

Appendix G

GHG/Energy Modeling/CAP Checklist

Source: EMFAC2021 (v1.0.2) Emissions Inventory

Region Type: County

Region: San Diego

Calendar Year: 2023

Season: Annual

Vehicle Classification: EMFAC2011 Categories

Units: miles/day for CVMT and EVMT, trips/day for Trips, kWh/day for Energy Consumption, tons/day for Emissions, 1000 gallons/day for Fuel Consumption

Region	CalYr	VehClass	MdlYr	Speed miles/hr	Fuel	Population vehicles	VMT miles/day	Trips trips/day	Gasoline Fuel Consumption 1,000 gallons/day	Diesel Fuel Consumption 1,000 gallons/day	
San Diego	2023	All Other Buses	Aggregate	Aggregate	Diesel	425.3669566	24220.66658	3785.765914		2.816319317	
San Diego	2023	LDA	Aggregate	Aggregate	Gasoline	1187996.787	46861890.34	5524322.043	1696.662384		
San Diego	2023	LDA	Aggregate	Aggregate	Diesel	6078.697646	189349.3018	25988.35412		4.778407308	
San Diego	2023	LDT1	Aggregate	Aggregate	Gasoline	133484.8222	4546534.432	581821.2428	199.479154		
San Diego	2023	LDT1	Aggregate	Aggregate	Diesel	67.23343472	995.6320443	195.8099381		0.044287339	
San Diego	2023	LDT2	Aggregate	Aggregate	Gasoline	556694.0451	22178208.96	2596753.785	1004.062947		
San Diego	2023	LDT2	Aggregate	Aggregate	Diesel	2034.381185	85740.49734	9726.183413		2.916259897	
San Diego	2023	LHD1	Aggregate	Aggregate	Gasoline	42544.79721	1659922.936	633854.0866	175.0728875		
San Diego	2023	LHD1	Aggregate	Aggregate	Diesel	30039.87717	1177480.295	377863.8646		73.55242281	
San Diego	2023	LHD2	Aggregate	Aggregate	Gasoline	6015.879811	229749.1907	89627.64552	27.23425509		
San Diego	2023	LHD2	Aggregate	Aggregate	Diesel	11418.8042	468438.9723	143634.1919		35.45117836	
San Diego	2023	MCY	Aggregate	Aggregate	Gasoline	70725.48668	433815.9021	141450.9734	11.15760911		
San Diego	2023	MDV	Aggregate	Aggregate	Gasoline	336041.8766	13072213.25	1545266.503	719.0186195		
San Diego	2023	MDV	Aggregate	Aggregate	Diesel	5925.728248	241474.2779	27782.09698		10.85634153	
San Diego	2023	MH	Aggregate	Aggregate	Gasoline	10801.3565	98581.33858	1080.567704	22.35870135		
San Diego	2023	MH	Aggregate	Aggregate	Diesel	4121.825245	40051.40194	412.1825245		4.265155551	
San Diego	2023	Motor Coach	Aggregate	Aggregate	Diesel	160.6563148	22889.41766	3691.882115		4.180030903	
San Diego	2023	OBUS	Aggregate	Aggregate	Gasoline	1205.033725	59392.45868	24110.31477	12.5421692		
San Diego	2023	PTO	Aggregate	Aggregate	Diesel	0	35414.42517	0		7.256301888	
San Diego	2023	SBUS	Aggregate	Aggregate	Gasoline	268.8605876	15325.72147	1075.442351	1.561613755		
San Diego	2023	SBUS	Aggregate	Aggregate	Diesel	2130.562765	45498.90943	30850.54884		5.645050066	
San Diego	2023	T6 CAIRP heavy	Aggregate	Aggregate	Diesel	61.03569903	12497.44904	1402.600364		1.306436312	
San Diego	2023	T6 CAIRP small	Aggregate	Aggregate	Diesel	54.93698188	3309.218449	1262.451844		0.370653905	
San Diego	2023	T6 instate heavy	Aggregate	Aggregate	Diesel	2444.143969	126840.1513	29580.74779		14.61059659	
San Diego	2023	T6 instate small	Aggregate	Aggregate	Diesel	12248.23445	496547.8856	151272.7295		58.9836532	
San Diego	2023	T6 OOS heavy	Aggregate	Aggregate	Diesel	33.03025108	8261.934023	759.0351699		0.85904398	
San Diego	2023	T6 OOS small	Aggregate	Aggregate	Diesel	31.56852809	1888.066998	725.4447755		0.21130944	
San Diego	2023	T6 Public	Aggregate	Aggregate	Diesel	2067.095928	80139.83299	10604.20211		10.42495948	
San Diego	2023	T6 Utility	Aggregate	Aggregate	Diesel	303.2472954	12740.23718	3881.565381		1.441072238	
San Diego	2023	T6TS	Aggregate	Aggregate	Gasoline	3546.683628	195471.8367	70962.04602	41.80151238		
San Diego	2023	T7 CAIRP	Aggregate	Aggregate	Diesel	2030.607103	414743.9642	46663.35122		68.69312455	
San Diego	2023	T7 NNOOS	Aggregate	Aggregate	Diesel	1819.176999	491394.1773	41804.68744		80.65714441	
San Diego	2023	T7 NOOS	Aggregate	Aggregate	Diesel	761.6311917	178514.776	17502.28479		29.62664127	
San Diego	2023	T7 Other Port	Aggregate	Aggregate	Diesel	515.4390429	96726.7775	8432.582742		16.31731352	
San Diego	2023	T7 POLA	Aggregate	Aggregate	Diesel	230.6780294	30261.0568	3773.892561		5.203920426	
San Diego	2023	T7 Public	Aggregate	Aggregate	Diesel	1509.656324	65371.70601	7744.53694		12.61713146	
San Diego	2023	T7 Single	Aggregate	Aggregate	Diesel	2750.495264	164870.3495	25909.66538		28.29481986	
San Diego	2023	T7 SWCV	Aggregate	Aggregate	Diesel	622.8709344	40453.14192	2865.206298		17.06987261	
San Diego	2023	T7 Tractor	Aggregate	Aggregate	Diesel	3923.799534	312331.2013	57012.80722		51.48099257	
San Diego	2023	T7 Utility	Aggregate	Aggregate	Diesel	142.3754667	6568.810882	1822.405974		1.135892838	
San Diego	2023	T7IS	Aggregate	Aggregate	Gasoline	10.30815523	525.1749088	206.2455699	0.150391525		
San Diego	2023	UBUS	Aggregate	Aggregate	Gasoline	130.5862753	13096.06805	522.345101	1.52		
									3912.625173	551.0663336	
						TOTAL	94,226,646			61872.0	0.00
						Total (Gas)	89,351,632			22.8	0.04
						Total (Diesel)	4,875,015			8.8	0.11
						Annual VMT					
						1,342,708					
							Mix (%)	Miles	Gallons		
						Gas	99.1%	1,331,282	58,296		
						Diesel	0.9%	11,428	1,292		

APPENDIX D

SUSTAINABLE SANTEE ACTION PLAN

CONSISTENCY CHECKLIST

Sustainable Santee Action Plan Consistency and Implementation Tracking Checklist

The Sustainable Santee Action Plan Project Consistency Checklist (Checklist) is intended to be a tool for development projects to demonstrate consistency with Santee's (City's) Sustainable Santee Action Plan, which is a qualified greenhouse gas (GHG) emissions reduction plan in accordance with California Environmental Quality Act (CEQA) Guidelines Section 15183.5. This Checklist has been developed as part of the Sustainable Santee Action Plan implementation and monitoring process and will support the achievement of individual GHG reduction measures as well as the City's overall GHG reduction goals. In addition, this Checklist will further the City's sustainability goals and policies that encourage sustainable development and aim to conserve and reduce the consumption of resources, such as energy and water, among others.


CEQA Guidelines Section 15183.5 allows lead agencies to analyze the impacts associated with GHG emissions at a programmatic level in plan-level documents such as Climate Action Plans or sustainability plans, so that project-level environmental documents may tier from the programmatic review. Projects that meet the requirements of this Checklist will be deemed to be consistent with the Sustainable Santee Action Plan and will be found to have a less than significant contribution to cumulative GHG (i.e., the project's incremental contribution to cumulative GHG effects is not cumulatively considerable), pursuant to CEQA Guidelines Sections 15064(h)(3), 15130(d), and 15183(b). Projects that do not meet the requirements in this Checklist will be deemed to be inconsistent with the Sustainable Santee Action Plan and must prepare a project-specific analysis of GHG emissions, including quantification of existing and projected GHG emissions and incorporation of the measures in this Checklist to the extent feasible. This GHG Checklist can be updated to reflect adoption of new GHG reduction strategies or to comply with any changes and updates in the Plan or local, State or federal regulations.

1. Project Information	
Contact Information	
Project No./Name:	Santee Hotel
Address:	0 Transit Way, Santee, CA 92071
Applicant Name:	Excel Hotel Group, Inc., or Assignee
Contact Information:	David Thorne, Construction Manager
	(619) 972-1061
	dthorne@excelhotelgroup.com
Project Description Characteristics	
1. What is the size of the Project (acres)?	1.6
2. Identify all Applicable Proposed Land uses:	Commercial
a. Residential-Single Family (Indicate number of single-family units)	
b. Residential-Multifamily (Indicate number of multifamily units)	
c. Commercial (total square footage)	59,238
d. Industrial (total square footage)	
e. Other (describe)	
3. Provide a brief description of the project proposed:	4 story hotel with 97 guestrooms. Amenities include an outdoor patio with fire pits, a bbq area, and an outdoor pool. Other amenities include a fitness room, guest laundry and a boardroom.

2. Determining Land Use Consistency

Checklist Item

As the first step in determining the consistency with the Sustainable Santee Action Plan for the discretionary development projects, this section allows the City to determine the project’s consistency with the land use assumptions used in the Plan.

	Yes	No
1. Is the proposed project consistent with the existing General Plan and land use zoning designations? OR		
2. If the proposed project is not consistent with the existing land use plan and zoning designations, does the project include a land use plan and/or zoning designation amendment that is identified in the Sustainable Santee Action Plan Land Use Buffer (see Appendix A, Table 11)?		
3. If the proposed project is not consistent with the existing land use plan, zoning designations, or Land Use Buffer, does the project include a land use plan and/or zoning designation ammendment that will result in an equivalent or less GHG-intensive project when compared to the existing designations?		

Notes:

For questions 1, if the answer is **Yes**, proceed to the Sustainable Santee Action Plan Consistency Checklist. If the answer is **No**, proceed to question 2.

For question 2, if the answer is **Yes**, proceed to the Sustainable Santee Action Plan Consistency Checklist. If the answer is **No**, proceed to question 3.

For question 3, if the answer is **Yes** provide 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 answer of question 3 is **No** then, in accordance with the City’s Significance Determination Thresholds, the project’s GHG impact may be significant. The project must nonetheless incorporate each of the applicable measures identified in the Checklist to mitigate cumulative GHG emissions impacts unless the decision maker finds that a measure is infeasible in accordance with CEQA Guidelines Section 15091.

Sustainable Santee Action Plan CEQA Project Consistency Checklist					Notes	
Greenhouse Gas Reduction Measure	Measure Applicability				Description	This checklist is to be filled out by the applicant
	Yes	No	N/A			
Emissions Measures Category: Energy Efficiency						Measure 1.1 is not on checklist because it focuses on minor residential alterations not subject to CEQA
Land Use Sector-Residential						
Goal 1. Increase Energy Efficiency in Existing Residential Units						Measure 1.2 only applies if alteration is subject to CEQA
Measure 1.2. For existing Residential Unit Permit for Major Modifications (more than 30% of dwelling unit size, including bathroom and kitchen) that is considered a Project under CEQA must implement energy efficiency retrofits recommended from City Energy Audit and explain the energy efficiency retrofits implemented.					<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	
Goal 2. Increase Energy Efficiency in the New Residential Units						
Measure 2.1. New residential construction meet or exceed California Green Building Standards Tier 2 Voluntary Measures, such as obtaining green building ratings including LEED, Build it Green, or Energy Star Certified building certifications in scoring development and explain the measures implemented.					<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	
Land Use Sector-Commercial						Measure 3.1 is not on checklist because it focuses on minor alterations which are not subject to CEQA
Goal 3. Increase Energy Efficiency in Existing Commercial Units						
Measure 3.2. For existing commercial units of 10,000 sq. ft. or more seeking building permits for modifications representing 30% or more sq. ft. and considered a Project under CEQA must implement energy efficiency retrofits recommended by the City to meet California Green Building Standards Tier 1 Voluntary Measures and explain the retrofits implemented.					<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Measure 3.2 only applies if alteration is subject to CEQA
Goal 4. Increase Energy Efficiency in New Commercial Units						
Measure 4.1. New commercial units meet or exceed California Green Building Standards Tier 2 Voluntary Measures such as obtain green building ratings including: LEED, Build it Green, or Energy Star Certified buildings certifications in scoring development and explain the measures implemented.					<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	The proposed project would include "green" building elements constructed in accordance with California's Title 24 Building Energy Efficiency Standards.
Emissions Measures Category: Advanced Goals Measures						
Land Use Sector-Commercial						
Goal 5. Decrease Energy Demand through Reducing Urban Heat Island Effect						
Measure 5.1. Project utilizes tree planting for shade and energy efficiency such as tree planting in parking lots and streetscapes.					<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Project landscaping would consist of a mix of trees, shrubs, and ground cover include planting trees in parking lots.
Measure 5.2. Project uses light-reflecting surfaces such as enhanced cool roofs on commercial buildings.					<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	The project will incorporate roofing material like white Thermoplastic Membrane that reflects light and reduces heat island effect.
Emissions Measures Category: Transportation						
Land Use Sector-Residential and Commercial						
Goal 6. Decrease GHG Emissions through a Reduction in VMT						
Measure 6.1. Proposed project streets include sidewalks, crosswalks, and other infrastructure that promotes non-motorized transportation options.					<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	The project will include sidewalks, crosswalks, that will promote non-motorized transportation. Also, project is in near proximity to trolley which reduce the reliance on the vehicles and reduce VMT.
Measure 6.2. Proposed project installs bike paths to improve bike transit.					<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	The project will provide bike paths which will promote the use of non-motorised transport.

Land Use Sector-Residential and Commercial				
Goal 7: Increase Use of Electric Vehicles				
Measure 7.1. Install electric vehicle chargers in all new residential and commercial developments.				
a. For new Single-Family Residential, install complete 40 Amp electrical service and one e-charger.			✓	The project is a non-residential project.
b. For new Multifamily Residential, install e-chargers for 13 percent of total parking.			✓	The project is a non-residential project.
c. For new Office Space, Regional Shopping Centers, and Movie Theaters, install e-chargers for 5 percent of total parking spaces.	✓			The project will include at least 5% percent of the total parking reserved for EV charging.
d. For new Industrial and other Land Uses employing 200 or more employees, install e-chargers for 5 percent of total parking spaces.			✓	The project is not an industrial project.
Land Use Sector-Residential and Commercial				
Goal 8. Improve Traffic Flow				
Measure 8.1. Implement traffic flow improvement program.				
a. Install smart traffic signals at intersections warranting a traffic signal, OR			✓	No new traffic signals would be required.
b. Install roundabout.			✓	No new roundabouts would be required.
Emissions Measures Category: Solid Waste				
Land Use Sector-Residential and Commercial				
Goal 9: Decrease GHG Emissions through Reducing Solid Waste Generation				
Measure 9.1. Reduce waste at landfills.	✓			The project will recycle the construction debris which will reduce waste at landfills.
waste.				
Emissions Measures Category: Clean Energy				
Land Use Sector-Residential and Commercial				
Goal 10. Decrease GHG Emissions through Increased Clean Energy Use				
Measure 10.1. Increase distributed energy generation within City of Santee by implementing the following applicable photovoltaic solar systems:				
a. Single-family residential to install at least 2kW per unit of PV solar systems, unless the installation is infeasible due to poor solar resources established in a solar feasibility study prepared by a qualified solar consultant submitted with an application			✓	The project is a non-residential project.
b. Multifamily residential to install at least 1kW per unit of PV solar systems, unless the installation is infeasible due to poor solar resources established in a solar feasibility study prepared by a qualified solar consultant submitted with an applicant's formal project submittal to City.			✓	The project is a non-residential project.
c. On commercial buildings, install at least 2 kW per square foot of building area (e.g., 2,000 sq. ft. = 3 kW) unless the installation is infeasible due to poor solar resources.	✓			The project will install solar panels with capacity of at least 2 kW per square foot of building.

Projects that include traffic controls need to show consistency with one of these