

CITY OF ELK GROVE

CLIMATE ACTION PLAN CONSISTENCY REVIEW CHECKLIST

INTRODUCTION AND PURPOSE

The [Elk Grove Climate Action Plan](#) (CAP) outlines the actions the City will undertake to achieve its proportional share of the State's greenhouse gas (GHG) emissions reductions. As part of CAP implementation, the CAP Consistency Checklist (Checklist) has been developed to ensure that new development and large additions or alterations to existing development in the City appropriately incorporates all applicable GHG reduction measures from the CAP into the design and implementation of new development on a project-by-project basis. Implementation of these measures will ensure that new development is consistent with the CAP's assumption for relevant CAP strategies toward achieving the City's identified GHG reduction targets.

The Checklist, in conjunction with the CAP, provides a streamlined review process for proposed new development projects that are subject to discretionary review that triggers environmental review pursuant to the California Environmental Quality Act (CEQA). Analysis of GHG emissions and potential climate change impacts from new development is required under CEQA. The CAP is a plan for the reduction of GHG emissions in accordance with CEQA Guidelines Section 15183.5. Pursuant to CEQA Guidelines Sections 15064(h)(3), 15130(d), and 15183(b), a project's incremental contribution to cumulative GHG emissions may be determined to be less than significant if it complies with the applicable measures in a "plan for the reduction of GHG emissions" (e.g., CAP). Under these provisions, if a project can show consistency with applicable GHG reduction measures, the level of analysis for the project required under CEQA with respect to GHG emissions can be reduced considerably (i.e., a detailed analysis of project-level GHG emissions and potential climate change impacts is not needed).

Projects requiring discretionary review that cannot demonstrate consistency with the CAP using this Checklist would be required to prepare a separate, more detailed project-level GHG analysis as part of the applicable CEQA document.

SECTION A. CHECKLIST SUBMITTAL REQUIREMENTS

If a project is determined to require environmental review pursuant to CEQA, the completed Checklist must be submitted to the City with appropriate supplemental information. This Checklist is designed to assist the applicant and the City in identifying the minimum CAP-related requirements specific to the proposed project. However, the final determination of a project’s consistency with the Checklist will be made by City staff. As a result, it may be necessary to supplement the completed Checklist with supporting materials, calculations, or certifications to demonstrate full compliance with the Checklist requirements.

Projects required to complete this Checklist must first provide the following information:

Project Name:			
Assessor’s Parcel No:			
Property Address/ Location:			
General Plan Land Use/Zoning designations for the project site (as stated in the Elk Grove General Plan and Zoning Ordinance. Please contact staff if you are unsure of the correct designations.)			
General Plan Land Use:		Zoning:	
Gross Acres:			
Project Description: (submit separate attachments if necessary)			
Existing Land Use of the Property:			
Identify all applicable proposed land uses:			
<input type="checkbox"/> Single-Family Residential (indicate # of single-family units):			
<input type="checkbox"/> Multi-Family Residential (indicate # of multi-family units):			
<input type="checkbox"/> Commercial (total square footage):			
<input type="checkbox"/> Industrial (total square footage):			
<input type="checkbox"/> Other (describe):			

SECTION B: GENERAL PLAN LAND USE CONSISTENCY

The first step in determining CAP consistency for a discretionary development project is to assess the project’s consistency with the land use assumptions in the City’s General Plan and zoning designations, which were used to calculate the future GHG emissions forecasts and targets for the CAP. If the proposed project is consistent with applicable General Plan and zoning designations, the proposed project may be determined to be within the scope of emissions covered under the CAP. If General Plan and zoning designation consistency is demonstrated, the project would still need to demonstrate consistency with all applicable measures in the CAP Checklist.

If the project is not consistent with the existing General Plan and zoning designations, it is still possible that the land use changes required for the project would be small enough to remain consistent with the growth projections used in the CAP. The questions below must be completed, as applicable, to determine whether the project is consistent with the City’s General Plan and zoning designations and related GHG emissions forecasts and targets.

<p>1. Are the proposed land uses in the project consistent with the existing General Plan land use and zoning designations?</p> <p><i>If “Yes”, questions 2 and 3 below are not applicable and the project shall proceed to Section C of the checklist.</i></p> <p><i>If “No”, proceed to Question 2 below.</i></p>	<p>Yes <input type="checkbox"/></p>	<p>No <input type="checkbox"/></p>
<p>2. Is a General Plan amendment (including a Community Plan amendment) and/or rezoning required for the project?</p> <p><i>If “No”, question 3 below is not applicable and the project shall proceed to Section C of the checklist.</i></p> <p><i>If “Yes”, proceed to Question 3 below.</i></p>	<p>Yes <input type="checkbox"/></p>	<p>No <input type="checkbox"/></p>
<p>3. If the proposed project is not consistent with the General Plan land use or zoning designations, does the project include a land use plan and/or zoning designation amendment that would result in an equivalent or less GHG-intensive project when compared to the existing designations?</p> <p><i>If “Yes”, attach to this checklist the estimated project emissions under both existing and proposed designation(s) for comparison. Compare the maximum buildout of the existing designation and the maximum buildout of the proposed designation. If the proposed project is determined to result in an equivalent or less GHG-intensive project when compared to the existing designations, proceed to Section C of the checklist.</i></p> <p><i>If “No”, the applicant must conduct a full GHG impact analysis for the project as part of the CEQA process. The project shall incorporate each of the applicable measures identified in Section C to mitigate cumulative GHG emissions impacts.</i></p>	<p>Yes <input type="checkbox"/></p>	<p>No <input type="checkbox"/></p>

SECTION C: CAP MEASURES

The completion of this Checklist will document a project's compliance with the GHG reduction measures in the City's CAP that are applicable to new development. The compliance requirements apply to development projects that include discretionary review, require environmental review, and, therefore, are not exempt under CEQA.

All applicable Checklist questions must be answered "Yes" in order to be consistent with the CAP, and documentation provided that substantiates how compliance would be achieved. For measures for which a "Yes" is indicated, the features must be demonstrated as part of the project's design and described. All applicable requirements in the checklist will be included in the conditions of approval or issuance of building permit stage of project approval.

If any questions are marked with a "No", the project cannot be determined to be consistent with the CAP, and project specific GHG analysis and mitigation would be required.

If any questions are marked "N/A" (meaning "not applicable"), a statement describing why the question is not applicable shall be provided to the satisfaction of the Planning Division or building official.

1. ENERGY EFFICIENCY

Please refer to the [California Green Building Standards Code](#) (CALGreen) for more information when completing this section.

Checklist Requirement by Project Type	Corresponding CAP Measure	Yes	No	N/A
a) For single-family and/or multi-family residential additions or alterations where the building's conditioned area increases in volume or size, would the addition or alteration comply with CALGreen Residential Tier 1 energy efficiency standards? ¹	BE-4	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) For nonresidential additions or alterations ≥ \$200,000 building permit valuation or ≥ 1,000 square feet, would the project comply with CALGreen nonresidential Tier 1 energy efficiency standards for additions and alterations? ¹	BE-4	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) For the construction of new single-family and/or multi-family residential units , would the project comply with CALGreen Residential Tier 1 energy efficiency standards? ²	BE-4	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) For the construction of new nonresidential projects , would the project comply with CALGreen nonresidential Tier 1 energy efficiency standards?	BE-4	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

If "N/A" has been checked for this question, please provide a statement explaining why the measure is not applicable.

Footnotes:

1. Refer to Section 301 of CALGreen for specific requirements in the code which apply to additions and alterations.
2. For Energy Budget calculations as part of CALGreen Tier 1 standards, high-rise residential (four stories or higher) and hotel/motel buildings are considered nonresidential buildings.

General Notes:

- a. Verification that the requirements of this checklist question are being met will be conducted during the issuance of building permits for the project.

2. BUILDING ELECTRIFICATION

Checklist Requirement	Corresponding CAP Measure	Yes	No	N/A
a) For the construction of new single-family and/or multi-family residential units , would at least ten percent ¹ of units in the project include exclusively electrical appliances and HVAC system including but not limited to: <ul style="list-style-type: none"> i. A heat pump water heater with a minimum Uniform Energy Factor of 2.87. ii. An induction cooktop/range for all cooking surfaces in the unit. 	BE-6	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If "N/A" has been checked for this question, please provide a statement explaining why the measure is not applicable. <hr/> <hr/> <hr/> <hr/>				
<p>Footnotes:</p> <p>1. If fewer than five units will be built for the project, then no units would be required to be all electrical. If between five and ten units will be built, then a minimum of one unit would be required to be all electrical. For projects larger than ten units, if ten percent of units does not result in a whole number, the number of units shall be round up to the nearest whole number of units.</p> <p>General Notes:</p> <p>a) Verification that the requirements of this checklist question are being met will be conducted during the issuance of building permits for the project.</p> <p>b) By answering "Yes" to this question, the applicant is agreeing to the requirements of this checklist question. The inclusion of all electrical appliance consistent with this checklist question will be verified during conditions review stage of project approval.</p>				

3. SOLAR PHOTOVOLTAIC (PV) SYSTEM READINESS FOR NONRESIDENTIAL AND MIXED-USE PROJECTS

Checklist Requirement	Corresponding CAP Measure	Yes	No	N/A
<p>a) For new nonresidential and mixed-use projects, would the project, or additions of 2,000 square feet or more, be constructed to be “Solar Ready”¹, which could include the following:</p> <ul style="list-style-type: none"> i. be constructed with a structural system and adequate rooftop space that can support the future installation of a PV system that would supply at least 15 percent of the project’s annual electricity demand; or, ii. identify a dedicated area(s) within on-site parking lot(s) for future installation of solar canopy structures with an equivalent surface area to rooftop PV generation on the project building(s), and pre-wire the dedicated parking lot solar canopy area for future installation of a solar canopy and PV system that would supply at least 15 percent of the project’s annual electricity demand; or, iii. include a combination of options (i) or (ii), as noted above, provided that the project, as a whole, is designed to be “Solar Ready”² as defined under both (i) and (ii) above; or, iv. demonstrate that both future rooftop and solar canopy installations are infeasible as part of the project design and, as an alternative compliance pathway, enter into an agreement with the Sacramento Municipal Utility District (SMUD) to purchase energy that is sourced from at least 50 percent renewable energy for the project as part of the utility’s Greenergy program. <p><i>If “Yes”, proceed to Step 2 of this question.</i></p>	BE-7	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- b) Please provide the following information as part of the checklist submittal to verify the project meets the requirements of this question. Please check the appropriate box to indicate which option has been chosen:
- i. Provide the estimated annual electricity use (kWh) of the proposed project and estimated PV system size (kW) needed to supply 15 percent of the projects annual electricity demand.
 - ii. For projects that are designed to accommodate future rooftop PV systems, provide the technical specifications and calculations used to calculate the dead load, including the weight of the appropriately sized PV system for the design of all structures in the project that would include future installation of a PV system.
 - iii. For projects that are designed to accommodate future solar canopy systems as part of the parking lot design, provide sufficient technical specifications, calculations, and design documents to demonstrate that the parking lot is designed and pre-wired for the future development of a solar canopy system which can supply 15 percent of the projects annual electricity demand.
 - iv. For projects that are designed to include both future rooftop and solar canopy PV systems, provide information for both rooftop and solar canopy PV system requirements.
 - v. For projects that can demonstrate that both future rooftop and solar canopy installations are infeasible as part of the project design, applicants must provide documentation demonstrating an agreement or contract with SMUD that future residents and/or tenants will be provided with automatic enrollment into SMUD’s 50 percent renewable energy option as part of utility’s Greenergy program.

If “N/A” has been checked for this question, please provide a statement explaining why the measure is not applicable.

Footnotes:

1. “Solar Ready” is defined by the following parameters:
 - a. For nonresidential buildings and mixed-use projects, the weight of a future solar PV system that would supply at least 15 percent of the businesses annual energy demand shall be considered as dead load in the design of the structure in accordance with California Building Code Section 1606.
 - b. For nonresidential and mixed-use projects choosing to prewire for a solar canopy (option b), the parking lot design includes appropriate space and conduit prewiring to accommodate the future installation of a solar carport that can supply 15 percent of the project’s annual electricity demand.
 - c. For both residential mixed-use and nonresidential projects, the project will be designed and built to all applicable standards established in Section 110.10 – Mandatory Requirements for Solar Ready Buildings in the California Energy Commission’s Building Energy Efficiency Standards for Residential and Nonresidential Buildings.

General Notes:

- a) By answering “Yes” to this checklist question, it is understood that the project will be in compliance with Measure BE-7.
- b) Verification that the requirements of this checklist question are being met will be conducted during the issuance of building permits for the project.

4. ZERO NET ENERGY STANDARD

Checklist Requirement	Corresponding CAP Measure	Yes	No	N/A
a) For new residential development projects, would the project or a portion of the project request the issuance of building permits on or after January 1, 2025? <i>If "Yes", proceed to question b of this checklist requirement.</i>	BE-5	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Would the project or portions of the project permitted after January 1, 2025 be designed and constructed to comply with residential Zero Net Energy standards?	BE-5	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If "N/A" has been checked for this question, please provide a statement explaining why the measure is not applicable. <hr/> <hr/> <hr/> <hr/>				
<p>Footnotes:</p> <p>1. Although the City has not yet developed a residential Zero Net Energy standard, the City will develop such a standard prior to January 1, 2025, pursuant to Measure BE-5 in the CAP. For purposes of CAP compliance, all new residential projects that include phases for which building permitting would begin after January 1, 2025, compliance with zero net energy standards as stated herein must be included as a condition of approval and included as a mitigation measure in the project's environmental document (as applicable). Such projects or phases thereof must achieve a Total Energy Design Rating (Total EDR) of zero, consistent with the standards in Title 24, Part 6 of the California Code of Regulations, for all units permitted after January 1, 2025.</p> <p>General Notes:</p> <p>a) Verification that the requirements of this checklist question are being met will be conducted during the conditions of approval for the project.</p>				

5. VEHICLE MILES TRAVELED (VMT) THRESHOLD

Checklist Requirement	Corresponding CAP Measure	Yes	No	N/A
a) For development projects required to conduct a Traffic Analysis in accordance with the City's Transportation Analysis Guidelines, would the project: <ul style="list-style-type: none"> i. achieve a 15 percent reduction in VMT below the City's 2015 baseline; or ii. include sufficient VMT reduction measures to achieve a 15 percent reduction in VMT below the City's 2015 baseline? 	TACM-6	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Please provide sufficient information as part of the Checklist submittal to verify the project meets the requirements for this question. Information provided shall be consistent with the methodology included in the City's Transportation Analysis Guidelines and demonstrate that, at full build out, the project would generate VMT equal to or less than the limit of the project's General Plan land use designation. The VMT limits for each General Plan land use designation are shown in Table 6-1 of the City's General Plan. Demonstrating compliance with this checklist question can be achieved by referring to the project's traffic analysis within the CEQA document or a discussion of the project's VMT generation as part of the traffic analysis conducted for the project.				
c) Please check the appropriate box to indicate what information is being included as part of the Checklist submittal: <ul style="list-style-type: none"> i. <input type="checkbox"/> Provide the portion of the project's CEQA document which demonstrates that the project would generate VMT equal to or less than the limit of the project's General Plan land use designation. ii. <input type="checkbox"/> Provide the portion of the traffic analysis conducted for the project which demonstrates that the project would generate VMT equal to or less than the limit of the project's General Plan land use designation. Additional calculations must be provided to demonstrate the project's consistency with this measure, if this information is not explicitly stated in the traffic analysis. 				
If "N/A" has been checked for this question, please provide a statement explaining why the measure is not applicable. <hr/> <hr/> <hr/>				
General Notes: <ul style="list-style-type: none"> a) Verification that the requirements of this checklist question are being met will be conducted during discretionary project review and during the conditions of approval for the project. 				

6. ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE)

Design and installation of Electric Vehicle Supply Equipment (EVSE) as part of this measure will be conducted consistent with all applicable standards established in CALGreen Section 4.106.4 for one- and two-family dwellings and townhouses, CALGreen Section 4.106.4.2 for multifamily dwellings and CALGreen Section 5.106.5.3 for nonresidential buildings.

Checklist Requirement by Project Type	Corresponding CAP Measure	Yes	No	N/A
a) For the construction of one- and two-family dwelling units and townhouses , would the parking spaces serving each unit be "EV Ready" ¹ ?	TACM-9	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) For the construction of multifamily dwelling units , would 2.5 percent ² of parking spaces provided for the project include EVSE ⁴ and 2.5 percent ³ of the projects parking spaces be "EV Ready" ¹ ?	TACM-9	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) For the construction of projects ≥10,000 square feet with a land use designated as Retail , would three percent ² of parking spaces provided for the project include EVSE ³ and three percent ³ of the projects parking spaces be "EV Ready" ¹ ?	TACM-9	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) For the construction of projects ≥10,000 square feet with a land use designated as Office , would five percent ² of parking spaces provided for the project include EVSE ³ and five percent ² of the projects parking spaces be "EV Ready" ² ?	TACM-9	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) For the construction of projects ≥10,000 square feet with a land use designated as Industrial , would three percent ² of parking spaces provided for the project include EVSE ³ and three percent ² of the projects parking spaces be "EV Ready" ² ?	TACM-9	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

If "N/A" has been checked for this question, please provide a statement explaining why the measure is not applicable.

Footnotes:

1. "EV Ready" is defined as a parking space that is pre-wired with a dedicated 208/240 branch circuit installed in the wall that originates at the electrical service panel or sub-panel with a 40-ampere minimum overcurrent protection device and terminates into a cabinet, box, or enclosure, in a manner approved by the building official.
2. A minimum of two spaces shall be provided. The calculation for spaces shall be rounded up to the nearest whole number.
3. For the purpose of this Checklist, EVSE is defined by Article 625.2 of the California Electrical Code.

General Notes:

- a) By answering "Yes" to this checklist question, it is understood that the project will be in compliance with Measure TACM-9. Upon adoption of the City's EV Infrastructure ordinance, this Checklist question may need to be modified to reflect the updated compliance mechanisms as defined in the ordinance.
- b) Verification that the requirements of this checklist question are being met will be conducted during the issuance of building permits for the project.

7. TIER 4 CONSTRUCTION EQUIPMENT

Checklist Requirement	Corresponding CAP Measure	Yes	No	N/A
a) For the construction of new residential and nonresidential projects, would 25 percent of the off-road construction fleet used during construction include Environmental Protection Agency certified off-road Tier 4 diesel engines?	TACM-8	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If "N/A" has been checked for this question, please provide a statement explaining why the measure is not applicable. <hr/> <hr/> <hr/> <hr/>				
General Notes: a) By answering "Yes", the applicant is agreeing to the requirements of this checklist question. During the project's grading permit approval stage, the applicant would be required to provide a list of all pieces of construction equipment that would be used in project construction including equipment manufacturer, equipment model number, type of equipment, and engine model year, and engine tier. b) Verification that the requirements of this checklist question are being met will be conducted during the issuance of building permits for the project.				

8. TRANSPORTATION DEMAND MANAGEMENT (TDM) PLAN

Checklist Requirement	Corresponding CAP Measure	Yes	No	N/A
<p>a) For the construction of nonresidential and mixed-use projects with ≥ 50,000 square feet of nonresidential construction, would the project:</p> <ul style="list-style-type: none"> i. demonstrate through the requirements of CAP Checklist 5 that the project would achieve a 20 percent reduction in VMT below the City’s 2015 baseline or include sufficient VMT reduction measures to achieve a 20 percent reduction in VMT below the City’s 2015 baseline; or ii. include an Air Quality Mitigation Plan to achieve a 15 percent reduction in ozone precursor emissions that has been approved by the Sacramento Metropolitan Air Quality Management District; or iii. include a TDM Plan based on the TDM Plan Guidelines (see Attachment A) that has been reviewed and approved by the City of Elk Grove Public Works Department? 	TACM-3	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>If “N/A” has been checked for this question, please provide a statement explaining why the measure is not applicable.</p> <hr/> <hr/> <hr/> <hr/>				
<p>General Notes:</p> <p>a) The City will develop and adopt a “Transportation Demand Management Program” ordinance similar to the requirements in this Checklist question, pursuant to Measure TACM-8 in the CAP. By answering “yes” to this checklist question, it is assumed that the project will be in compliance with Measure TACM-8 by implementing one of the three compliance pathways listed above. However, upon adoption of the City’s forthcoming TDM ordinance, this Checklist and TDM Plan Guidelines may need to be modified to reflect the updated compliance mechanisms as defined in the ordinance.</p> <p>b) Verification that the requirements of this checklist question are being met will be conducted during the issuance of building permits for the project. For projects which choose option (i) for this question, verification that the requirements of this checklist question are being met will be conducted during the development review stage for the project.</p>				