Application Information

Contact Information

Project No. and Name: Alpine 21 Tentative Map - PN: PDS2005-3100-5431

Property Address and APN: 2683 Country Meadows Road, Alpine, Ca. 91901, APN: 403-160-15

Applicant Name and Co.: Brad Goodman, Alpine 21, LLC

Contact Phone: 310-415-1651 Contact Email: Brad2809@gmail.com

Was a consultant retained to complete this checklist? ■ Yes ☐ No

If Yes, complete the following:

Consultant Name: Joe O'Bannon Contact Phone: 760-637-1348

Company Name: OB-1 Air Analyses Contact Email: joe@ob1air.com

Project Information

1. What is the size of the project site (acres [gross and net])? 80.8 Gross Acres & 78.3 Net Acres

2. Identify all applicable proposed land uses (indicate square footage [gross and net]):

- ■ Residential (indicate # of single-family dwelling units): 20 lots, (See Grading Summary - Attached)
- ☐ 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 proposed. 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 is proposing to construct private roads, pads, and related infrastructure for 20 single-family residential (SFR) lots on approximately 81 acres in the unincorporated community of Alpine, California, just north of Interstate 8 and about ¼ mile west of East Victoria Drive. All SFR lots will be one gross acres or greater in size. The Project is scheduled to be completed in two phases, with Phase 1 consisting of 11 SFR lots in the northern portion property and Phase 2 consists of 9 SFR lots in the southern portion of the property. Each Phase is proposed to take approximately 4 to 5 months to complete and will be sequentially conducted. The Project consists of the site preparation, earth moving, and grading operations necessary to prepare building pads for future residential construction by other contractors.

SDC PDS RCVD 03-03-20

TM5431

CAP Consistency Checklist Questions

Step 1: Land Use Consistency

For projects that are subject to CAP consistency review, the first step in determining consistency is to assess the project's consistency with the growth projections used in the development of the CAP. This section allows the County to determine a project's consistency with the land use assumptions used in the CAP.

Step 1: Land Use Consistency		
Checklist Item (Check the appropriate box and provide explanation and supporting documentation for your answer)	Yes	No
1. Is the proposed project consistent with the existing General Plan regional category, land use designations, and zoning designations? If **"Yes,"** provide substantiation below and then proceed to Step 2 (CAP Measures Consistency) of the Checklist. If **"No,"** proceed to question 2 below.	☒	☐
Project Detail: Please substantiate how the project satisfies question 1. TM-5431-PDS-PLN-Project Issue Checklist REV 8/27/19.xlsx, presents that: The General Plan is Semi-Rural General Plan (SR-1), Regional Category Semi-Rural. The project conforms with the density allowed in the General Plan SR-1. .		
2. Does the project include a land use element and/or zoning designation amendment that would result in an equivalent or less GHG-intensive project when compared to the existing designations? If **"Yes,"** the project must provide estimated project GHG emissions under both existing and proposed designation(s) for comparison to substantiate the response and proceed to Step 2 (CAP Measures Consistency) of the Checklist. If **"No,"** (i.e., the project proposes an increase in density or intensity above that which is allowed under existing General Plan designations and consequently would not result in an equivalent or less GHG-intensive project when compared to the existing designations), the project must prepare a separate, more detailed project-level GHG analysis. As outlined in the County's Guidelines for Determining Significance for Climate Change and Report Format and Content Requirements for Climate Change, this analysis must demonstrate how the project would offset the increase in GHG emissions over the existing designations or baseline conditions. The project must also incorporate each of the CAP measures identified in Step 2 to mitigate cumulative GHG emissions impacts. Proceed and complete a separate project-specific GHG analysis and Step 2 of the Checklist. Refer to Section 4 of the County's Guidelines for procedures on analyzing General Plan Amendments.	☐	☐
Project Detail: Please substantiate how the project satisfies question 2.		

Step 2: CAP Measures Consistency

The second step of the CAP consistency review is to review and evaluate a project's consistency with the applicable measures of the CAP. Each checklist item is associated with a specific GHG reduction measure(s) in the County CAP.

Step 2: CAP Measures Consistency				
Checklist Item (Check the appropriate box and provide an explanation for your answer)	CAP Measure	Yes	No	N/A
Step 2A: Project Operations (All projects with an operational component must fill out this portion of the Checklist)				
Reducing Vehicle Miles Traveled				
1a. Reducing Vehicle Miles Traveled Non-Residential: For non-residential projects with anticipated tenant-occupants of 25 or more, will the project achieve a 15% reduction in emissions from commute vehicle miles traveled (VMT), and commit to monitoring and reporting results to demonstrate on-going compliance? VMT reduction may be achieved through a combination of Transportation Demand Management (TDM) and parking strategies, as long as the 15% reduction can be substantiated. VMT reduction actions though TDM may include, but are not limited to: ☐ Telecommuting ☐ Car Sharing ☐ Shuttle Service ☐ Carpools ☐ Vanpools ☐ Bicycle Parking Facilities ☐ Transit Subsidies Shared and reduced parking strategies may include, but are not limited to:[1] ☐ Shared parking facilities ☐ Carpool/vanpool-only parking spaces ☐ Shuttle facilities ☐ Electric Vehicle-only parking spaces The project may incorporate the measures listed above, and propose additional trip reduction measures, as long as a 15% reduction in emissions from commute VMT can be demonstrated through substantial evidence. Check "N/A" if the project is a residential project or if the project would not accommodate more than 25 tenant-occupants.	T-2.2 and T-2.4	☐	☐	☒
1b. Project Detail: Please substantiate how the project satisfies question 1a. The project is residiential only				

[1] Reduction actions and strategies under 1a may be used to achieve a 10% reduction in emissions from commute VMT under 2a

Step 2: CAP Measures Consistency				
Checklist Item (Check the appropriate box and provide an explanation for your answer)	CAP Measure	Yes	No	N/A
Shared and Reduced Parking				
2a. Shared and Reduced Parking Non-Residential: For non-residential projects with anticipated tenant-occupants of 24 or less, will the project implement shared and reduced parking strategies that achieves a 10% reduction in emissions from commute VMT? Shared and reduced parking strategies may include, but are not limited to: ☐ Shared parking facilities ☐ Carpool/vanpool-only parking spaces ☐ Shuttle facilities ☐ Electric Vehicle-only parking spaces Check "N/A" if the project is a residential project or if the project would accommodate 25 or more tenant-occupants.	T-2.4	☐	☐	☒
2b. Project Detail: Please substantiate how the project satisfies question 2a. The project is residiential only				
Water Heating Systems				
3a. Electric or Alternatively-Fueled Water Heating Systems Residential: For projects that include residential construction, will the project, as a condition of approval, install the following types of electric or alternatively-fueled water heating system(s)? Please check which types of system(s) will be installed: ☐ Solar thermal water heater ☐ Tankless electric water heater ☐ Storage electric water heaters ☐ Electric heat pump water heater ☐ Tankless gas water heater ☐ Other Check "N/A" if the project does not contain any residential buildings.	E-1.2	☒	☐	☐
3b. Project Detail: Please substantiate how the project satisfies question 3a. The applicant will include, as a condition of approval, requirement for the installation of electric or alternatively-fueled water heaters. The specific type of water heater is unknown at this time but will be either solar thermal, tankless electric, storage electric, electric heat pump, tankless gas, or some other method acceptable to the County.				

Step 2: CAP Measures Consistency				
Checklist Item (Check the appropriate box and provide an explanation for your answer)	CAP Measure	Yes	No	N/A
Water-Efficient Appliances and Plumbing Fixtures				
4a. Water Efficient Appliances and Plumbing Fixtures Residential: For new residential projects, will the project comply with all of the following water efficiency and conservation BMPs[2]? ☒ Kitchen Faucets: The maximum flow rate of kitchen faucets shall not exceed 1.5 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.5 gallons per minute at 60 psi[3]. ☒ Energy Efficient Appliances: Install at least one qualified ENERGY STAR dishwasher or clothes washer per unit. Check "N/A" if the project is a non-residential project.	W-1.1	☒	☐	☐
4b. Project Detail: Please substantiate how the project satisfies question 4a. The applicant will include, as a condition of approval, requirement for the installation of - Kitchen faucets with a maximum flow rate that will not exceed 1.5 gallons per minute (gpm) at 60 psi. Temporary increases not to exceed 2.2 gpm are allowed if they default back to the 1.5 gpm. - At least one qualified ENERGY STAR dishwasher or clothes washer per unit.				
Rain Barrel Installations				
5a. Rain Barrel Installations Residential: For new residential projects, will the project make use of incentives to install one rain barrel per every 500 square feet of available roof area? Check "N/A" if the project is a non-residential project; if State, regional or local incentives/rebates to purchase rain barrels are not available; or if funding for programs/rebates has been exhausted.	W-2.1	☒	☐	☐
5b. Project Detail: Please substantiate how the project satisfies question 5a. The applicant will include, as a condition of approval, requirement for the installation of one rain barrel per every 500 square feet of available roof area unless state, regional or local incentives/rebates to purchase rain barrels are not available; or if funding for programs/rebates has been exhausted.				

[2] CALGreen Tier 1 residential voluntary measure A4.303 of the California Green Building Standards Code.
[3] Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.

Step 2: CAP Measures Consistency				
Checklist Item (Check the appropriate box and provide an explanation for your answer)	CAP Measure	Yes	No	N/A
Reduce Outdoor Water Use				
6a. Reduce Outdoor Water Use Residential: Will the project submit a Landscape Document Package that is compliant with the County's Water Conservation in Landscaping Ordinance[4] and demonstrates a 40% reduction in current Maximum Applied Water Allowance (MAWA) for outdoor use? Non-Residential: Will the project submit a Landscape Document Package that is compliant with the County's Water Conservation in Landscaping Ordinance and demonstrates a 40% reduction in current MAWA for outdoor use? Check "N/A" if the project does not propose any landscaping, or if the aggregate landscaped area is between 500 – 2,499 square feet and elects to comply with the Prescriptive Compliance Option within the Water Conservation in Landscaping Ordinance.	W-1.2	☒	☐	☐
6b. Project Detail: Please substantiate how the project satisfies question 6a. The apllicant will submit a Landscape Document Package that is compliant with the County's Water Conservation in Landscaping Ordinance and demonstrates 40% reduction from MAWA				
Agricultural and Farming Operations[5]				
7a. Agricultural and Farming Equipment Will the project use the San Diego County Air Pollution Control District's (SDAPCD's) farm equipment incentive program to convert gas- and diesel-powered farm equipment to electric equipment? Check "N/A" if the project does not contain any agricultural or farming operations; if the SDAPCD incentive program is no longer available; or if funding for the incentive program has been exhausted.	A-1.1	☐	☐	☒
7b. Project Detail: Please substantiate how the project satisfies question 7a. The project contains no agricultural of farming component				

[4] http://www.sandiegocounty.gov/content/dam/sdc/cob/ordinances/ord10427.pdf.

[5] Existing agricultural operations would not be subject to questions 7 and 8 of the Checklist, unless a proposed expansion is subject to discretionary review and requires environmental review pursuant to CEQA.

Step 2: CAP Measures Consistency				
Checklist Item (Check the appropriate box and provide an explanation for your answer)	CAP Measure	Yes	No	N/A
8a. Electric Irrigation Pumps Will the project use SDAPCD's farm equipment incentive program to convert diesel- or gas-powered irrigation pumps to electric irrigation pumps? Check "N/A" if the project does not contain any agricultural or farming operations; if the SDAPCD incentive program is no longer available; or if funding for the incentive program has been exhausted.	A-1.2	☐	☐	☒

8b. Project Detail:
Please substantiate how the project satisfies question 8a.

The project contains no agricultural of farming component

Tree Planting				
9a. Tree Planting <u>Residential:</u> For residential projects, will the project plant, at a minimum, two trees per every new residential dwelling unit proposed? Check "N/A" if the project is a non-residential project.	A-2.1	☒	☐	☐

9b. Project Detail:
Please substantiate how the project satisfies question 9a.

As part of the Stormwater Quality Management Program, at least two trees per residential pad will be planted, to act as tree wells to mitigate stormwater impacts