

CEQA GHG EMISSIONS ANALYSIS COMPLIANCE CHECKLIST

CLIMATE ACTION PLAN CONSISTENCY CHECKLIST FOR New Development

The City of San Luis Obispo has prepared a Climate Action Plan (CAP) that establishes 2030 greenhouse gas emissions (GHG) targets and a communitywide goal of carbon neutrality by 2035 and provides foundational actions to establish a trajectory towards achieving that goal. The CAP includes specific actions to achieve the short-term communitywide emissions reduction targets of 45 percent below 1990 levels by 2030 and 66 percent below 1990 levels by 2035. This is consistent with California's goal of reducing GHG emissions to 40 percent below 1990 levels (Senate Bill 32) by 2030 and provides substantial progress towards achieving the state's long-term GHG reduction goal of carbon neutrality (Executive Order B-55-18). The City Council, City staff, and community will continue to develop an approach to the long-term aspirational goal of carbon neutrality.

Over the years, new City programs have been implemented while others have evolved. Plans from a range of departments have been executed and updated. Per the 2020 SLO CAP, the CAP will be updated every four years with annual reviews of progress on implementation of specific CAP foundational actions. The City Office of Sustainability is updating the City's progress towards GHG reductions in 2019 to align with the next major CAP update milestone year.

Pursuant to CEQA Guidelines Section 15183.5, a lead agency may determine that a project's incremental contribution to a cumulative effect is not cumulatively considerable if the project complies with the requirements in a previously adopted plan or mitigation program under specified circumstances. In order for the 2020 SLO CAP to be considered a qualified GHG reduction strategy and provide for CEQA streamlining of GHG analysis for future development the CAP it must identify those measures that are applicable to new development. The 2020 SLO CAP includes measures that are applicable to existing developments, municipal government operations, as well as voluntary and mandatory measures to be applied to new development for public and private projects. Mandatory GHG reduction programs that are applicable to new development are summarized in the following California Environmental Quality Act (CEQA) GHG Emissions Compliance Checklist (referred to herein as the CEQA GHG Checklist). This CEQA GHG Checklist identifies applicable regulations, applicability, requirements, and monitoring and reporting required by regulations. The purpose of the CEQA GHG Checklist is to assist with determining project consistency with the CAP and other applicable sustainability-focused regulations and provide a streamlined review process for proposed new development projects that are subject to discretionary review and trigger environmental review pursuant to the CEQA.

This CEQA GHG Checklist contains measures that are required to be implemented on a project-by-project basis to ensure that the specified emissions targets identified in the CAP are achieved. Implementation of these measures would ensure that new development is consistent with CAP assumptions for relevant CAP strategies toward achieving the identified GHG reduction targets. Projects or plans that are consistent with the CAP as determined through the use of this CEQA GHG Checklist may rely on the CAP Initial Study-Negative Declaration GHG emissions analysis

for the respective project- and cumulative-level GHG emissions impacts analysis. Projects that are identified as not consistent with the CAP through the use of this CEQA GHG Checklist must prepare a project-specific analysis of GHG emissions, including quantification of existing and projected GHG emissions compared to the SLO CEQA GHG Threshold(s) and incorporation of the CAP foundational actions in this CEQA GHG Checklist to the extent feasible.

Cumulative GHG emissions associated with construction from a land use development project are generally orders of magnitude lower than the operational emissions from a project, because construction emissions are generally short in duration compared to the project's overall lifetime, and thus can be assessed qualitatively as part of related CEQA GHG emissions analysis. However, some projects may have long construction periods or entail large quantities of cut and fill that could result in construction-related GHG emissions that may be considered significant. Thus, the City retains the discretion on a project-by-project basis to consider whether a project's construction-related GHG emissions could be cumulatively considerable and require more detailed quantitative CEQA GHG emissions analysis and respective mitigation.

This CEQA GHG Checklist may be periodically updated to incorporate new GHG reduction techniques, to comply with later amendments to the CAP, or to reflect changes in other sustainability-focused local, State, or federal laws, regulations, ordinances, and programs. At a minimum, this CEQA GHG Checklist will be updated every four years consistent with CAP update timing.

APPLICATION SUBMITTAL REQUIREMENTS

The CEQA GHG Checklist is required to accompany the City's Environmental Determination Application Checklist for all projects and plans subject to CEQA review, whether supported by private or government (local or State) funding, proposed within the City limits. The CEQA GHG Checklist is designed to assist the applicant in identifying the minimum CAP and other applicable sustainability-focused requirements specific to a proposed project or plan. However, it may be necessary to supplement the completed CEQA GHG Checklist with supporting materials, calculations, or certifications to demonstrate compliance with CAP and other applicable sustainability-focused requirements. If not already committed to clearly as part of the CEQA project description, in the CEQA GHG Checklist will be included in the respective project or plan conditions of approval.

GENERAL PROJECT INFORMATION

Contact Information

Project or Plan Name: 2855 McMillan

Address: 2855 McMillan, San Luis Obispo, CA 93401

Applicant Name and Co.: Rebecca Newman, Arris Studio Architects

Contact Phone: (805) 547-2240 x122

Contact Email: rebecca@arris-studio.com

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

What is the size of the project site or plan area (acres)?

Gross: .4 Acres (17,250 sf)

Net: .31 Acres (13,746 sf)

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, gross and net):
2,973 sf

Industrial (indicate total square footage, gross and net):
5,299 sf

Agricultural (indicate total acreage, gross and net):

Other (describe):

Project description. This description should be consistent with the project description that will be used for the CEQA document. The description may be attached to the GHG Checklist if there are space constraints.

See project description attached

	<p>If "No" the applicant must prepare a project-specific analysis of GHG emissions, including quantification of existing and projected GHG emissions compared to the SLO CEQA GHG Threshold(s) and incorporation of the CAP foundational actions in this CEQA GHG Checklist to the extent feasible.</p>		<hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>
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CAP FOUNDATIONAL ACTIONS CONSISTENCY

Pillar 1: Lead by Example

The foundational actions of this pillar pertain exclusively to municipal operations of the City of San Luis Obispo. In order to display consistency with the Climate Action Plan for the purposes of CEQA, applicants must complete the questions for pillars two through six.

Pillar 2: Clean Energy Systems

Regulation	Requirements	Project/Plan Compliance	Explanation
Climate Action Plan Volume II, Energy 1.1	2. Does the Project/Plan include an operational commitment to participate in Monterey Bay Community Power?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A <input type="checkbox"/>	<hr/> <hr/> <hr/> <hr/> <hr/>

Pillar 3: Green Buildings

Regulation	Requirements	Project/Plan Compliance	Explanation
Clean Energy Choice Program for New Buildings Municipal Code Section 15.04.110	3. Does the Project/Plan exclusively include “All-electric buildings”? For the purpose of this checklist, the following definitions and exemptions apply: <i>All-electric building.</i> A new building that has no natural gas plumbing installed within the building and that uses electricity as the source of energy for all space heating, water heating, cooking appliances, and clothes drying appliances. An All-Electric Building may be plumbed for the use of natural gas as fuel for appliances in a commercial kitchen.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	<hr/> <hr/> <hr/> <hr/> <hr/>

<p>Clean Energy Choice Program for New Buildings Municipal Code Section 15.04.110</p>	<p>4. If the Project/Plan includes a new mixed-fuel building or buildings (plumbed for the use of natural gas as fuel for space heating, water heating, cooking or clothes drying appliances) does that building/those buildings meet or exceed the City's Energy Reach code?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input checked="" type="checkbox"/></p>	<hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>
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Pillar 4: Connected Community

Regulation	Requirements	Project/Plan Compliance	Explanation
<p>Municipal Code Chapter 17.72</p>	<p>5. Does the Project/Plan comply with requirements in the City's Municipal Code with no exceptions, including bicycle parking, bikeway design, and EV charging stations?</p>	<p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/></p>	<hr/> <hr/> <hr/> <hr/> <hr/>
<p>Multimodal Transportation Impact Study Guidelines</p>	<p>6a. Is the estimated Project/Plan-generated Vehicle Miles Traveled (VMT) within the City's adopted thresholds, as confirmed by the City's Transportation Division?</p>	<p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/></p>	<p>See email attached from Luke Schwartz, City transportation Manager</p> <hr/>
<p>Multimodal Transportation Impact Study Guidelines</p>	<p>6b. If "No", does the Project/Plan include VMT mitigation strategies and/or a Transportation Demand Management (TDM) Plan approved by the City's Transportation Division? Please explain.</p> <p>TDM components may include, but are not limited to:</p> <ul style="list-style-type: none"> • Telecommuting • Car Sharing 	<p>Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input checked="" type="checkbox"/></p>	<hr/> <hr/> <hr/> <hr/> <hr/>

	<ul style="list-style-type: none"> • Shuttle Service • Carpools • Vanpools • Bicycle Parking Facilities • Participate in Rideshare's Back n Forth Club • Transit Subsidies • Off-Site Sustainable Transportation Infrastructure Improvements 		<hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>
Bicycle Transportation Plan	7. Does the Project/Plan demonstrate consistency with the City's Bicycle Transportation Plan ¹ ?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	<hr/> <hr/> <hr/> <hr/> <hr/>
Pillar 5: Circular Economy			
Regulation	Requirements	Project/Plan Compliance	Explanation
Development Standards for Solid Waste Services	8. Will the Project/Plan subscribe all units and/or buildings to organic waste pick up and provide the appropriate on-site enclosures consistent with the provisions of the City of San Luis Obispo Development Standards for Solid Waste Services? Please provide a letter from San Luis Garbage company verifying that the project complies with their standards and requirements for organic waste pick up.	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input checked="" type="checkbox"/>	There is no organic waste anticipated. However, we have included a letter from SLO Garbage verifying that our project meets their requirements and they will provide service.
Pillar 6: Natural Solutions			

¹ The City is set to adopt an Active Transportation Plan (ATP) in October of 2020 which will effectively update and replace the current Bicycle Transportation Plan. Upon adoption, the ATP will become the new regulation with which compliance is required for the purposes of this checklist.

Regulation	Requirements	Project/Plan Compliance	Explanation
Municipal Code Chapter 12.24	9. Does the Project/Plan comply with Municipal Code requirements for trees?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	Compensatory Tree planting will be provided onsite and off site at a 1 to 1 ratio.



Date: July 8, 2021

To: City of San Luis Obispo
Planning Dept

Re: 2855 McMillan Project Description

To Whom It May Concern,

This project proposes the construction of a 2-story office and warehouse building at 2855 McMillan. The proposed building is roughly 8,300 sf and contains a partial second floor office and storage space. The site and adjacent parcels are zoned M-Manufacturing with approved uses for light manufacturing and storage. The proposed office use requires a Minor Use Permit. All parking for the building would be provided on-site including all required ADA parking and electric vehicle spaces. Additional site improvements include sidewalk, curb and gutter, driveway entrance and trash/recycle enclosure.

A major aspect of this development is the treatment of an existing drainage swale running through the property. We are proposing to culvertize the swale as a part of the improvements. The addition of the culvert will help solve the erosion problem adjacent to McMillan Ave. as well as improve safety and allow for a sidewalk, curb and gutter to be installed. It is because of this work that we will also need the approval of various state agencies, including Fish & Wildlife, Army Corp of Engineers and the Water Board. A cultural resources study will be required by the Army Corp of Engineers for their consultation with the State Historic Preservation Officer pursuant to Section 106 of the National Historic Preservation Act. This cultural resources study will also be submitted to the City of San Luis Obispo for their review and inclusion in the Initial Study. In the event that cultural resources are found, compliance with Section 106 will be required.

Based on previously proposed developments for this parcel, a Mitigated Negative Declaration is anticipated, and it is unlikely that an Environmental Impact Report will be triggered. None the less, all technical reports are being provided to assess the impacts of work on this site.

Sincerely,

A handwritten signature in black ink, appearing to read "Rebecca Newman".

Rebecca Newman, (805) 547-2240 x122
Arris Studio Architects

Rebecca Newman

From: Schwartz, Luke <LSchwartz@slocity.org>
Sent: Tuesday, April 13, 2021 1:04 PM
To: Rebecca Newman
Cc: Wade Crosno; Bell, Kyle
Subject: RE: VMT Analysis for 2855 McMillan

Hi Rebecca,

I reviewed the development proposal in more detail this AM. The project would generate approximately 60 new daily auto trips, which would qualify for exemption from VMT analysis based on the City's adopted VMT analysis thresholds, which I've excerpted below.

VMT Impact Analysis for Land Use Projects

Per OPR guidance, land use projects that meet the following screening thresholds may be assumed to result in a less-than-significant transportation impact under CEQA, and will not require a detailed quantitative VMT assessment.

Screening Criteria for Land Use Projects Exempt from VMT Analysis

Project Type	OPR Recommended Threshold
Small Development Projects	Projects anticipated to generate < 110 daily vehicle trips (11 peak hour vehicle trips) may be assumed to cause a less-than-significant impact, unless substantial evidence indicates that a project would generate a potentially significant level of VMT or create inconsistency with the SLOCOG RTP Sustainable Communities Strategy (SCS).
Medium-Sized	Step based exemption may be used for projects that generate < 100 peak hour vehicles

No additional traffic analysis will be required from our division for this development proposal.

For future projects that do require focused traffic analysis, the process works as follows:

1. City staff prepared scope of work for Transportation Impact Analysis Study
2. City requests 3 proposals from qualified traffic engineering consultants through our existing on-call contract list and selects consultant with highest-rated proposal
3. Applicant provides deposit to City for consultant costs plus 30% for City staff administrative time coordinating technical studies
4. Consultant prepares work under direction of City
5. Upon completion of study, any remaining unused funds get returned to applicant.

Please let me know if you have any other questions.

Thanks,

Luke Schwartz, PE
Transportation Manager



Public Works
Transportation Planning/Engineering
919 Palm Street, San Luis Obispo, CA 93401-3218
E LSchwartz@slocity.org
T 805.781.7190
slocity.org

From: Rebecca Newman <rebecca@arris-studio.com>
Sent: Monday, April 12, 2021 4:20 PM
To: Schwartz, Luke <LSchwartz@slocity.org>
Cc: Wade Crosno <wade@crosnoconstruction.com>
Subject: VMT Analysis for 2855 McMillan

This message is from an **External Source**. Use caution when deciding to open attachments, click links, or respond.

Good Afternoon Luke,

I wanted to follow up on my voicemail with an email if it was more convenient.

We are working with the City Planning Department on a small warehouse building at 2855 McMillan and as a part of the environmental review we have been asked to provide a VMT Analysis. I had reached out to a local transportation consultant and they let me know that this is typically something that gets coordinated through the City and since Kyle Bell gave me your contact info, I thought I would start with you. Is a VMT Analysis something that needs to be initiated by the City?

Any information or guidance you can provide on the process is helpful.

Thank You,

Rebecca Newman | Arris Studio Architects

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Email: Rebecca@arris-studio.com
Web: ARRIS-STUDIO.com



- SAN LUIS GARBAGE
- SOUTH COUNTY SANITARY
- MISSION COUNTRY DISPOSAL
- MORRO BAY GARBAGE



Safety • Integrity • Service

March 11, 2021

Rebecca Newman
Arris Studio Architects
1327 Archer Street, Suite 220
San Luis Obispo, CA 93401

Re: 2855 McMillan Ave

Rebecca,

San Luis Garbage Co. has reviewed the garbage and recycling plan for the project at 2855 McMillan Ave. in San Luis Obispo. We approve Floor Plan A2.0 dated 12/15/2020 for commercial solid waste and recycling services. All bin enclosures must meet building standards established by the City of San Luis Obispo. The gates for the enclosures must open outward and there must be cane bolts added to keep the door secure when open. Holes will need to be drilled into the concrete for the cane bolts to drop in to.

Truck access point and path of travel must be designed in a manner that will accommodate the solid waste and recycling collections vehicles. San Luis Garbage reserved the right to require a waiver, release and hold harmless agreement for damages that may occur during normal collection activities.

Peter Cron
San Luis Garbage Co.
805.550.4089
pcron@wateconnections.com