero Net Energy (Measure E-5.2) <u>Residential Projects:</u> N/A <u>Commercial Projects:</u> If the project is a new commercial retail or office development, would the project achieve zero net energy (i.e. the total amount of energy used on-site is equal to the amount of renewable energy created on-site) and comply with the most recently updated California Building Energy Efficiency Standards (Title 24, Part 6)? Check "N/A" only if the project is a residential or project, or if the project does not propose any construction activities.	☐	☐	☐
Please substantiate how the project satisfies question 9:			

Step 2: CAP Measures Consistency			
Checklist Item (Check the appropriate box and provide an explanation for your answer. Please use additional sheets if necessary)	Yes	No	N/A
Landscaping and Land Conservation			
9. Landscape Water Consumption (Measure W-6.2) <u>Single-Family Residential Projects:</u> If the project is proposing a single-family or townhome model home development, would the project: - Fully equip all model homes with greywater systems and rain barrels (or other rainwater capture systems); and, - Offer greywater systems and rain barrels (or other rainwater capture systems) as an add-on option for new homes. <u>Non-Residential Projects:</u> N/A Check "N/A" if the project is not a single-family or townhome model home development; or if the project does not propose any construction activities.	☐	☐	☐
Please substantiate how the project satisfies question 10:			
10. Tree Planting (Measure C-9.1) <u>All Projects:</u> Would the project plant trees consistent with the following requirements? - Would the project plant a minimum of one tree for every four new parking spaces and/or demonstrate 50% canopy coverage? <u>Residential Projects:</u> In addition to the planting requirements above for all projects, would the project be consistent with the following requirement? - Would the project plant a minimum of one tree per dwelling unit or pay an in-lieu fee? Check "N/A" only if the project is not proposing any landscaping; or if the City's landscape ordinance would not apply to the project.	☐	☐	☐
Please substantiate how the project satisfies question 11:			

Step 2: CAP Measures Consistency			
Checklist Item (Check the appropriate box and provide an explanation for your answer. Please use additional sheets if necessary)	Yes	No	N/A

EXHIBIT “C”
FINAL IS/MND, RESPONSE TO COMMENTS, AND MMRP
Planning Case No.: PHG 18-0009

The following links have been provided to review the documents electronically.

- Draft Initial Study and Mitigated Negative Declaration

<https://www.escondido.org/Data/Sites/1/media/PDFs/Planning/ClimateActionPlan/CAPUpdate/ISMND/EscondidoCAPIS06.19.20.pdf>

- Final Errata, Response to Comments, and MMRP

<https://www.escondido.org/Data/Sites/1/media/PDFs/Planning/ClimateActionPlan/CAPUpdate/ISMND/EscondidoCAPRTCMemoMMRP.pdf>

A hardcopy of the Exhibit is available for review in the Office of the Planning Division during normal business hours. To obtain a copy, please contact the City Clerk at (760) 839-4617 or Planning Division at (760) 839-4671.