



Permit Number: _____

COUNTY OF SAN DIEGO
LAND USE AND ENVIRONMENT GROUP
Department of Planning & Development Services

2024 Climate Action Plan Consistency Review Checklist

Introduction

The County of San Diego (County) 2024 Climate Action Plan (CAP) identifies strategies, measures, and actions to meet the County's targets to reduce greenhouse gas (GHG) emissions by 2030 and 2045, consistent with the State's 2022 Scoping Plan for Achieving Carbon Neutrality and legislative GHG reduction targets and demonstrates progress towards the State's 2045 net zero GHG emissions goal. The CAP's attainment of the County's GHG reduction targets is the result of (1) several initiatives to be directly implemented by the County and (2) incorporating GHG-reduction features into the construction and operation of development projects (including County-initiated and privately-initiated projects).

The CAP has been prepared in accordance with California Environmental Quality Act (CEQA) Guidelines Section 15183.5, which allows for public agencies to analyze and mitigate GHG emissions as part of a larger "plan for the reduction of greenhouse gases." The CAP, CAP Consistency Review Checklist (Checklist), and the Supplemental Environmental Impact Report (SEIR) for the CAP collectively include the required elements of "a plan for the reduction of greenhouse gas emissions" set forth in CEQA Guidelines Section 15183.5(b). Therefore, the CAP is a CEQA-qualified climate action plan.

The purpose of the Checklist is two-fold:

1. Incorporate applicable CAP measures and actions into projects when they are not otherwise binding and enforceable, and
2. Provide a streamlined environmental review process for GHG emissions analysis for projects that require and are not exempt from environmental review pursuant to CEQA and determined to be consistent with the CAP.

Refer to the County's Guidelines for Determining Significance for Climate Change (Guidelines) for discussion of the process County staff will follow to evaluate GHG emissions impacts for projects subject to CEQA. The Guidelines identify the County's adopted "threshold of significance" for GHG emissions impacts and explain the role of the Checklist in the streamlined environmental review process.

Checklist Applicability

The Checklist applies to discretionary projects that are subject to and not exempt from CEQA (referred to herein as projects). The Checklist is therefore a critical implementation tool for incorporating CAP measures and actions that are not otherwise binding and enforceable into development projects (including new development applications and expansions or renovations of existing development).

Implementation of measures that do not apply to projects will occur through the implementation mechanisms identified in Chapter 5 of the CAP. Implementation of applicable CAP measures and actions by projects will help the County achieve incremental reductions towards the CAP targets, with additional reductions occurring through County initiatives and measures related to existing development that are implemented outside of the Checklist process.

Checklist Overview

The Checklist establishes a two-step process that project proponents shall follow to determine if projects are consistent with the CAP and whether they may have a significant cumulative impact under the County's adopted GHG thresholds of significance.

Step 1 of the Checklist assesses a project's consistency with the growth projections used in the CAP to estimate future GHG emissions from activities occurring in the unincorporated area and County facilities and operations. Because the CAP uses growth projections based on implementation of the adopted General Plan, the first step in determining a project's consistency with the CAP is to demonstrate its consistency with the regional categories and land use designations of the General Plan. All projects must demonstrate consistency with existing General Plan regional categories, land use designations, and the uses and development density and intensity allowed under the Zoning Ordinance.

If a project is consistent with the General Plan, then Step 2 of the Checklist should be completed. If a project is not consistent with the regional categories or land use designations of the General Plan, then it shall not use the CAP Consistency Checklist for CEQA streamlining.

Step 2 of the Checklist sets forth CAP measures and actions in the form of "consistency requirements" that project proponents are required to incorporate into their projects to demonstrate compliance with the CAP. Project proponents are required to demonstrate project consistency with the CAP consistency requirements or demonstrate why the requirements are not applicable to their project.

Projects that are consistent with the CAP, as determined using Steps 1 and 2 in this Checklist, may rely on the CAP for the cumulative impacts analysis of GHG emissions under CEQA. Projects that are not consistent with the CAP as determined by Steps 1 or 2 of the Checklist, shall not use the CAP Consistency Checklist for CEQA streamlining.

Checklist Completion and Review Procedures

General procedures for Checklist completion and review are described below, with more specific directions provided in Steps 1 and 2 of the Checklist.

1. The County's Department of Planning & Development Services (PDS) reviews development applications and makes determinations regarding project environmental review requirements under CEQA. Procedures for CEQA can be found on the County's [Process Guidance & Regulations/Statutes Homepage](#).
2. The project proponent shall complete the Checklist, and must provide substantial evidence to demonstrate project consistency with the CAP.
3. When completing Step 2 of the Checklist, the project proponent must provide substantial evidence demonstrating how each applicable CAP consistency requirement will be implemented by or incorporated into the project.

4. CAP consistency requirements determined to be applicable to the project in Step 2 of the Checklist shall be required as conditions of project approval.
5. Projects that cannot demonstrate consistency with the CAP using this Checklist are required to prepare a separate GHG analysis as part of the CEQA document prepared for the project and may be required to prepare an Environmental Impact Report (EIR). Refer to the County's Guidelines for Determining Significance for Climate Change (Guidelines) for a complete description of the County's procedural and content requirements for evaluating a project's GHG emissions under CEQA.

Checklist Updates

The Checklist may be administratively updated by the County from time to time to comply with amendments to State laws or court directives, or to remove measures that may become mandatory through future updates to State or local codes. Administrative revisions to the Checklist will be limited to changes that do not trigger a subsequent EIR or a supplement to the SEIR for the CAP pursuant to CEQA Guidelines Section 15162. Administrative revisions, as described above, will not require approval by the Board of Supervisors (Board). All other changes to the Checklist require Board approval.

Comprehensive updates to the Checklist will be coordinated with each CAP update and will require Board approval. Future updates to the CAP and Checklist shall comply with CEQA.

DRAFT

Application Information

Contact Information

Project No. and Name: Questhaven; Tentative Map (PDS-2020-TM-5643)

Property Address and APN: 1058 San Elijo Road; APNs 223-080-46; 223-070-08; 223-070-07

Applicant Name and Co.: CR Questhaven, LLC

Contact Phone: (858) 490-2300 Contact Email: ritam@colrich.com

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

Consultant Name: Emilie Colwell Contact Phone: (619) 501-6041 x103

Company Name: T&B Planning, Inc. Contact Email: ecolwell@tbplanning.com

Project Information

1. What is the size of the project site (acres [gross and net])? 89.23 acres
2. Identify all applicable proposed land uses (indicate square footage [gross and net]):
 - Residential (indicate # of single-family dwelling units): 76
 - Residential (indicate # of multi-family dwelling units): _____
 - Commercial (indicate total square footage [gross and net]): _____
 - Industrial (indicate total square footage [gross and net]): _____
 - Agricultural (indicate total acreage [gross and net]): _____
 - Other (describe): _____
3. Provide a description of the project. This description should match the project description used for the CEQA document. The description may be attached to the Checklist if there are space constraints.

The Project consists of entitlement applications for a Tentative Map (PDS-2020-TM-5643), Density Bonus Permit PDS2021-DB-21-001, Site Plan Review (PDS2022-STP-22-018) and an Administrative Permit (PDS2020-AD-20-011). Approval of the Tentative Map, Density Bonus Permit, Site Plan Review, and Administrative Permit would allow for ultimate development of the 89.23-acre Project site with 76 single-family residential homes (69 market rate homes and seven low-income affordable homes), a recreational park, water quality detention basins, and open space.

Step 1: Demonstrate Consistency with the General Plan

The CAP uses growth projections based on implementation of the adopted General Plan to estimate future GHG emissions from activities occurring in the unincorporated area and County facilities and operations. Therefore, the first step in determining a project’s consistency with the CAP is to demonstrate its consistency with the General Plan and Zoning Ordinance.

All projects must demonstrate consistency with existing General Plan regional categories, land use designations, and zoning designations. If a project is consistent with the General Plan and Zoning Ordinance, then Step 2 of the Checklist should be completed. If a project is not consistent with the regional categories and land use designations of the General Plan and zoning designations, then it shall not use the CAP Consistency Checklist for CEQA streamlining.

Step 1: Demonstrate Consistency with the General Plan		
CAP Consistency Requirement	Yes	No
1. Is the proposed project consistent with the existing General Plan regional category and land use designations and the uses and development density and intensity allowed under the Zoning Ordinance?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Provide substantial evidence supporting the project’s General Plan consistency determination. Attach additional information as needed. Please refer to Environmental Impact Report Figure 2.4-2, General Plan Density Consistency Analysis. The Project site is designated by the County of San Diego General Plan for Semi-Rural land uses (SR-1 and SR-10). Additionally, a small portion of the site has a “No Jurisdiction” land use designation. The “No Jurisdiction” designation is the result of a mapping error and would be resolved with implementation of the Project. The Project site is zoned Rural Residential (RR) and Open Space (S80).		
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If “Yes,” proceed to Step 2: Demonstrate Consistency with CAP Measures and Actions		
If “No,” the project is not consistent with the CAP and shall not use the CAP Consistency Checklist for CEQA streamlining. Such projects are required to prepare preparation of a separate GHG analysis as part of the CEQA document prepared for the project and may be required to prepare an EIR. Refer to the County’s Guidelines for Determining Significance for Climate Change (Guidelines) for a complete description of the County’s procedural and content requirements for evaluating a project’s GHG emissions under CEQA.		

Step 2: Demonstrate Consistency with CAP Measures and Actions

The second step of the CAP consistency review is to demonstrate a project’s consistency with applicable CAP measures and actions. Projects are required to demonstrate consistency with the CAP consistency requirements or demonstrate why the requirements are not applicable. For ease of reference, two sets of CAP consistency requirements are provided in this section: one set of requirements that applies to privately-initiated projects (Table 1), and a second set of requirements that applies to County-initiated projects (Table 2).

Table 1. CAP Consistency Requirements for Privately-Initiated Projects				
CAP Consistency Requirement (Privately-Initiated Project)	Supporting CAP Measure (Action)	Project Consistency Determination		
		Consistent	Not Consistent	N/A
Built Environment and Transportation				
<p>1. Electrify Loading Docks If the project includes cold storage or refrigerated warehouse facilities, it must comply with the County’s Code of Regulatory Ordinances as amended to require electric truck loading docks must be equipped with adequate infrastructure to deliver electricity to electric-powered truck refrigeration units (e-TRUs).</p> <p>Note: The County will amend the Code of Regulatory Ordinances by 2030, pursuant to CAP Action T-3.1. This requirement does not apply to projects unless the Code of Regulatory Ordinances has been amended and the amendments have gone into effect.</p> <p><i>Check “N/A” if the project is not a privately-initiated project, is not subject to the Code of Regulatory Ordinances as amended, or if the amendments are not in effect.</i></p>	T-3 (T-3.1)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Provide substantial evidence supporting the project’s consistency determination. Attach additional information as needed.</p> <hr/> <p>N/A The Project is a residential development and does not include warehouse facilities.</p> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>				

Table 1. CAP Consistency Requirements for Privately-Initiated Projects

CAP Consistency Requirement (Privately-Initiated Project)	Supporting CAP Measure (Action)	Project Consistency Determination		
		Consistent	Not Consistent	N/A
<p>2. Install Electric Vehicle Charging Infrastructure The project must comply with the County's Code of Regulatory Ordinances as amended to require (Tier 2) CALGreen or similar electric vehicle charging infrastructure installations and preferential parking for ZEVs for new multifamily residential and nonresidential construction.</p> <p>If the Code of Regulatory Ordinances has not yet been amended, the project shall achieve Tier 2 status as set forth in the 2022 California Green Building Standards Code, Title 24, Part 11 (CALGreen), Appendix A4 Residential Voluntary Measures, Division A4.6, Tier 1 and Tier 2, Section A4.601.5, Tier 2, and Appendix A5 Nonresidential Voluntary Measures, Division A5.6, Voluntary Tiers, Section A5.601.3 CALGreen Tier 2.</p> <p>Note: The County will amend the Code of Regulatory Ordinances by 2026, pursuant to CAP Action T-3.1.</p> <p><i>Check "N/A" if the project is not a privately-initiated project or is not subject to CALGreen or the Code of Regulatory Ordinances as amended.</i></p>	T-3 (T-3.1)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Provide substantial evidence supporting the project's consistency determination. Attach additional information as needed. The Project would be required to achieve Tier 2 status as set forth in the 2022 California Green Building Standards Code, Title 24, Part 11 (CALGreen), Appendix A4 Residential Voluntary Measures, Division A4.6, Tier 1 and Tier 2, Section A4.601.5, Tier 2. Compliance would be required through a Project condition of approval.</p> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>				
<p>3. Increase Active Transportation If both of the following conditions are met, the project must incorporate sidewalk and bikeway improvements from the County's Active Transportation Plan.</p> <ol style="list-style-type: none"> 1. Intersection or roadway segment improvements are proposed and/or required as part of the project, AND 2. The County's Active Transportation Plan identifies sidewalks or on-road bikeway facilities at intersection(s) or on roadway segment(s) that would be improved as part of the project. <p><i>Check "N/A" if the project does not meet both conditions.</i></p>	T-5 (T-5.1)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Provide substantial evidence supporting the project's consistency determination. Attach additional information as needed. The County's Active Transportation Plan does not identify any sidewalks or on-road bikeway facilities at intersections or roadway segments that would be approved as part of the project. All of the Project's improvements are located within the jurisdiction of the City of San Marcos. Thus, this measure is not applicable.</p> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>				

Table 1. CAP Consistency Requirements for Privately-Initiated Projects

CAP Consistency Requirement (Privately-Initiated Project)	Supporting CAP Measure (Action)	Project Consistency Determination		
		Consistent	Not Consistent	N/A
<p>4. Reduce Single Occupancy Vehicle Trips When the County has adopted the Transportation Demand Management (TDM) ordinance and it has gone into effect, the project must comply with the ordinance.</p> <p>Note: The County will adopt the TDM ordinance by 2028, pursuant to CAP Action T-6.2. This requirement does not apply to projects unless the TDM Ordinance has been adopted and has gone into effect.</p> <p><i>Check "N/A" if the project is not a privately-initiated project, is not subject to the Code of Regulatory Ordinances as amended, or if the amendments are not in effect.</i></p>	T-6 (T-6.2)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Provide substantial evidence supporting the project’s consistency determination. Attach additional information as needed.

N/A - The County's TDM Ordinance has not been adopted and is not in effect.

Energy

<p>5. Electrify Buildings and Appliances The project must comply with the County's Code of Regulatory Ordinances as amended to incorporate all-electric appliances and equipment in new residential, commercial, and industrial construction or incorporate (Tier 2) CALGreen or similar energy efficiency requirements for existing development projects.</p> <p>If the Code of Regulatory Ordinances has not yet been amended, the project shall achieve Tier 2 status as set forth in the 2022 California Green Building Standards Code, Title 24, Part 11 (CALGreen), Appendix A4 Residential Voluntary Measures, Division A4.6, Tier 1 and Tier 2, Section A4.601.5, Tier 2, and Appendix A5 Nonresidential Voluntary Measures, Division A5.6, Voluntary Tiers, Section A5.601.3 CALGreen Tier 2.</p> <p>Note: The County will amend the Code of Regulatory Ordinances by 2026 to establish requirements for existing development projects, pursuant to CAP Actions E-2.1 and E-2.2.</p> <p><i>Check "N/A" if the project is not a privately-initiated project or is not subject to CALGreen or the Code of Regulatory Ordinances as amended.</i></p>	E-2 (E-2.1, E-2.2)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Provide substantial evidence supporting the project’s consistency determination. Attach additional information as needed.

The Project shall be required to achieve Tier 2 status as set forth in the 2022 California Green Building Standards Code, Title 24, Part 11 (CALGreen),

Appendix A4 Residential Voluntary Measures, Division A4.6, Tier 1 and Tier 2, Section A4.601.5, Tier 2. Compliance would be required through a Project condition of approval.

Table 1. CAP Consistency Requirements for Privately-Initiated Projects

CAP Consistency Requirement (Privately-Initiated Project)	Supporting CAP Measure (Action)	Project Consistency Determination		
		Consistent	Not Consistent	N/A
<p>6. Increase Renewable Energy</p> <p>The project must comply with the County's Code of Regulatory Ordinances as amended to incorporate (Tier 2) CALGreen or similar renewable energy requirements for new residential and nonresidential construction.</p> <p>If the Code of Regulatory Ordinances has not yet been amended, the project shall achieve Tier 2 status as set forth in the 2022 California Green Building Standards Code, Title 24, Part 11 (CALGreen), Appendix A4 Residential Voluntary Measures, Division A4.6, Tier 1 and Tier 2, Section A4.601.5, Tier 2, and Appendix A5 Nonresidential Voluntary Measures, Division A5.6, Voluntary Tiers, Section A5.601.3 CALGreen Tier 2.</p> <p>Note: The County will amend the Code of Regulatory Ordinances by 2026, pursuant to CAP Action E-3.1.</p> <p><i>Check "N/A" if the project is not a privately-initiated project or is not subject to CALGreen or the Code of Regulatory Ordinances as amended.</i></p>	E-3 (E-3.1)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Provide substantial evidence supporting the project's consistency determination. Attach additional information as needed.</p> <p>The Project shall be required to achieve Tier 2 status as set forth in the 2022 California Green Building Standards Code, Title 24, Part 11 (CALGreen), Appendix A4 Residential Voluntary Measures, Division A4.6, Tier 1 and Tier 2, Section A4.601.5, Tier 2. Compliance would be required through a Project condition of approval.</p>				
Water and Wastewater				
<p>7. Increase Water Efficiency</p> <p>The project must comply with the County's Code of Regulatory Ordinances as amended to require (Tier 2) CALGreen or similar water efficiency requirements and reduced outdoor water use for landscaping requirements.</p> <p>Residential projects: If the Code of Regulatory Ordinances has not yet been amended, residential projects must comply with the requirements of the 2022 California Green Building Standards Code, Title 24, Part 11 (CALGreen), Appendix A4 Voluntary Residential Measures by complying with at least three elective measures from Section A4.303, Section A4.304, and Section A4.305 Tier 2 Water Efficiency and Conservation Requirements.</p> <p>Nonresidential projects: If the Code of Regulatory Ordinances has not yet been amended, nonresidential projects must comply with the requirements of the 2022 California Green Building Standards Code, Title 24, Part 11 (CALGreen), Appendix A5 Voluntary Nonresidential Measures, Section A5.303.2.3.2 Tier 2 Water Efficiency and Conservation Requirements and three elective measures from Section A5.303, Section A5.304, and Section A5.305 Tier 2 Water Efficiency and Conservation Requirements.</p>	W-2 (W-2.1, W-2.2)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Table 1. CAP Consistency Requirements for Privately-Initiated Projects

CAP Consistency Requirement (Privately-Initiated Project)	Supporting CAP Measure (Action)	Project Consistency Determination		
		Consistent	Not Consistent	N/A
<p>Note: The County will amend the Code of Regulatory Ordinances by 2026, pursuant to CAP Action W-2.1 and W-2.2.</p> <p><i>Check "N/A" if the project is not a privately-initiated project, is not subject to CALGreen or the Code of Regulatory Ordinances as amended.</i></p>				
<p>Provide substantial evidence supporting the project's consistency determination. Attach additional information as needed. The Project shall be required to comply with the requirements of the Title 24, Part 11 (CALGreen), Appendix A4 Voluntary Residential Measures by comply with at least three elective measures from Section A4.303, Section A4.304, and Section A4.305 Tier 2 Water Efficiency and Conservation requirements. Compliance would be required through a Project Condition of Approval.</p>				
<p>Agriculture and Conservation</p>				
<p>8. Increase Tree Preservation If the County's program to preserve native trees is in effect, the project must comply. <i>Check "N/A" if the project is not a privately-initiated project, is not subject to the native tree preservation program, or if the program is not in effect.</i></p>	<p>A-2 (A-2.1)</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Provide substantial evidence supporting the project's consistency determination. Attach additional information as needed. N/A - The County's program to preserve native trees is not in effect.</p>				
<p>9. Increase Tree Planting Single family residential: The project must comply with the tree planting requirements of the County's Landscaping Ordinance. Each new single family residential project shall include two trees per dwelling unit. <i>Check "N/A" if the project is not subject to the Landscaping Ordinance.</i></p>	<p>A-2 (A-2.2)</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Provide substantial evidence supporting the project's consistency determination. Attach additional information as needed. The Project includes development of 76 single family residential dwelling units; thus, 152 trees would be required. The Project would provide 306 trees on-site and would exceed the tree planting requirement.</p>				