

APPENDIX G
Climate Action Plan Checklist



Community Development Department

300 Richards Boulevard 3rd Floor Sacramento, CA 95811

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CLIMATE ACTION PLAN – CONSISTENCY REVIEW CHECKLIST

Application Submittal Requirements

1. The CAP Consistency Review Checklist is required only for proposed new development projects which are subject to CEQA review.
2. If required, the CAP Consistency Review Checklist must be submitted in addition to the basic set of requirements set forth in the Universal Application and the Planning Application Submittal Matrix.
3. All items listed to show that proposed project meets the requirements of the Checklist should also be listed in project description and shown on the submitted plans.

Application Information

Name of Applicant: Encore McKinley Village, LLC

Address: 3001 I Street, Suite 200

Phone: 916-379-0955 E-mail: bhogge@river-west.com

Address of Property: North of UPRR, South of Business 80, East of Alhambra Blvd, West of Lanatt

APN of Property: 001-0170-028

Applicant is owner of subject property Yes No. If no, complete following and the attached letter of agency.

Name of Owner: McKinley Village Investors, LLC

Address: 7700 College Town Drive Suite 101, Sacramento, CA 95826

Phone: 916-383-2500 E-Mail: mark@aktinvestments.com



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CAP Consistency Checklist Form for Projects that are Not Exempt from CEQA

Checklist Item (Check the appropriate box, and provide explanation for your answer).	Yes	No	NA*
<p>1. Is the proposed project consistent with the land use and urban form designation, allowable floor area ratio (FAR) and/or density standards in the City's 2030 General Plan?</p>	X		
<p>Please explain how proposed project meets this requirement, or how it does not. If "not applicable", explain why this requirement does not apply.</p> <p>The 2030 General Plan designates this site Planned Development. The General Plan does not identify FAR or density standards for PD.</p>			
<p>2. Would the project reduce average vehicle miles traveled (VMT) per capita of the proposed residents, employees, and/or visitors to the project by a minimum of 35% compared to the statewide average?</p>	X		
<p>Please explain how proposed project meets this requirement. If "not applicable", explain why this was not required. If project does not meet this requirement, see Directions for filling out CAP Consistency Review Checklist for alternatives to meeting checklist requirements.</p> <p>Per Exhibit 1: City of Sacramento Residential Daily VMT/Capita, 2008 Base Year, the site is in the green area identified as less than 15.9 VMT at least a 35% reduction in average VMT.</p> <p>(Attach a copy of the VMT model input and output. Record the model and version here _____)</p>			
<p>3. Would the project incorporate traffic calming measures? (Examples of traffic calming measures include, but are not limited to: curb extensions, speed tables, raised crosswalks, raised intersections, median islands, tight corner radii, roundabouts or mini-circles, on-street parking, planter strips with street trees, chicanes/chokers.)</p>	X		
<p>Please explain how the proposed project meets this requirement (list traffic calming measures). If project does not meet this requirement, explain why. If "not applicable", explain why traffic calming measures were not required.</p> <p>The project will include city standard streets including street parking and planter strips with street trees. The project will also include traffic calming measures including traffic circles, bulb outs, chokers, and split medians.</p>			



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Certification

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability and that the facts, statements and information presented are true and correct to the best of my knowledge and belief.

Signature:  Date: 10/29/13



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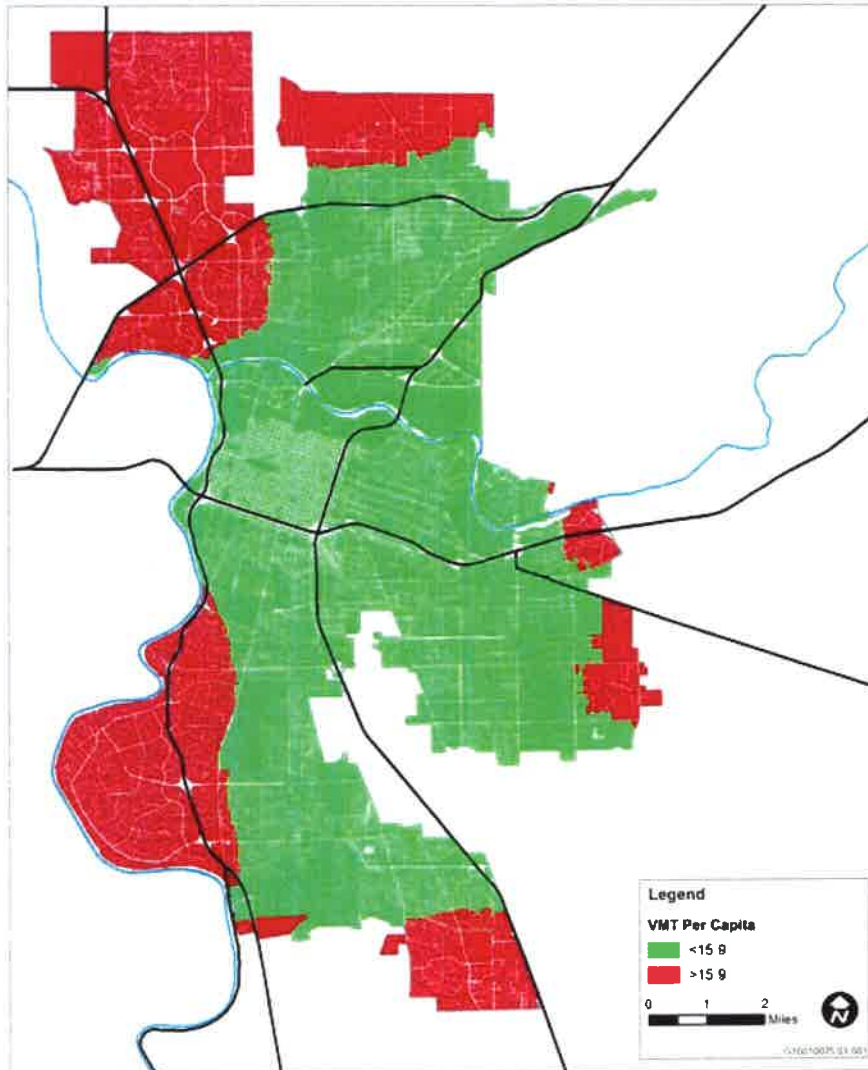
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Exhibit 1: City of Sacramento Residential Daily VMT/Capita, 2008 Base Year
Source: SACOG, SACSIM Model, 2012.



Step 2: VMT Modeling

Download one of computer modeling tools from the following links and follow the user guide for the tool that you have selected. Select the year 2020 as the year of project operation and compare the modeled VMT/capita/day with the City's standard of 15.9 VMT/capita/day. If the result of the computer modeling supports the project's consistency with the City's VMT/capita standard, then the project is considered to comply with CAP Action 1.1.1. If the project's estimated VMT/capita exceeds the City's standard of 15.9, proceed to Step 3.



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California Emission Estimator Model (CalEEMod 2013.2 or most recent version)

CalEEMod is a statewide land use emissions computer model that provides a comprehensive estimate of development project criteria pollutants and GHG emissions associated with both construction and operations from a variety of land use project types.

Sketch 7 VMT Estimation Tool (Version 2.0 or most recent version)

The Sketch 7 model is a web-based, parcel-level, scenario planning tool that allows users to input land uses and project attributes such as demographic data, design, density, quality of public transit, mix of land uses, and other planning-related features. Sketch 7 estimates VMT/capita and other environmental indicators based on region-specific parameters, local land use plans and the SACSIM model. Sketch 7 also accounts for the interaction of the project's proposed land uses with the surrounding land uses.

Step 3: Additional Mitigation and Further Analysis

If the proposed project does not pass Steps 1 and 2, additional mitigation from another category (such as building energy efficiency) can be substituted as long as this GHG reduction does not "double count" GHG reductions already taken by the CAP. In other words, mitigation will be necessary to reduce GHG emissions from the project beyond what is already accounted for in the CAP (to avoid double-counting).

Step 3(a) - Determine the increment of total VMT by which the project exceeds the City's 15.9 VMT/capita/day standard. For example, if the project would result in 18 VMT/capita/day and proposes to accommodate 400 new residents, the increment that the project would exceed the City's standard would be 306,600 VMT, which equals: $(18 - 15.9 \text{ VMT/capita/day}) * 400 \text{ residents} * 365 \text{ days/year}$.

Step 3(b) - Convert VMT into metric tons carbon dioxide equivalent per year (MT CO₂e/year) by use of a vehicle emission factor. The City recommends using an emission factor of 0.000452 MT CO₂e/VMT, which was obtained from the California Air Resources Board's (ARB's) Mobile-Source Emission Factor Model (EMFAC) and was used to develop the City's GHG inventory in its CAP. In the above example, the project would be required to mitigate approximately 139 MT CO₂e/year through additional mitigation.

Additional mitigation may include individual measures or a combination of:

- Compliance with Tier 2 Energy Efficiency Standards per California Green Building Standards Code (CALGreen)
- Generation of greater than 15% of the project's energy on-site through installation of solar panels or other on-site renewable energy technology
- Other land use (e.g., additional amenities), transportation, bicycle, or pedestrian improvements that would reduce VMT not already accounted for in Sketch 7 modeling under Step 2.

The applicant should provide documentation (e.g., California Emissions Estimator Model [CalEEMod]) that the combination of mitigation selected would achieve the equivalent GHG emission reduction necessary to close the gap between the proposed project's VMT/capita/day and the City's standard of 15.9 VMT/capita/day. If the project applicant can present equivalent mitigation as defined by this section, the City would consider the project consistent with CAP Action 1.1.1. If the project applicant could not identify sufficient surplus mitigation to reduce equivalent project-generated GHG emissions, the project would not be consistent with CAP Action 1.1.1.



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Mobility

3. Would the project incorporate traffic calming measures? (Applicable CAP Action: 2.1.1)

List the traffic calming measures that have been incorporated into the project. These may include, but are not limited to: curb extensions, speed tables, raised crosswalks, raised intersections, median islands, tight corner radii, roundabouts or mini-circles, on-street parking, planter strips with street trees, chicanes/chokers.

Traffic calming measures included as part of the project shall be listed in the project description and shown on the plans. The project proponent and City staff should consult with staff in the Department of Public Works-Transportation Division to verify that traffic calming measures in the project description are adequate and in compliance with the City's Street Design Standards.

If the proposed project does not include any roadway or facility improvements, traffic calming measures may not apply. For example, certain infill projects may not result in on-street or transportation facility improvements because sufficient infrastructure already exists

4. Would the project incorporate pedestrian facilities and connections to public transportation consistent with the City's Pedestrian Master Plan? (Applicable CAP Action: 2.2.1)

List the pedestrian facilities and connections to public transportation that have been included in the proposed project on the Checklist. These may include, but are not limited to: sidewalks on both sides of streets, marked crosswalks, count-down signal timers, curb extensions, median islands, transit shelters, street lighting.

Pedestrian facilities included as part of the project shall also be listed in the project description and shown on the plans.

The project proponent and City staff should consult with Department of Public Works-Transportation Division staff to verify that pedestrian facilities in the project description are consistent with the [Pedestrian Master Plan](#). As in the previous example, if "not applicable", an explanation shall be documented in the Checklist. The "Pedestrian Review Process Guide" ([Appendix A to the Master Plan](#)) will be used to determine consistency, as follows:

- For typical infill development projects where existing streets will serve the site (no new streets are proposed): the level of pedestrian improvements necessary to determine Pedestrian Master Plan consistency will be measured according to the "Basic, Upgrade or Premium" categories defined in Appendix A to the Pedestrian Master Plan, which are based on project location, surrounding land uses, proximity to transit, etc. If the proposed project does not include the minimum level of improvements per the assigned category for the project's location, the project will be required as a condition of approval to include appropriate features, per the approval of the Department of Public Works-Transportation Division.
- For new "greenfield" projects and/or larger infill development projects where new streets are proposed as part of the project, the following will apply:
 - "Basic, Upgrade or Premium" levels of improvement will be required based on the proposed project's location and context, where applicable, consistent with the criteria defined in the Master Plan. If the proposed project does not include the minimum level of improvements per the assigned category, the



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project will be required as a condition of approval to include appropriate features, per the approval of the Department of Public Works-Transportation Division.

- The "Pedestrian Smart Growth Scorecard" (Appendix A to the Master Plan) will be required to be completed for the project, and a minimum score of 3 or better will need to be achieved. If the proposed project cannot achieve the minimum score, changes to the proposed project may be required, and/or the project may be required as a condition of approval to include certain improvements such that the average score will meet 3 or better. (Note: an Excel version of the Pedestrian Smart Growth Scorecard is available, to assist in automating the rating & scoring process)

5. Would the project incorporate bicycle facilities consistent with the City's Bikeway Master Plan, and meet or exceed minimum standards for bicycle facilities in the Zoning Code and CALGreen? (Applicable CAP Action: 2.3.1)

List the bicycle facilities that are incorporated into the proposed project on the Checklist. In addition, list bicycle facilities in the project description, and show on the plans. These include, but are not limited to: Class I bike trails and Class II bike lanes connecting the project site to an existing bike network and transit stations, bike parking [bike racks, indoor secure bike parking, bike lockers], end-of-trip facilities at non-residential land uses [showers, lockers].

The project proponent and City staff should consult with staff in the Transportation Division of the Department of Public Works to verify that such facilities in the project description are consistent with the [Bikeway Master Plan](#) and meet or exceed Zoning Code and CALGreen standards. Generally, the following guidelines will be used:

- If existing on-street and off-street bikeways are already present and determined to be consistent with the Bikeway Master Plan, no additional on-street bikeways will be required. Check the "not applicable" box if appropriate. However, on-site facilities shall still be required to meet or exceed minimum Zoning and CALGreen requirements.
- If not applicable, fully document the reasons why using the Checklist.
- If on-street bicycle facilities are not present or are only partially consistent with the Master Plan, the project will be required as a condition of approval to construct or pay for its fair-share of on-street and/or off-street bikeways described in the Master Plan, in addition to meeting or exceeding minimum on-site facilities.
- In some cases, a combination of new or upgraded on-street and off-street bikeways may be used to determine consistency with the Master Plan, at the discretion of the Department of Public Works-Transportation Division staff.

Energy Efficiency and Renewable Energy

6. For residential projects of 10 or more units, commercial projects greater than 25,000 square feet, or industrial projects greater than 100,000 square feet, would the project include on-site renewable energy systems (e.g., solar photovoltaic, solar water heating etc.) that would generate at least 15% of the project's total energy demand? (CAP Actions: 3.4.1 and 3.4.2)

For projects of the minimum size specified in this measure, a commitment in the project description or in a mitigation measure that the project shall generate a minimum of 15% of the project's energy demand on-site is sufficient to demonstrate consistency with this measure. However, the project description or mitigation measure should specify the



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intended renewable energy technology to be used (e.g. solar photovoltaic, solar water heating, wind, etc.) and estimated size of the systems to meet project demand based on the project description.

“Total energy demand” refers to the energy (electricity and natural gas) consumed by the built environment (including HVAC systems, water heating systems, and lighting systems) as well as uses that are independent of the construction of buildings, such as office equipment and other plug-ins.

Applicants may estimate the total energy demand of their projects using California Emissions Estimator Model (CalEEMod 2013.2), the same software used to estimate greenhouse gas emissions. **For CalEEMod estimates of energy demand to meet this specific requirement, the user should NOT select the “use historical” box, otherwise they will be “double-counting” emissions reductions that have already been counted.** CalEEMod outputs for electricity demand are provided in annual kWh, and natural gas demand is provided in annual kBtu.

The energy demand estimate by CalEEMod is based on two datasets:

- The California Commercial End Use Survey (CEUS);
- The Residential Appliance Saturation Survey (RASS)

CalEEMod takes energy use intensity data (above) and forecasts energy demand based on climate zone, land use subtype (such as “hospital”, “arena”, or “apartments, mid rise”), building area, and the number of buildings or units. This is an appropriate level of analysis for use at the planning submittal stage, but it may not provide an accurate picture of actual project energy demand because it does not factor project specifics such as building design.

Therefore, the applicant is advised (but not required) to run a more comprehensive energy simulation once project-specific details are known: basic building design, square-footage, building envelope, lighting design (at least rudimentary), and the mechanical system (at least minimally zoned). Some of the energy simulation programs that are appropriate for this level of analysis include: DOE 2.2, Trace 700, and Energy Pro.

The U.S. DOE maintains a list of energy simulation programs that are available.

http://apps1.eere.energy.gov/buildings/tools_directory/subjects.cfm/pagename=subjects/pagename_menu=whole_building_analysis/pagename_submenu=energy_simulation

The applicant may then work with City staff to revise the estimate and make a final determination regarding the size of the PV system that is required.

Substitutions: Projects may substitute a quantity of energy efficiency for renewable energy, as long as the substituted GHG reduction does not “double count” GHG reductions already taken by the CAP. In other words, substitutions must reduce GHG emissions from the project beyond what is already accounted for in the CAP (to avoid double-counting).

Additional mitigation may include individual measures or a combination of:

- Compliance with Tier 2 Energy Efficiency Standards per California Green Building Standards Code (CALGreen)
- Other land use (e.g., additional amenities), transportation, bicycle, or pedestrian improvements that would reduce VMT not already accounted for in Sketch 7 modeling under Step 2.

