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**City of Santee
Regular Meeting Agenda**

**Santee City Council
CDC Successor Agency
Santee Public Financing Authority**

**Council Chamber – Building 2
10601 Magnolia Avenue
Santee, CA 92071**

**April 23, 2014
7:00 PM**

ROLL CALL: Mayor Randy Voepel
Vice Mayor Rob McNelis
Council Members Jack Dale, John W. Minto, and John Ryan

LEGISLATIVE INVOCATION \ PLEDGE OF ALLEGIANCE:

ADJOURNMENT IN MEMORY: Donald Val Leetch

**PROCLAMATION: Designating May 10, 2014 as Arbor Day 2014 and
Recognizing the City of Santee as a Tree City USA for 2013**

PROCLAMATION: Drowning Prevention Month – May 2014

ITEMS TO BE ADDED, DELETED OR RE-ORDERED ON AGENDA:

1. CONSENT CALENDAR:

Consent Calendar items are considered routine and will be approved by one motion, with no separate discussion prior to voting. Council Members, staff or public may request specific items be removed from the Consent Calendar for separate discussion or action. Speaker slips for this category must be presented to the City Clerk before the meeting is called to order. Speakers are limited to 3 minutes.

(A) Approval of reading by title only and waiver of reading in full of Ordinances on agenda.

- (B) Approval of Meeting Minutes:**
- **Santee City Council 4-9-14 Regular Meeting**
 - **CDC Successor Agency 4-9-14 Regular Meeting**
 - **Public Financing Authority 4-9-14 Regular Meeting**

- (C) Approval of Payment of Demands as presented.
- (D) Approval of the expenditure of \$57,686.52 for March 2014 legal services and related costs.
- (E) Approval to issue a purchase order change order to Bound Tree Medical, LLC per City of El Cajon contract to increase the FY 13/14 purchase order amount by \$17,185 to \$72,185 for as-needed EMS medical equipment and supplies.
- (F) Adoption of a Resolution authorizing execution of agreements with the US Department of Transportation and others for the Gillespie Field TIGER (Transportation Investment Generating Economic Recovery) Transportation Planning Grant and designating the City of El Cajon as the lead applicant.
- (G) Rejection of a claim against the City by William Gendreau per Government Code Section 913.
- (H) Rejection of a claim against the City by Donna Dunn per Government Code Section 913.

2. PUBLIC HEARINGS: None

3. ORDINANCES (First Reading): None

4. CITY COUNCIL ITEMS AND REPORTS:

- (A) Approve a one-day permit to allow Twisted Manzanita Ales and Spirits to serve distilled spirits at anniversary event. (McNelis)

Recommendation:

Approve a one-day permit to allow Twisted Manzanita Ales and Spirits to serve distilled spirits in strict compliance with their ABC License during the June 28, 2014 event.

5. CONTINUED BUSINESS: None

6. NEW BUSINESS:

- (A) Public Workshop on the proposed expansion of Walmart located at 170 Town Center Parkway, in the Town Center Specific Plan Area.**

Recommendation:

Receive staff report and comments from the public.

7. COMMUNICATION FROM THE PUBLIC:

Each person wishing to address the City Council regarding items not on the posted agenda may do so at this time. In accordance with State law, Council may not take action on an item not scheduled on the Agenda. If appropriate, the item will be referred to the City Manager or placed on a future agenda.

8. CITY MANAGER REPORTS:

9. CDC SUCCESSOR AGENCY:

(Note: Minutes appear as Item 1B)

10. SANTEE PUBLIC FINANCING AUTHORITY:

(Note: Minutes appear as Item 1B)

11. CITY ATTORNEY REPORTS:

12. CLOSED SESSION:

(A) CONFERENCE WITH LEGAL COUNSEL--EXISTING LITIGATION

(Government Code section 54956.9(d)(1))

Name of Case: James Maily vs Padre Dam Municipal Water District; city of Santee & County of San Diego, Case No. 37-2012-00084592-CU-PO-CTL

(B) PERSONNEL:

Public Employee Performance Evaluation

(Government Code Section 54957)

Title: City Manager

13. ADJOURNMENT:



May 01	Santee Park & Recreation Committee	Bldg. 6 Conf. Rm.
May 12	Community Oriented Policing Committee	Council Chamber
May 14	City Council Meeting	Council Chamber
May 28	City Council Meeting	Council Chamber

The Santee City Council welcomes you and encourages your continued interest and involvement in the City’s decision-making process.

For your convenience, a complete Agenda Packet is available for public review at City Hall and on the City’s website at www.CityofSanteeCa.gov.

The City of Santee complies with the Americans with Disabilities Act. Upon request, this agenda will be made available in appropriate alternative formats to persons with disabilities, as required by Section 202 of the American with Disabilities Act of 1990. Any person with a disability who requires a modification or accommodation in order to participate in a meeting should direct such request to the City Clerk’s Office at (619) 258-4100, ext. 112 at least 48 hours before the meeting, if possible.

State of California	}	AFFIDAVIT OF POSTING AGENDA
County of San Diego	} ss.	
City of Santee	}	

I, Patsy Bell, CMC, City Clerk of the City of Santee, hereby declare, under penalty of perjury, that a copy of this Agenda was posted in accordance with Resolution 61-2003 on April 18, 2014 at 4:30 p.m.

Signature

4/18/14
Date

City of Santee
COUNCIL AGENDA STATEMENT

ADJ

MEETING DATE April 23, 2014

AGENDA ITEM NO.

ITEM TITLE ADJOURNMENT IN MEMORY: DONALD VAL LEETCH

DIRECTOR/DEPARTMENT Randy Voepel, Mayor

SUMMARY Tonight's meeting will be adjourned in memory of Donald Val Leetch. Mr. Leetch was Father in law to Warren Savage, former Executive Director of the Santee Chamber of Commerce.

Mr. Leetch married Shirley Maxine Davis in Mitchel, SD where they made their home. He attended Valley City State College, ND, under the V-12 program, learned to fly under the GI Bill, worked as an Administrative Supply Technician in the National Guard for 29 years, was a member of the 147th Army Band, served in the SD National Guard for 33 years and retired from Civil Service on January 7, 1978.

Don was a member of the Mitchell Municipal Band, a member of the Masonic Lodge, the York Rite, and the Mitchell El Riad Shrine band for 40 years. He was a licensed amateur radio operator, volunteer at Avera Queen of Peace Hospital, the RSVP program, and a guide at the International Balloon Museum. Don Volunteered for many community projects including making calls to kids as Santa Claus.

Mr. Leetch enjoyed his retirement life these past 10 years in Santee, close to his family and friends. He was a member of St. Columba's Episcopal Church, loving father and grandfather and avid ham radio operator. Don's sense of humor and enjoyment of life had a positive effect on everyone around him.

Don is survived by his wife Maxine; daughter Barbara Leetch (Warren Savage) of Santee, CA, son Gregory Leetch (Laurie) of Pleasanton, CA; grandchildren Jonathan, Brian and Michelle Leetch, NyCola Bouck, and great-grandchild Lucas Ahlers. He is preceded in death by his parents and sister, Delores Earl.

FINANCIAL STATEMENT N/A

CITY ATTORNEY REVIEW N/A Completed

RECOMMENDATION *LL* Adjourn in memory of Donald Val Leetch.

ATTACHMENTS (Listed Below)

Certificate of Adjournment.

In Deepest Sympathy

The Santee City Council This Day Adjourned In Memory of

Donald Val Leetch

April 23, 2014

Mayor Randy Voepel

Vice Mayor Rob McNelis

Council Member Jack E. Dale

Council Member John W. Minto

Council Member John Ryan



City of Santee
COUNCIL AGENDA STATEMENT

PROC

MEETING DATE April 23, 2014

AGENDA ITEM NO.

ITEM TITLE **PROCLAMATION: DESIGNATING ARBOR DAY 2014
AND RECOGNIZING THE CITY OF SANTEE AS A
TREE CITY USA FOR 2013**

DIRECTOR/DEPARTMENT Randy Voepel, Mayor

SUMMARY A National Arbor Day Foundation program, Tree City USA, recognizes U.S. towns and cities that develop comprehensive urban forestry programs.

Tree City USA began as a 1976 Bicentennial project co-sponsored by the National Association of State Foresters and the USDA-Forest Service. The National League of Cities and the U.S. conference of Mayors are now co-sponsors as well.

To become a Tree City USA, a community must meet four standards: establish a tree board or department, adopt a community tree care ordinance, develop a comprehensive community forestry program, and schedule an Arbor Day observance and proclamation.

Tree City USA designation recognizes the work of elected officials, staff and citizens who plant and care for the community forest.

The National Arbor Day Foundation has named the City of Santee a Tree City USA for 2013. It is the twelfth year Santee has received this national recognition.

The National Arbor Day Foundation has also awarded the Tree City USA Growth Award to the City of Santee for 2013. This award highlights innovative programs and projects and an increase in commitment and resources to Urban Forestry.

A representative from the California Department of Forestry and Fire Protection will be making tonight's presentation recognizing Santee as a Tree City USA.

FINANCIAL STATEMENT N/A

CITY ATTORNEY REVIEW N/A Completed

RECOMMENDATION ✓

Present Proclamation and receive Tree City USA Flag & Plaque from the California Department of Forestry and Fire Protection.

ATTACHMENTS (Listed Below)

Proclamation

City of Santee, California

Proclamation

WHEREAS, in 1872, J. Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees; and

WHEREAS, this holiday called Arbor Day, was first observed with the planting of more than a million trees in Nebraska; and

WHEREAS, 2014 is the 142nd anniversary of the holiday and Arbor Day is now observed throughout the nation and the world; and

WHEREAS, trees can reduce the erosion of our precious topsoil by wind and water, cut heating and cooling costs, moderate the temperature, clean the air, produce life-giving oxygen, and provide habitat for wildlife; and

WHEREAS, trees are a renewable resource giving us paper, wood for our homes, fuel for our fires, and beautify our community; and

WHEREAS, trees, wherever they are planted, are a source of joy and spiritual renewal; and

WHEREAS, the City of Santee will plant 35 trees at Town Center Community Park on May 10, 2014, as part of the SanTree Fest celebration using community volunteer labor.

NOW, THEREFORE, I, Randy Voepel, Mayor of the City of Santee, on behalf of the City Council, do hereby proclaim May 10, 2014 as the 142nd anniversary celebration of

ARBOR DAY

in the City of Santee, and I urge all citizens to celebrate Arbor Day and to support efforts to protect our trees and woodlands, and I urge all citizens to plant trees to gladden the heart and promote the well-being of this and future generations.

IN WITNESS WHEREOF, I have hereunto set my hand this Twenty-third day of April, two thousand fourteen, and have caused the Official Seal of the City of Santee to be affixed.



Mayor Randy Voepel

City of Santee
COUNCIL AGENDA STATEMENT

PROC

MEETING DATE

April 23, 2014

AGENDA ITEM NO.

ITEM TITLE

PROCLAMATION: MAY 2014, DROWNING PREVENTION MONTH

DIRECTOR/DEPARTMENT

Randy Voepel, Mayor

SUMMARY

May is designated by the National Drowning Prevention Alliance as Drowning Prevention Month.

Loss of life can be greatly reduced by eliminating potential hazards and by an increased awareness through education before disasters occur.

A Proclamation has been prepared to remind residents and the community of the importance of drowning prevention. Battalion Chief Peterson will receive the Proclamation.

ENVIRONMENTAL REVIEW

N/A

FINANCIAL STATEMENT

N/A

CITY ATTORNEY REVIEW



N/A



Completed

RECOMMENDATION

Present proclamation to Battalion Chief Peterson.

ATTACHMENTS (Listed Below)

Proclamation.

City of Santee, California

Proclamation

WHEREAS, the California Department of Public Health statistics for ten years (2003-2012) show 3,899 unintentional drowning deaths of California residents, and 281 San Diego resident drowning deaths, and in 2012 there were 375 drowning deaths of California residents, and 24 drowning deaths of San Diego Residents; and

WHEREAS, between 2003 and 2012, of the 281 San Diego resident drowning deaths, 52 children under the age of 14 have fatally drowned, and 42 of the 52 drowning deaths were ages one to four years old; and

WHEREAS, the Center for Disease Control and Injury Prevention states that Drowning was the "Leading Cause of Injury Death" of children ages one to four years old across the country, and statistics confirm the same in California and for San Diego County children; and

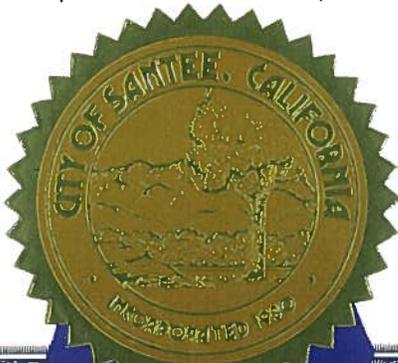
WHEREAS, Safe Kids San Diego, Rady Children's Hospital, IPSSA, the San Diego County Aquatic Council, San Diego Lifeguards, and other drowning prevention advocates are participating in April Pool Days events, promoting water safety literacy with the "Buddy Book" project by reading to children on May 15th- International Water Safety Day, providing "Water Watcher Tags" for an adult who is responsible for watching the water in addition to parents supervising their own children and continuing their lifesaving work and water safety education.

NOW THEREFORE, I, Randy Voepel, Mayor of the City of Santee, on behalf of the City Council, do hereby proclaim the month of May 2014 as

NATIONAL DROWNING PREVENTION MONTH

in the City of Santee and encourage citizens throughout the County to do their part to keep each other and especially children safer around water, pools and spas.

IN WITNESS WHEREOF, I have hereunto set my hand this twenty-third day of April, two thousand fourteen, and have caused the Official Seal of the City of Santee to be affixed.



Mayor Randy Voepel

City of Santee
COUNCIL AGENDA STATEMENT

1B

MEETING DATE April 23, 2014

AGENDA ITEM NO.

ITEM TITLE APPROVAL OF MEETING MINUTES: SANTEE CITY COUNCIL,
CDC SUCCESSOR AGENCY AND SANTEE PUBLIC FINANCING
AUTHORITY REGULAR MEETING OF APRIL 9, 2014

DIRECTOR/DEPARTMENT Patsy Bell, CMC, City Clerk

FB

SUMMARY

Submitted for your consideration and approval are the minutes of the above meeting.

FINANCIAL STATEMENT

N/A

CITY ATTORNEY REVIEW



N/A



Completed

RECOMMENDATION

Approve Minutes as presented.

ATTACHMENTS (Listed Below)

April 9, 2014 Minutes

Minutes

**Santee City Council
CDC Successor Agency
Santee Public Financing Authority**

Draft

**Council Chambers
10601 Magnolia Avenue
Santee, California**

April 9, 2014

This Regular Meeting of the Santee City Council, the CDC Successor Agency, and the Santee Public Financing Authority was called to order by Mayor/Chair Randy Voepel at 7:01 p.m.

Council Members present were: Mayor/Chair Randy Voepel; Vice Mayor/Vice Chair Rob McNelis; and Council/Authority Members John W. Minto and John Ryan. Council/Authority Member Jack E. Dale entered at 7:04 p.m.

Staff present were: City Manager/Authority Secretary Keith Till, City/Authority Attorney Shawn Hagerty, Deputy City Manager/Director of Development Services Pedro Orso-Delgado, Director of Community Services Bill Maertz, Finance Director/Treasurer Tim McDermott, Director of Fire and Life Safety Bob Leigh, Director of Human Resources Jodene Dunphy, Director of Planning Melanie Kush, Assistant to the City Manager Kathy Valverde, Senior Economic Development Coordinator Pamela White, Santee Sheriff's Captain James Bovet, City Clerk Patsy Bell, and Administrative Secretary Pam Coleman.

(Note: Hereinafter the titles Mayor, Vice Mayor, Council Member, City Manager, and City Attorney shall be used to indicate Mayor/Chair, Vice Mayor/Vice Chair, Council/Authority Member, City Manager/Authority Secretary, and City/Authority Attorney)

LEGISLATIVE INVOCATION: Dr. John Shackelford, Sonrise Community Church

PLEDGE OF ALLEGIANCE: Rusty Williams

PROCLAMATION: Walk to School Day – April 22, 2014

Council Member Minto presented the Proclamation to Principal Traffic Engineer Minjie Mei.

Draft

PRESENTATION: Introduction of 2014 Miss Santee & Miss Teen Santee

Vice Mayor McNelis asked Sierra Billock, Santee Pageant Coordinator and former Miss Santee, to help him introduce the 2014 court.

Cloisart City seal lapel pins were presented to the Miss Santee Princesses Emmilie Paschal, Natalya Huys, and Violet Durton; and Miss Santee Jr. Misses Adrianna Diehl, Shania Paschal, Serenity Stark, Aubrey Dutton, Syndey Huys.

Crystal City seal paperweights were presented to outgoing Miss Santee 2013 Emily Zobel and Miss Santee Teen 2013 Marissa Lawrence in appreciation of their exceptional service and representation of the City during the past year.

Vice Mayor McNelis congratulated and introduced Miss Santee Teen 2014 Brianna Stafford and presented her with an engraved pen and a gold City seal lapel pin. Miss Santee 2014 Elizabeth Shank was unable to attend the meeting, but will also receive an engraved pen and a gold City seal lapel pin.

ITEMS TO BE ADDED, DELETED OR RE-ORDERED ON AGENDA:

Council Member Minto requested that Items 1(E) and 1(F) be removed for discussion.

1. CONSENT CALENDAR:

- (A) Approval of reading by title only and waiver of reading in full of Ordinances on agenda.
- (B) Approval of Meeting Minutes:
 - Santee City Council 3-26-14 Regular Meeting
 - CDC Successor Agency 3-26-14 Regular Meeting
 - Public Financing Authority 3-26-14 Regular Meeting
- (C) Approval of Payment of Demands as presented.
- (D) Authorization for purchase of security cameras for use at Town Center Community Park from Q-Star Technology in an amount not to exceed \$37,237 and authorization for the City Manager to approve change orders up to 10% for unforeseen incidentals.
- (E) Item removed from the Consent Calendar for discussion.
- (F) Item removed from the Consent Calendar for discussion.

ACTION: On motion of Council Member Minto, seconded by Vice Mayor McNelis, the Agenda and Consent Calendar were approved as amended with all voting aye.

Draft

Item removed from the Consent Calendar:

- 1(E) Authorization for the execution of a professional services agreement with Atkinson, Andelson, Loya, Ruud & Romo for investigation services for an estimated cost of \$20,000.**

City Manager Till answered Council Member Minto's questions regarding the contract. He explained that the investigation services were regarding a confidential personnel matter.

ACTION: On motion of Vice Mayor McNelis, seconded by Mayor Voepel, the execution of a professional services agreement with Atkinson, Andelson, Loya, Ruud & Romo for investigation services for an estimated cost of \$20,000 was authorized with all voting aye, except Council Member Minto who voted no.

Item removed from the Consent Calendar:

- 1(F) Authorization for the execution of a professional services agreement with Albert A. Webb Associates in an amount not to exceed \$16,000 to provide a traffic engineering study for the Santee Roadway Lighting District.**

Principal Traffic Engineer Mei and Director of Finance McDermott answered Council's questions regarding the benefit of hiring an outside firm to complete the study rather than City staff.

ACTION: On motion of Vice Mayor McNelis, seconded by Mayor Voepel, the execution of a professional services agreement with Albert A. Webb Associates in an amount not to exceed \$16,000 to provide a traffic engineering study for the Santee Roadway Lighting District was authorized with all voting aye, except Council Member Dale and Council Member Minto who voted no.

2. **PUBLIC HEARINGS:** None
3. **ORDINANCES (First Reading):** None
4. **CITY COUNCIL ITEMS AND REPORTS:** None
5. **CONTINUED BUSINESS:** None

6. NEW BUSINESS:

- (A) **Second Amendment to the Sports Park Maintenance and Operations Services agreement between the City of Santee and Sportsplex USA of Santee Incorporated.**

City Manager Till introduced the item and Director of Community Services Maertz presented the staff report.

During discussion, Director of Community Services Maertz and City Manager Till answered Council's questions regarding the terms of the current contract and changes and benefits of the proposed amendment extending the contract long term. Council Member Ryan stated that he was apprehensive to extend the current contract without knowing what other vendors could offer the City. Council Member Dale concurred and asked about the possibility of putting together a request for proposals.

PUBLIC SPEAKERS:

In Support:

- Bill Berghoff, Sportsplex USA, spoke in support and answered Council's questions.
- Eddie Vandiver, Sportsplex USA, spoke in support and answered Council's questions.

Neutral:

- John Olsen, Santee Chamber of Commerce

MOTION: After further discussion, Mayor Voepel made a motion to approve the second amendment to the Sports Park Maintenance and Operations Services Agreement with Sportsplex USA of Santee Incorporated with an amendment of extending the agreement for 12 years instead of 10. Vice Mayor McNelis seconded the motion.

Council Member Dale requested an amendment to eliminate the smoking sections to make it a smoke-free venue. He also requested an amendment to increase the automobile liability insurance to \$2 million. After further discussion, Mayor Voepel chose to let his motion stand as made.

ACTION: On motion of Mayor Voepel, seconded by Vice Mayor McNelis, the revised second amendment to the Sports Park Maintenance and Operations Services Agreement with Sportsplex USA of Santee Incorporated extending the agreement 12 years was approved and the City Manager was authorized to execute the agreement on the City's behalf with all voting aye, except Council Member Dale and Council Member Ryan who voted no.

- (B) **Resolution awarding the construction contract for Buena Vista Avenue/ Railroad Avenue Improvement Project (CIP 2010-06). (Reso 20-2014)**

Principal Civil Engineer Scott Johnson presented the staff report utilizing a PowerPoint presentation. During a brief discussion, Principal Civil Engineer Johnson and Director of Development Services Orso-Delgado answered Council's questions.

ACTION: On motion of Vice Mayor McNelis, seconded by Council Member Ryan, the Resolution awarding the construction contract to Ramona Paving & Construction Corp. for a total amount of \$1,800,459.50 was adopted and the Deputy City Manager/Director of Development Services was authorized to approve change orders for unforeseen items and additional work in a total amount not to exceed \$180,000 with all voting aye.

7. COMMUNICATION FROM THE PUBLIC:

- (A) John Hossick announced that new officers were elected to the Santee Mobile Home Owners Action Committee (SMOAC).

8. CITY MANAGER REPORTS: None

9. CDC SUCCESSOR AGENCY:
(Note: Minutes appear as Item 1B)

10. SANTEE PUBLIC FINANCING AUTHORITY:
(Note: Minutes appear as Item 1B)

11. CITY ATTORNEY REPORTS: None

Draft

12. **CLOSED SESSION:** None

13. **ADJOURNMENT:**

There being no further business, the meeting was adjourned at 8:41 p.m.

Date Approved: _____

Patsy Bell, City Clerk and for
Authority Secretary Keith Till

City of Santee
COUNCIL AGENDA STATEMENT

1C

MEETING DATE April 23, 2014

AGENDA ITEM NO.

ITEM TITLE PAYMENT OF DEMANDS

DIRECTOR/DEPARTMENT Tim K. McDermott/Finance *tm*

SUMMARY

A listing of checks that have been disbursed since the last Council meeting is submitted herewith for approval by the City Council.

FINANCIAL STATEMENT *tm*

Adequate budgeted funds are available for the payment of demands per the attached listing.

CITY ATTORNEY REVIEW N/A Completed

RECOMMENDATION *td*

Approval of the payment of demands as presented.

ATTACHMENTS (Listed Below)

- 1) Payment of Demands-Summary of Checks Issued
- 2) Disbursement Journal

Payment of Demands
Summary of Payments Issued

<u>Date</u>	<u>Description</u>	<u>Amount</u>
04/02/14	Accounts Payable	\$ 94,904.52
04/03/14	Accounts Payable	325,222.05
04/03/14	Payroll	296,257.83
04/07/14	Accounts Payable	85,103.34
04/09/14	Accounts Payable	250,892.46
04/10/14	Accounts Payable	<u>821.56</u>
	TOTAL	<u>\$ 1,053,201.76</u>

I hereby certify to the best of my knowledge and belief that the foregoing demands listing is correct, just, conforms to the approved budget, and funds are available to pay said demands.



Tim K. McDermott, Director of Finance

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
105164	4/2/2014	10021 BOUND TREE MEDICAL LLC	81345463	50586	EMS SUPPLIES	2,439.26
			81359318	50586	EMS SUPPLIES	55.87
			81359319	50586	EMS SUPPLIES	388.79
			81359320	50586	EMS SUPPLIES	754.29
				Total :		3,638.21
105165	4/2/2014	10032 CINTAS CORPORATION #694	694680843	50410	UNIFORM/PARTS CLEANER RNTL	59.43
				Total :		59.43
105166	4/2/2014	10040 COUNTYWIDE MECHANICAL SYSTEMS	14061031	50528	PLUMBING REPAIRS	228.03
				Total :		228.03
105167	4/2/2014	10608 CRISIS HOUSE	02282014	50572	CDBG SUBRECIPIENT REIMB	209.49
				Total :		209.49
105168	4/2/2014	10057 ESGIL CORPORATION	3/17/14-3/21/14		SHARE OF FEES	6,422.99
				Total :		6,422.99
105169	4/2/2014	10628 FINELINE GRAFIX	1278	50610	SILK SCREEN BACKBOARDS	320.00
				Total :		320.00
105170	4/2/2014	10009 FIRE ETC	58859	50637	RESCUE EQUIPMENT	2,125.29
			58886	50376	RESCUE GLOVES	99.88
				Total :		2,225.17
105171	4/2/2014	10256 HOME DEPOT CREDIT SERVICES	3150736	50411	STATION SUPPLIES	45.81
			4150696	50411	STATION SUPPLIES	81.27
				Total :		127.08
105172	4/2/2014	10174 LN CURTIS AND SONS	1299266-02	50621	EQUIPMENT REPAIR PART	86.92
			1304002-00	50638	SAFETY EQUIPMENT	727.11
				Total :		814.03
105173	4/2/2014	10079 MEDICO PROFESSIONAL	1398075	50419	MEDICAL LINEN SERVICE	24.30
			1398076	50419	MEDICAL LINEN SERVICE	26.29
				Total :		50.59

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
105174	4/2/2014	10082 MUELLER'S TRUCK & EQUIP SVC	BLOVRPYMNT REFUND		BUS LIC OVERPAYMENT REFUND	14.00
					Total :	14.00
105175	4/2/2014	10084 NALCO CAL-WATER LLC	49317	50412	DEIONIZED WATER SERVICE	90.00
					Total :	90.00
105176	4/2/2014	10093 PLAYPOWER LT FARMINGTON INC	1400179846	50457	REPAIR MATERIALS	529.40
					Total :	529.40
105177	4/2/2014	10770 PREHOSPITAL EMS GROSSMONT	52380.50		FIELD CARE AUDITS	11,082.24
					Total :	11,082.24
105178	4/2/2014	10157 PRIMO DJ'S	32514		SPRING EGGSTRAVAGANZA	400.00
					Total :	400.00
105179	4/2/2014	10097 ROMAINE ELECTRIC CORPORATION	12-026044	50654	VEHICLE REPAIR	473.29
			12-026045	50654	VEHICLE REPAIR	473.29
					Total :	946.58
105180	4/2/2014	10313 SAFARI SIGNS OF SANTEE	1284		PROJECT SIGNS	133.92
			1286		PROJECT SIGNS	66.96
					Total :	200.88
105181	4/2/2014	10407 SAN DIEGO GAS & ELECTRIC	0422 970 321 8		STREET LIGHTS	24,132.63
			2237 358 004 2		TRAFFIC SIGNAL	4,201.69
			3422 380 562 8		GAS TAX	129.06
			4394 020 550 9		LMD	3,603.38
			7990 068 577 7		PARKS	12,466.77
			8509 742 169 4		CITY HALL	5,064.75
					Total :	49,598.28
105182	4/2/2014	10768 SANTEE SCHOOL DISTRICT	6978	50463	SHARED WATER EXPENSE	463.15
			6979		IRRIGATION WATER COST	207.87
			6994		BALL FIELD LIGHTS	990.00
					Total :	1,661.02
105183	4/2/2014	11318 SEALMASTER OF SOCAL	2760	50596	COLD MIX	167.40
			2764	50596	COLD MIX	234.90

Bank code : ubgen		Invoice		PO #		Description/Account		Amount	
Voucher	Date	Vendor	Invoice	PO #	Description/Account	Total :	Amount	Total :	Amount
105183	4/2/2014	11318	11318 SEALMASTER OF SOCAL						402.30
105184	4/2/2014	11526	SECHLER, CLIFF		BLOVRPYMNT REFUND				14.00
105185	4/2/2014	10314	SOUTH COAST EMERGENCY VEHICLE	50418	VEHICLE REPAIR PART				14.00
105186	4/2/2014	10217	STAPLES ADVANTAGE		OFFICE SUPPLIES				155.30
			3224963547		OFFICE SUPPLIES				278.35
			3224963548		OFFICE SUPPLIES				56.05
			3225029070	50446	OFFICE SUPPLIES				190.47
105187	4/2/2014	10116	STAT PHARMACEUTICALS INC	50470	PHARMACEUTICALS				524.87
			416374-00	50470	PHARMACEUTICALS				202.87
105188	4/2/2014	10027	STATE OF CALIFORNIA		FINGERPRINTING				96.00
			021739		FINGERPRINTING				96.00
105189	4/2/2014	10119	STEVEN SMITH LANDSCAPE INC	50495	LANDSCAPE SERVICES				95.63
			27411	50495	LANDSCAPE SERVICES				5,830.00
			27560	50495	LANDSCAPE SERVICES				210.00
			27561		LANDSCAPE SERVICES				6,135.63
105190	4/2/2014	10158	THE SOCO GROUP INC	50421	DELIVERED FUEL				1,278.49
			0011954-IN	50588	FLEET CARD FUELING				1,880.08
			CLO3023		FLEET CARD FUELING				3,158.57
105191	4/2/2014	10479	TIRE CENTERS LLC	50433	TIRE REPAIR				109.57
			8720147253		TIRE REPAIR				109.57
105192	4/2/2014	10131	TRI-CITY LOCKSMITH	50545	LOCK REPAIRS				86.97
			30852		LOCK REPAIRS				86.97
105193	4/2/2014	10515	UNION TRIBUNE PUBLISHING CO		NOTICE OF NEG DEC				707.60
			0000353437		NOTICE OF NEG DEC				707.60

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
105201	4/3/2014	10208 ANTHEM BLUE CROSS	000417612B		EMPLOYEE ASSISTANCE PROGRA	253.08
					Total :	253.08
105202	4/3/2014	10350 ASSURANT EMPLOYEE BENEFITS	April 2014		DENTAL INSURANCE	7,085.26
					Total :	7,085.26
105203	4/3/2014	10334 CHLIC	April 2014		HEALTH INSURANCE	143,996.95
					Total :	143,996.95
105204	4/3/2014	10508 LIFE INSURANCE COMPANY OF	March 2014		LIFE INSURANCE	2,521.54
					Total :	2,521.54
105205	4/3/2014	10779 NATIONAL BENEFIT SERVICES LLC	PPE 03/26/14		FLEXIBLE SPENDING ACCOUNT	1,945.92
					Total :	1,945.92
105206	4/3/2014	10353 PERS	03 14 4		RETIREMENT PAYMENT	123,808.68
					Total :	123,808.68
105207	4/3/2014	10785 RELIANCE STANDARD LIFE	April 2014		VOLUNTARY LIFE INSURANCE	1,500.10
					Total :	1,500.10
105208	4/3/2014	10424 SANTEE FIREFIGHTERS	PPE 03/26/14		SFFA DUES/PEC/DENTAL	4,868.64
					Total :	4,868.64
105209	4/3/2014	10776 STATE OF CALIFORNIA	PPE 03/26/14		WITHHOLDING ORDER	640.91
					Total :	640.91
105210	4/3/2014	10001 US BANK	PPE 03/26/14		PARS RETIREMENT	591.04
					Total :	591.04
105211	4/3/2014	10959 VANTAGE TRANSFER AGENT/457	ICMA PPE 03/26/14		ICMA	30,811.27
					Total :	30,811.27
105212	4/3/2014	10782 VANTAGEPOINT TRNSFR AGT/801801	PPE 03/26/14		RETIREE HEALTH SAVINGS ACCOL	7,198.66
					Total :	7,198.66
					Bank total :	325,222.05

12 Vouchers for bank code : ubgen

Bank code : ubgen
Voucher Date Vendor Invoice PO # Description/Account Amount

12 Vouchers in this report Total vouchers : 325,222.05

Prepared by: 
Date: 04/03/2014
Approved by: 
Date: 4/3/14

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
105213	4/9/2014	10173 AIR CLEANING SYSTEMS INC	30769	50527	PLYMOVENT REPAIRS	44.40
					Total :	44.40
105214	4/9/2014	10010 ALLIANT INSURANCE SERVICES INC	01/01/14-03/31/14		1ST QUARTER EVENT INSURANCE	1,199.00
					Total :	1,199.00
105215	4/9/2014	10014 ASAP ENGRAVERS	34574	50365	NAME BADGES	101.21
					Total :	101.21
105216	4/9/2014	10189 ATTENTION GETTERS DESIGN INC	35055	50652	MAGNETIC NUMBER SIGNS	457.80
			35057	50645	MEDIC UNIT CITY SEAL	424.01
			35058	50645	NEW MEDIC UNIT STRIPING	1,580.50
					Total :	2,462.31
105217	4/9/2014	10929 BAER, RICHARD A	1003		INSTRUCTOR PAYMENT	291.20
					Total :	291.20
105218	4/9/2014	10021 BOUND TREE MEDICAL LLC	81366779	50586	EMS SUPPLIES	499.05
			81366780	50586	EMS SUPPLIES	24.52
			81366781	50586	EMS SUPPLIES	782.92
			81366782	50586	EMS SUPPLIES	6.51
			81370966	50586	EMS SUPPLIES	64.84
					Total :	1,377.84
105219	4/9/2014	10668 CALIFORNIA BUILDING STANDARDS	JAN - MARCH 2014		SB 1473 JAN - MARCH 2014	232.20
					Total :	232.20
105220	4/9/2014	10876 CANON SOLUTIONS AMERICA INC	988192289	50437	PLOTTER MAINT & USAGE	22.74
					Total :	22.74
105221	4/9/2014	10031 CDW GOVERNMENT LLC	KM49420	50642	COMPUTER WORKSTATIONS	1,747.95
					Total :	1,747.95
105222	4/9/2014	10032 CINTAS CORPORATION #694	694683296	50410	UNIFORM/PARTS CLEANER RNTL	59.43
					Total :	59.43
105223	4/9/2014	10033 C.E.S.	STE/020441	50439	ELECTRICAL SUPPLIES	27.99

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
105223	4/9/2014	10033 C.E.S.	(Continued) STE/020448 STE/020459 STE/020517	50439 50439 50439	ELECTRICAL SUPPLIES ELECTRICAL SUPPLIES ELECTRICAL SUPPLIES	12.80 29.58 25.53 95.90
105224	4/9/2014	10801 CLAIMS MANAGEMENT ASSOC INC	521291		CLAIM SERVICES	305.30 305.30
105225	4/9/2014	10171 COUNTY OF SAN DIEGO AUDITOR &	02/2014 AGENCY REV 02/2014 DMV REVENUE 02/2014 PHOENIX REV		02/14 AGENCY PARK CITES 02/14 DMV PARK CITES 02/14 PHOENIX CITE REV RPT	168.50 332.00 167.50 668.00
105226	4/9/2014	10040 COUNTYWIDE MECHANICAL SYSTEMS	13065669 13066040 14060182 14060227 14060265	50528 50528 50528 50528 50559	PLUMBING REPAIRS PLUMBING REPAIRS PLUMBING REPAIRS PLUMBING REPAIRS HVAC SERVICES	1,137.50 445.00 424.49 90.00 3,320.00 5,416.99
105227	4/9/2014	10433 DEPARTMENT OF CONSERVATION	JAN - MARCH 2014		SMIP JAN - MARCH 2014	493.26 493.26
105228	4/9/2014	10124 DEPENDABLE PLUMBING	675088 675166	50535 50535	BACKFLOW TESTING BACKFLOW TESTING	165.00 60.00 225.00
105229	4/9/2014	11295 DOKKEN ENGINEERING	27329 27403 27438 27536	50583	CONSTRUCTION INSPECTION CONSTRUCTION INSPECTION CONSTRUCTION INSPECTION WALKER PRESERVE	10,379.38 12,404.95 10,482.65 27,622.04 60,889.02
105230	4/9/2014	10049 DREW AUTO CENTER	835430	50416	VEHICLE REPAIR PART	57.64 57.64
105231	4/9/2014	10053 EL CAJON PLUMBING & HEATING	263153A	50449	PLUMBING SUPPLIES	40.53

Voucher List
CITY OF SANTEE

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
105231	4/9/2014	10053	10053 EL CAJON PLUMBING & HEATING			
			(Continued)			
105232	4/9/2014	11393	ENTENMANN-ROVIN COMPANY	0097787-IN	BADGE & BUCKLE REFINISHING	40.53
					Total :	81.66
105233	4/9/2014	10057	ESGIL CORPORATION	02143773	FIRE INSPECTIONS	81.66
			03/24/14-03/28/14		SHARE OF FEES	975.25
					Total :	10,476.72
					Total :	11,451.97
105234	4/9/2014	10146	EXPRESSIONS DANCE AND MOVEMENT	1WINTER2014	INSTRUCTOR PAYMENT	374.40
					Total :	374.40
105235	4/9/2014	10580	FASTENAL COMPANY	CAS166051	VEHICLE REPAIR PARTS	10.66
					Total :	10.66
105236	4/9/2014	10251	FEDERAL EXPRESS	2-603-49362	SHIPPING CHARGES	52.63
					Total :	52.63
105237	4/9/2014	10368	FIREWORKS & STAGE FX AMERICA	109060	JULY 4TH FIREWORKS	11,250.00
					Total :	11,250.00
105238	4/9/2014	11534	FLORES CLEANING SERVICES	BL OVRPYMNT REFUND	OVERPAYMENT REFUND	29.00
					Total :	29.00
105239	4/9/2014	10928	GROSSMONT EMERGENCY MEDICAL	0030000000029527	DR'S VISIT- FF/PM INJURY	385.00
					Total :	385.00
105240	4/9/2014	10490	HARRIS & ASSOCIATES INC	24247	DESIGN BUENA VISTA/RAILROAD	1,496.00
					Total :	1,496.00
105241	4/9/2014	10256	HOME DEPOT CREDIT SERVICES	9150854	STATION SUPPLIES	24.28
					Total :	24.28
105242	4/9/2014	10151	KONICA MINOLTA BUSINESS	228212353	COPIER MAINT & USAGE	121.87
					Total :	121.87
105243	4/9/2014	10174	LN CURTIS AND SONS	1304002-01	SAFETY EQUIPMENT	54.00
					Total :	54.00

Voucher List
CITY OF SANTEE

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
105244	4/9/2014	10207 LOCKHART TRAINING	916		INSTRUCTOR PAYMENT	364.00
					Total :	364.00
105245	4/9/2014	10720 MALL MEDIA INC	19131U		EGGSTRAVAGANZA SUPPLIES	250.77
					Total :	250.77
105246	4/9/2014	10079 MEDICO PROFESSIONAL	1401755	50419	MEDICAL LINEN SERVICE	24.71
			1401756	50419	MEDICAL LINEN SERVICE	26.73
					Total :	51.44
105247	4/9/2014	10507 MITEL LEASING	1211677		MONTHLY RENTAL 124690	146.90
			1212408		MONTHLY RENTAL 122670	1,757.78
			1212744		MONTHLY RENTAL 130737	89.64
			1212789		MONTHLY RENTAL 131413	97.47
					Total :	2,091.79
105248	4/9/2014	10080 MOST DEPENDABLE FOUNTAINS INC	INV31852	50639	FOUNTAINS	7,978.50
					Total :	7,978.50
105249	4/9/2014	11248 RAMONA PAVING & CONSTRUCTION	MARCH 5, 2014		RETENTION RELEASE	90,984.98
					Total :	90,984.98
105250	4/9/2014	10108 SAN DIEGO ASSOC OF GOVERNMENTS	AR169020		CAFR STATISTICAL REPORT	125.00
					Total :	125.00
105251	4/9/2014	10407 SAN DIEGO GAS & ELECTRIC	266605		PROSPECT AVENUE	2,283.00
					Total :	2,283.00
105252	4/9/2014	11511 SAVOX COMMUNICATIONS INC	6615STI		RADIO HEADSET REPAIRS	612.40
					Total :	612.40
105253	4/9/2014	11318 SEALMASTER OF SOCAL	209547	50596	COLD MIX	156.60
					Total :	156.60
105254	4/9/2014	10110 SECTRAN SECURITY INC	14040316	50459	TRANSPORT SERVICES	105.00
					Total :	105.00
105255	4/9/2014	11122 SOUTHWEST PIPELINE AND	MARCH 5, 2014		RETENTION RELEASE	40,095.81

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
Bank code : ubgen						
105255	4/9/2014	11122	11122 SOUTHWEST PIPELINE AND (Continued)			
105256	4/9/2014	10217	STAPLES ADVANTAGE	50393	OFFICE SUPPLIES	311.79
				50393	OFFICE SUPPLIES	33.71
				50393	CREDIT FOR OFFICE SUPPLY	-26.20
					Total :	319.30
105257	4/9/2014	10116	STAT PHARMACEUTICALS INC	50470	PHARMACEUTICALS	389.20
				50470	PHARMACEUTICALS	154.21
					Total :	543.41
105258	4/9/2014	10119	STEVEN SMITH LANDSCAPE INC	50495	LANDSCAPE SERVICES	80.50
					Total :	80.50
105259	4/9/2014	10126	THE LIGHTHOUSE INC	50396	VEHICLE REPAIR PARTS	59.45
					Total :	59.45
105260	4/9/2014	10158	THE SOCO GROUP INC	50421	DELIVERED FUEL	1,351.87
				50588	FLEET CARD FUELING	1,662.00
					Total :	3,013.87
105261	4/9/2014	10132	TURNOUT MAINTENANCE CO LLC	50397	TURNOUT REPAIRS	178.20
					Total :	178.20
105262	4/9/2014	10475	VERIZON WIRELESS		CELL PHONE SERVICE	76.93
					Total :	76.93
105263	4/9/2014	11380	VIDRIO, KRISTINA		RECREATION PROGRAM REFUND	38.00
					Total :	38.00
105264	4/9/2014	10232	AFFILIATED COMPUTER SERVICES		FIREHOUSE CLOUD UPGRADE	337.58
					Total :	337.58
105265	4/9/2014	10232	XEROX CORPORATION	50407	COPY CHARGES	45.35
				50406	COPY CHARGES	39.19
					Total :	84.54
53 Vouchers for bank code : ubgen						Bank total : 250,892.46

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
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53 Vouchers in this report

Total vouchers : 250,892.46

Prepared by: 
 Date: 04/09/2014

Approved by: 
 Date: 4-9-14

City of Santee
COUNCIL AGENDA STATEMENT

1D

MEETING DATE April 23, 2014

AGENDA ITEM NO.

ITEM TITLE APPROVAL OF THE EXPENDITURE OF \$57,686.52 FOR MARCH 2014
LEGAL SERVICES AND RELATED COSTS

DIRECTOR/DEPARTMENT

Tim K. McDermott, Director of Finance *TM*

SUMMARY

Legal service billings proposed for payment for the month of March 2014 total \$57,686.52 as follows:

- 1) General Retainer Services - \$13,282.97
- 2) Labor & Employment - \$2,013.15
- 3) Litigation & Claims - \$5,940.63
- 4) Special Projects-General Fund (primarily Community Oriented Policing) - \$6,643.54
- 5) Litigation & Claims (Other Funds) - \$1,898.80
- 6) CDC Successor Agency (Riverview Public Improvements) - \$1,033.69
- 7) Bond Proceeds (Prospect Ave. Improvements) - \$22,375.24
- 8) Applicant Initiated Projects - \$4,498.50

FINANCIAL STATEMENT *TM*

Adopted Budget	\$ 473,000.00	
Revised Budget	\$ 354,000.00	
Prior Expenditures	(224,275.20)	
Current Request	(27,880.29)	\$ 101,844.51
Other Funds (excluding applicant initiated items):		
Adopted Budget	\$ 10,000.00	
Revised Budget	\$ 375,023.47	
Prior Expenditures	(340,078.74)	
Current Request	(25,307.73)	\$ 9,637.00

CITY ATTORNEY REVIEW

N/A Completed

RECOMMENDATION *TM*

Approve the expenditure of \$57,686.52 for March 2014 legal services and related costs

ATTACHMENT (Listed Below)

Legal Services Billing Summary

LEGAL SERVICES BILLING SUMMARY
FY 2013-14

Category	Adopted Budget	Revised Budget	Spent Year to Date	Available Balance	Mo/Yr	Current Request Amount
General Fund:						
General / Retainer	\$ 162,000.00	\$ 162,000.00	\$ 105,751.06	\$ 56,248.94	Mar-14	\$ 13,282.97
Labor & Employment	10,000.00	25,000.00	17,544.70	7,455.30	Mar-14	2,013.15
Litigation & Claims	50,000.00	50,000.00	19,901.11	30,098.89	Mar-14	5,940.63
MHFP Litigation	175,000.00	41,000.00	28,128.96	12,871.04		-
Special Projects	76,000.00	76,000.00	52,949.37	23,050.63	Mar-14	6,643.54
Total	\$ 473,000.00	\$ 354,000.00	\$ 224,275.20	\$ 129,724.80		\$ 27,880.29
Other City Funds:						
Litigation & Claims	\$ -	\$ 9,433.40	\$ 7,534.60	\$ 1,898.80	Mar-14	\$ 1,898.80
Special Projects	-	1,906.20	1,906.20	-		-
MHFP Commission	10,000.00	10,000.00	363.00	9,637.00		-
Total	\$ 10,000.00	\$ 21,339.60	\$ 9,803.80	\$ 11,535.80		\$ 1,898.80
CDC Successor Agency:						
Riverview Public Improvements	\$ -	\$ 9,688.40	\$ 8,654.71	\$ 1,033.69	Mar-14	\$ 1,033.69
Bond Proceeds:						
Prospect Avenue Project	\$ -	\$ 343,995.47	\$ 321,620.23	\$ 22,375.24	Mar-14	\$ 22,375.24

LEGAL SERVICES BILLING SUMMARY
FY 2013-14

Category	Adopted Budget	Revised Budget	Spent Year to Date	Available Balance	Mo/Yr	Current Request Amount
Applicant-initiated (paid from developer/applicant deposits)						
Cheyenne Development	n/a	n/a	\$ 10,838.00	n/a		\$ -
Riverview (Ryan)	n/a	n/a	\$ 7,483.46	n/a	Mar-14	132.50
Sky Ranch	n/a	n/a	1,942.00	n/a		-
Castlerock	n/a	n/a	1,964.50	n/a	Mar-14	1,032.50
Wal-Mart	n/a	n/a	46,701.93	n/a	Mar-14	678.50
Fanita (HomeFed)	n/a	n/a	6,988.50	n/a	Mar-14	2,655.00
Toyota Freeway Sign	n/a	n/a	9,982.50	n/a		-
			5,651.79			
Total			\$ 80,714.68			\$ 4,498.50

Total Previously Spent to Date FY 2013-14	
General Fund	\$ 224,275.20
Other City Funds	9,803.80
CDC Successor Agency	8,654.71
Bond Proceeds	321,620.23
Developer Deposits	80,714.68
Total	\$ 645,068.62

Total Proposed for Payment	
General Fund	\$ 27,880.29
Other City Funds	1,898.80
CDC Successor Agency	1,033.69
Bond Proceeds	22,375.24
Developer Deposits	4,498.50
Total	\$ 57,686.52

City of Santee
COUNCIL AGENDA STATEMENT

1E

MEETING DATE April 23, 2014 **AGENDA ITEM NO.**

ITEM TITLE **APPROVAL TO ISSUE A PURCHASE ORDER CHANGE ORDER TO BOUND TREE MEDICAL LLC PER CITY OF EL CAJON CONTRACT TO INCREASE THE FY 13/14 PURCHASE ORDER AMOUNT TO \$72,185 FOR AS-NEEDED EMS MEDICAL EQUIPMENT AND SUPPLIES**

DIRECTOR/DEPARTMENT Chief Richard Mattick, Fire Department *RTM*

SUMMARY

On July 11, 2012, Council authorized the purchase of as-needed EMS equipment and supplies for an amount not to exceed \$50,000 for FY 2012-13 from Bound Tree Medical LLC, City of El Cajon Contract #005-12, and further authorized the City Manager to approve future purchase orders pursuant to subsequent contract, renewals and annual change orders up to 10% of the then current contract amount. We are currently in option year #2 and our FY 13/14 purchase orders are already at the maximum \$55,000 limit.

On July 2013, a purchase order in the amount of \$20,600 was issued to Bound Tree Medical for as-needed EMS medical equipment and supplies for the period of July 1 – October 31, 2013, and a second purchase order in the amount of \$34,400 was issued on October 30, 2013 for the period of November 1, 2013 – June 30, 2014 per the City of El Cajon Contract #005-12, for a combined total of \$55,000.

Due to an unanticipated increase in the amount of EMS medical equipment and supplies needed during this fiscal year, it is estimated that an additional \$17,185 will be required to cover the costs for the remainder of FY 13/14 (through June 30, 2014). Therefore, a change order is needed to increase the purchase order amount to \$72,185. Staff requests approval to issue a purchase order change order in the amount of \$17,185 to Bound Tree Medical LLC to cover as-needed EMS equipment and supplies for the remainder of FY 13/14.

ENVIRONMENTAL REVIEW

This item does not qualify as a project under CEQA Guidelines section 15378 and does not require environmental review.

FINANCIAL STATEMENT *m*

Funding is available in the FY 13/14 County Service Area 69 (CSA-69) materials and supplies budget. EMS medical supplies are 100% reimbursable from CSA-69.

CITY ATTORNEY REVIEW N/A Completed

RECOMMENDATION *KD*

Approve issuance of a purchase order change order to Bound Tree Medical LLC for \$17,185 which will increase the purchase order amount to \$72,185 for as-needed EMS Medical equipment and supplies for the remainder of FY 13/14.

ATTACHMENTS (Listed Below)

None

City of Santee
COUNCIL AGENDA STATEMENT

1F

MEETING DATE April 23, 2014

AGENDA ITEM NO.

ITEM TITLE RESOLUTION AUTHORIZING EXECUTION OF AGREEMENTS WITH THE US DEPARTMENT OF TRANSPORTATION AND OTHERS FOR THE GILLESPIE FIELD TIGER (TRANSPORTATION INVESTMENT GENERATING ECONOMIC RECOVERY) TRANSPORTATION PLANNING GRANT AND DESIGNATING THE CITY OF EL CAJON AS THE LEAD APPLICANT

DIRECTOR/DEPARTMENT Pedro Orso-Delgado, Development Services 

SUMMARY: This item requests the City Council authorize the City Manager to execute agreements related to the submittal of a 2014 TIGER Planning Grant application. The TIGER planning grant would fund a planning study. The City of El Cajon would be a lead applicant in this collaborative effort, including the City of Santee, the County of San Diego and the East County Economic Development Council. The planning study would analyze and develop recommendations for specific implementation measures for coordinated transportation and land use planning that promotes mobility, access and linkage of the Gillespie Field Airport employment center and airway system with the local and regional industrial and commercial land uses within the Cities of Santee and El Cajon, and the County of San Diego.

The East County Economic Development Council, City of El Cajon and County participants believe that an airport related industrial zone (ARIZ) concept has the capacity to support and advance economies for industries found near airports such as manufacturing, telecommunications, information technology complexes, and national security research and development, to name a few.

The application deadline is April 28, 2014. The application must include a City Council resolution submitted with the TIGER Planning Grant application that authorizes the City Manager to execute a funding agreement with the US Department of Transportation.

ENVIRONMENTAL REVIEW

This project is exempt from CEQA review under CEQA Guidelines sections 15061(b)(3) because it has no potential for causing a significant effect on the environment and 15378(b)(4) because it is related to a funding mechanism with no commitment to a specific project that may result in a potentially significant impact on the environment.

FINANCIAL STATEMENT 

It is estimated that a maximum of \$10,000 in staff time will be incurred for each year of a two year period in support and coordination for the TIGER Planning Grant study. Staff time will be incurred by existing City staff funded by the General Fund and will be used as matching funds.

CITY ATTORNEY REVIEW N/A Completed

RECOMMENDATION 

Adopt the resolution authorizing the submittal of a 2014 TIGER Planning Grant application and authorizing the City Manager to execute funding agreements.

ATTACHMENTS Resolution

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF SANTEE, CALIFORNIA,
AUTHORIZING EXECUTION OF AGREEMENTS WITH THE US
DEPARTMENT OF TRANSPORTATION, THE CITY OF EL CAJON, THE
COUNTY OF SAN DIEGO, AND THE EAST COUNTY ECONOMIC
DEVELOPMENT COUNCIL FOR A TIGER PLANNING GRANT FOR THE
GILLESPIE FIELD AIRPORT RELATED INDUSTRIAL ZONE PLANNING
STUDY; AND TO DESIGNATE THE CITY OF EL CAJON AS THE LEAD
APPLICANT**

WHEREAS, the City of El Cajon and the City of Santee, in collaboration with the County of San Diego and the East County Economic Development Council have been exploring the greater economic opportunities related to the relationship of Airport Related Industrial Zones and the Gillespie Field airport; and

WHEREAS, the United States Department of Transportation has released a call-for-projects for competitive grant funding through its "TIGER" (*Transportation Investment Generating Economic Recovery*) Discretionary Transportation Planning Grants program for 2014, with an application deadline of April 28, 2014; and

WHEREAS, \$35 million (of the program's \$600 million total) of the Department of Transportation's National Infrastructure Investments under the Consolidated Appropriations Act, 2014 is available to local jurisdictions for planning projects or activities related to regional transportation investment; and

WHEREAS, in accordance with the TIGER planning grant application guidelines published by the US Department of Transportation, the City of El Cajon would be the lead applicant in a collaborative effort that includes the City of Santee, County of San Diego and East County Economic Development Council for the Gillespie Field Transportation and Land Use Planning Study; and

WHEREAS, the City Council for the City of Santee is eligible to receive Federal funding for certain transportation planning related plans, through the US Department of Transportation; and

WHEREAS, a Fund Transfer Agreement is needed to be executed with the US Department of Transportation before such funds can be claimed through the TIGER Planning Grant programs; and

WHEREAS, This project is exempt from CEQA review under CEQA Guidelines sections 15061(b)(3) because it has no potential for causing a significant effect on the environment and 15378(b)(4) because it is related to a funding mechanism with no commitment to a specific project that may result in a potentially significant impact on the environment; and

WHEREAS, the City Council wishes to delegate authorization to execute these agreements and any amendments thereto.

RESOLUTION NO. _____

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Santee as follows:

1. The City Manager, or designee, is hereby authorized to execute such agreements with the City of El Cajon, the County of San Diego, the East County Economic Development Council, and the US Department of Transportation, including all fund transfer agreements and any amendments thereto, in such form as approved by the City Manager, or designee, and the City Attorney, all as necessary to apply for and expend grant funding for a TIGER Planning Grant.
2. The City Council hereby approves and authorizes the City of El Cajon to serve as the lead applicant for the grant funding as contemplated herein.

ADOPTED by the City Council of the City of Santee, California, at a regular meeting thereof held this 23th day of April, 2014, by the following roll call vote to wit:

AYES:

NOES:

ABSENT:

APPROVED:

RANDY VOEPEL, MAYOR

ATTEST:

PATSY BELL, CMC, CITY CLERK

City of Santee
COUNCIL AGENDA STATEMENT

1G

MEETING DATE April 23, 2014

AGENDA ITEM NO.

ITEM TITLE: CLAIM AGAINST THE CITY BY WILLIAM GENDREAU

DIRECTOR/DEPARTMENT: Jodene Dunphy, Director of Human Resources *JD*

SUMMARY:

A claim was filed against the City by William Gendreau for damages. The claim has been reviewed by the City's Claims Administrator prior to bringing it forward for consideration. The Claim Administrator recommends the claim be rejected as provided in Government Code Section 913. The claim has also been tendered to the responsible contractor.

The claim documents are on file in the Office of the City Clerk for Council reference.

AL for T.M.
FINANCIAL STATEMENT: Sufficient funds for Claims Administration are budgeted in the Risk Management Fund Claims Administration Account.

CITY ATTORNEY REVIEW: N/A Completed

RECOMMENDATION *RD*

Reject claim as per Government Code Section 913.

ATTACHMENTS (Listed Below)

None

City of Santee
COUNCIL AGENDA STATEMENT

1H

MEETING DATE April 23, 2014

AGENDA ITEM NO.

ITEM TITLE CLAIM AGAINST THE CITY BY DONNA DUNN

DIRECTOR/DEPARTMENT Jodene Dunphy, Director of Human Resources *JD*

SUMMARY

A claim was filed against the City by Donna Dunn. The claim has been reviewed by the City's Claims Administrator prior to bringing it forward for consideration. The Claims Administrator recommends the claim be rejected as provided in Government Code Section 913.

The claim documents are on file in the Office of the City Clerk for Council reference.

FINANCIAL STATEMENT *to for Tim* Sufficient funds for Claims Administration are budgeted in the Risk Management Claims Administration Account.

CITY ATTORNEY REVIEW N/A Completed

RECOMMENDATION *kd*

Reject claim as per Government Code Section 913.

ATTACHMENTS (Listed Below)

None.

City of Santee
COUNCIL AGENDA STATEMENT

4A

MEETING DATE April 23, 2014

AGENDA ITEM NO.

ITEM TITLE **APPROVE A ONE-DAY PERMIT TO ALLOW TWISTED MANZANITA ALES AND SPIRITS TO SERVE DISTILLED SPIRITS AT ANNIVERSARY EVENT**

DIRECTOR/DEPARTMENT Bill Maertz, Community Services *mm*

SUMMARY

Twisted Manzanita Ales and Spirits is hosting its fourth annual event at Town Center Community Park East on June 28, 2014. As with previous events, proceeds from their event will be donated to the Santee Community Foundation.

This year they are proposing to serve a new product which has an alcohol content that exceeds twenty percent by volume. They would be serving tasting samples in strict compliance with their ABC License.

Section 12.28.040 of the Municipal Code states: "No person shall transport into a city park, or consume upon the premises of a city park, any intoxicating liquors having an alcoholic content in excess of twenty percent by volume; provided, however, that the above prohibition shall not be applicable to persons transporting or consuming such intoxicating liquors in any park in accordance with leases, concessions or managerial contracts approved by the city council.

Staff recommends the City Council approve a one-day permit to allow Twisted Manzanita Ales and Spirits to serve alcohol in strict compliance with their ABC License during the June 28, 2014 event.

ENVIRONMENTAL REVIEW

Categorically exempt from the California Environmental Quality Act pursuant to Section 15300.1

FINANCIAL STATEMENT *Report*

Twisted Manzanita Ales and Spirits will be responsible for all direct costs of the event.

CITY ATTORNEY REVIEW N/A Completed

RECOMMENDATION *12/4*

Approve a one-day permit to allow Twisted Manzanita Ales and Spirits to serve distilled spirits in strict compliance with their ABC License during the June 28, 2014 event.

ATTACHMENTS (Listed Below)

None

City of Santee
COUNCIL AGENDA STATEMENT

6A

MEETING DATE April 23, 2014

AGENDA ITEM NO.

ITEM TITLE Public Workshop on the Proposed Expansion of Walmart located at 170 Town Center Parkway, in the Town Center Specific Plan Area

DIRECTOR/DEPARTMENT Melanie Kush, Planning 

SUMMARY The purpose of the workshop is for staff to present Walmart's proposal to expand its store in Santee and to receive comments from the City Council and other interested parties. Staff will report on existing and proposed conditions related to building footprint and site plan, vehicular, and pedestrian access, as well existing and proposed operational changes. This workshop is intended to be informative and to allow exchange of ideas. The workshop was advertised in the East County Californian, and property owners/residents within 300 feet of the project site received notices. Additionally, other interested parties were notified.

In 1991 Walmart obtained a Conditional Use Permit (P91-05) to construct a 127,500 square-foot store, which included a future 22,800 square-foot addition at the rear. The staff report includes background on the approval process. In August 2006 Walmart acquired an adjacent undeveloped 5.26-acre property that would accommodate a larger expansion than what was approved under the 1991 Conditional Use Permit. To advance plans for a building expansion, in 2008 the City received a *pre-application* from Walmart for a 51,000 square foot addition to the store to accommodate a wider array of food/beverage products, along with a full service deli and bakery. In 2010, a formal application was submitted for a smaller 49,119 square-foot addition, a new parking lot and completion of the driveway connection to Mission Gorge Road.

There are several components to the application: the Major Revision to the existing permit, a Town Center Specific Plan Amendment to clarify the retail nature of large discount department stores that also sell groceries, a tentative parcel map to consolidate the two parcels, and an Environmental Impact Report. A public hearing will be set at a future date, at which time a staff recommendation on the application(s) will be presented.

ENVIRONMENTAL REVIEW The workshop does not constitute a project pursuant to Section 21065 of the California Environmental Quality Act; therefore, environmental review is not applicable.

FINANCIAL STATEMENT ^{96-407 T.M.} This item is funded by the developer account.

CITY ATTORNEY REVIEW N/A Completed

RECOMMENDATION 
Receive staff report and comments from the public

ATTACHMENTS
Staff Report Exhibits A through H

**WORKSHOP REPORT
WALMART EXPANSION PROPOSAL
CITY COUNCIL MEETING APRIL 23, 2014**

A. Why a Workshop?

A publicly noticed workshop presents an opportunity for staff to describe Walmart's expansion project to the City Council, and other interested parties ahead of a public hearing. Rather than presenting a staff recommendation on the application, staff will provide historical background, and describe the key aspects of the project. Through an informal workshop, questions and concerns may be raised in advance of the public hearing and in advance of the completion of the Environmental Impact Report that would be considered for certification at the public hearing.

B. What is Walmart?

Wikipedia describes Walmart as a retail corporation that runs chains of large discount department and warehouse stores. There are 17 stores in San Diego County, five of which are identified as supercenters. A list of these stores and hours of operation of each is attached to the Staff Report (Exhibit H). Generally, the discount stores open at 6:00 a.m. or 7:00 a.m. and close at 11:00 p.m. or 12:00 a.m. The Santee store currently opens at 7:00 a.m. and closes at 11:00 p.m. Two of the five supercenters are open 24 hours a day.

Walmart Stores U.S. consists of three retail formats: Discount Stores, Supercenters and Markets.

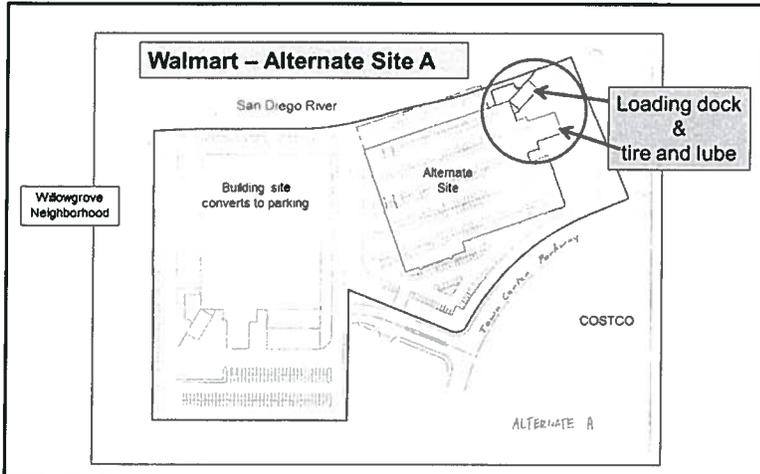
Discount Stores: Walmart's Discount Stores are discount department stores with an average size of 102,000 square feet. They carry general merchandise and a selection of groceries. Typically these stores also have a garden center, a pharmacy, tire and lube express, optical center, and a fast-food outlet. The store in Santee is a Discount Store, and is somewhat larger than the average size, at 131,220 square feet.

Supercenters: Walmart's Supercenters average 197,000 square feet in size and include a full service grocery component - meat, poultry, seafood, baked goods, delicatessen, frozen foods, dairy products, garden produce. The proposed addition to the Santee store would result in a building 180,339 square feet in size. Based on its proposed size, the proposed 6-truck dock capacity, the proposed full grocery line, and proposed 24-hour business hours, the Santee store would fit the parameters of a supercenter.

Neighborhood Markets: Walmart markets are smaller stores that fill the grocery gap between discount stores and supercenters, and average 42,000 square feet. These stores offer a full line of groceries, pharmaceuticals, health and beauty products and a limited selection of general merchandise. These stores are grocery stores similar to a

Vons or Albertsons, and would not be allowed in Town Center as stand-alone supermarkets (City Council Resolution 97-88).

C. History – Conditional Use Permit P91-05

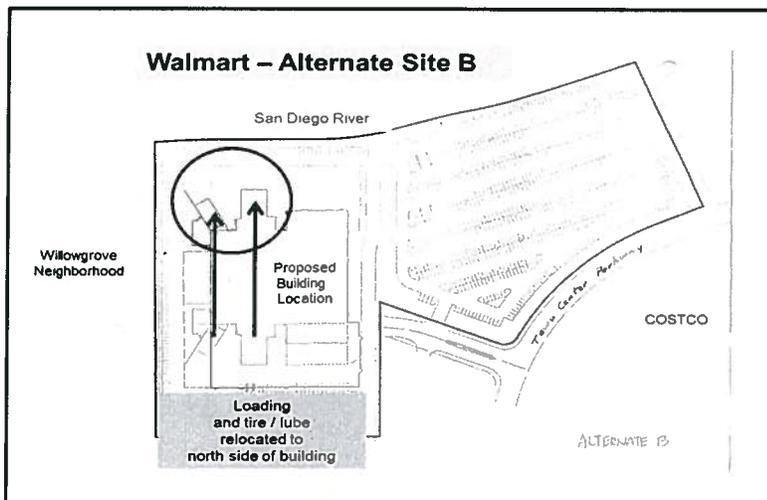


In September 1991 the Planning Commission received a staff report on an application submitted by Walmart that would entitle the construction of a 150,300 square foot discount store in Town Center. In response to concerns from nearby residents, and petitions submitted in opposition to the development, the Planning Commission continued the

Public hearing to October 1, 1991 so that staff could analyze two site alternatives. In the October Staff Report, two site layout alternatives were analyzed.

The first alternative A depicted a building footprint further east and closer to the San Diego River, and locating the truck dock and tire/lube center as shown above. It was determined that the property was not wide enough between Town Center Parkway and the San Diego River to place a building; truck maneuvering would be impeded and loading operations would be immediately adjacent to the public open space corridors and plaza.

The second alternative B depicted the building in its current location, but the dock area and tire and lube service were relocated to the north side of the building, described as a "flip-flop" of the floor plan.



It was determined that Alternative B placed dock operations closer to the homes at the end of the Willowgrove Place cul-de-sac, and would do nothing to improve the situation. The store entrance would face southward, with the parking field to the east and too far from the store's entrance.

The Planning Commission considered the two alternative site plans and ultimately approved Walmart's proposed site plan with the auto service center and loading dock area where they are today. The mitigation measures identified in the Mitigated Negative Declaration (1991) were incorporated in the Resolution approving the Conditional Use Permit. The emphasis was on the reduction of single event nuisance noise. Measures included construction of an 8-foot high noise wall along the western property line. Operationally, truck idling was prohibited at the dock, refrigerated trucks were prohibited, and loading /unloading operations were to be undertaken by "hand truck." Additionally, the tire and lube service was limited to the hours of 9:00 a.m. to 10:00 p.m. and truck deliveries would occur between 7 a.m. and 10 p.m. in order to be compliant with the City's Noise Ordinance. The approval did not place limits on the store hours. Monitoring of noise was delegated to the City's Code Compliance Officer who was to perform acoustical measurements twice a year and prepare a letter report on the findings, presumably indefinitely.

The staff report stated that all project operational noise was mitigated to below a level of significance, but acknowledged the potential for nuisance noise such as pneumatic drills and truck loading and unloading with project approval. The September 17, and October 1, 1991, Staff Reports to the Planning Commission and the Resolution approving P91-05 are attached to this Report as Exhibit A.

D. Code Compliance Program

Over the years the City has responded to truck idling complaints, and currently signs are posted on the wall that advise truck drivers to turn off their trucks. Additionally, gates have been installed behind the building that prevents trucks from parking behind the store and along the west wall. This has reduced, complaints associated with truck noise, music, forklift activity and pallet noise generated by employees. Outdoor metal containers used for seasonal storage of merchandise, and shopping cart collection were also identified as a source of nuisance noise. In 2003, as a result of a community



meeting attended by residents, city staff and Walmart employees, measures were developed and implemented to reduce these noise sources, including restrictions on the time truck deliveries are made to the store. Currently Walmart receives deliveries from vendors between the hours of 7:00 a.m. and 3:00 p.m. on weekdays; Walmart truck deliveries are received between

7:00 a.m. and 10:00 p.m. On weekends, all deliveries are received between the hours of 9:00 a.m. and 4:00 p.m. per the store manager.

E. Walmart's Proposed Expansion

Key Project components are highlighted on attached Exhibits B through F, and include:

- Exhibit B: a building addition of 49,119 square feet, mostly at the south side of the store, with a smaller addition at the east side (current store entrance side). The expanded store would have two entrances, one which opens to the general merchandise floor (east side) and one that opens to the grocery floor (south side).
- Exhibit C: elimination of the dock at the southwest corner of the store, and the construction of six fully enclosed loading bays at the rear of the building, illustrated in the context of the adjacent residential neighborhood.
- Exhibit D: extension of the driveway that terminates approximately 60 feet short of the existing Walmart parking lot, thereby establishing direct access to the expanded store from Mission Gorge Road. Trucks could utilize this direct route from Mission Gorge Road as opposed to making the circuitous turns on Town Center Parkway to arrive at the dock area.
- Exhibit E: a new landscaped parking lot south of the store.
- Exhibit F: expanded pedestrian connections in Town Center.
- Town Center Specific Plan Amendment: although Walmart's proposed expansion would accommodate a larger floor area devoted to the sale of groceries, the general merchandise floor area will occupy the majority of the floor space, at 75% of the total floor area. With this application the opportunity to add clarifying text to the Town Center Specific Plan to address grocery sales in conjunction with approved retail and service uses is reflected in the application for an amendment to the Town Center Specific Plan. The proposed amendment would insert the following text: "Retail uses will include a mixture of retail establishments from small specialty stores to larger discount retail complexes, which sell a mixture of retail goods, including general merchandise, food, beverages, and groceries." This would acknowledge a variety of stores in Town Center that currently include grocery items with general merchandise, ranging from Dollar Tree, Target, COSTCO, and Walmart.
- Store/Delivery Hours: as previously noted, the store is open between the hours of 7:00 and 11:00 p.m. although existing store hours are noted between 6:00 a.m. and midnight in the Draft Environmental Impact Report. Walmart proposes to expand its store hours to 24 hours a day. On weekends the proposed delivery

hours are between 7:00 a.m. and 9 p.m. (differing from 9:00 a.m. to 4 p.m. currently), and between 7:00 a.m. and 3:00 p.m. Monday through Friday (current delivery schedule).

E. Draft Environmental Impact Report

A Draft Environmental Impact Report (DEIR) was prepared to provide information on the environmental impacts of the project. The Executive Summary is provided as Exhibit G. The DEIR was circulated for a 45-day public review period beginning December 19, 2013 and ending on February 3, 2014. The DEIR found significant and unavoidable impacts in two issue areas: noise and air quality.

Noise:

“Implementation of the proposed project may result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project.” (Impact 3.3.4). Nearby residents have complained about noise from truck maneuvering, storage containers, trash compactor, and dumpster noise, loud talking, doors slamming, pallet dropping and truck idling. Additional periodic noise sources include parking lot sweepers, air conditioner units, parking lot activity, motorized cart retrieval, cart corral sounds, and dock activities.



The DEIR finds that these noise sources could be readily perceptible. Various approaches to reduce noise include reducing traffic along the west side of the property, requiring “quiet” air conditioning units, placing time-of-day restrictions on deliveries and compactor activities, and establishing a dedicated truck route from Mission Gorge Road.

Air Quality:

“Construction of the proposed project, in combination with existing, approved, proposed, and reasonably foreseeable development in the San Diego Air Basin, would contribute to cumulative increases in emissions of ozone precursor pollutants (ROG and NOx) and PM10 that could contribute to future concentrations of ozone and PM10, for which the region is currently designated nonattainment. This impact would be considered cumulatively considerable.” (Impact 3.6.7)

The DEIR finds that when the construction of the Walmart project and all other potential construction projects in the San Diego Air Basin are taken into account, increases in

project-related construction emissions (though considered less than significant at the project level) could on a cumulative basis contribute to existing nonattainment conditions for certain air pollutants. This impact would only occur during construction, and is considered unmitigable due to the number of potential construction projects currently in the pipeline.

Statement of Overriding Considerations

The significant and unmitigable noise and air quality effects of the Walmart project would require the City to adopt a Statement of Overriding Considerations under the California Environmental Quality Act (CEQA) should the City Council make the decision to approve the project. This statement would be required to show that although the City has adopted feasible mitigation measures, has considered possible alternatives to the project, and has certified the Final EIR which identifies feasible mitigation measures, that significant effects remain, and the statement must justify project approval.

F. Summary

The purpose of the workshop is to lay out the proposed project and to share ideas.

Among these ideas –

- Consider reducing site traffic near Willowgrove Avenue by closing the second proposed parking lot access closest to the store. Gates may be used for this purpose, preventing customer access, but preserving access for emergency vehicles (Exhibit E).
- Consider a gate restricting truck access to the rear of the store after delivery hours (Exhibit E).
- Consider closing the south parking lot and south-facing store entrance at night (Exhibit E).
- Consider truck delivery time restrictions.
- Consider different store hours than the currently proposed 24 hours each day.

G. Staff Recommendation

1. Receive staff report
2. Receive public comments

Exhibit A – P91-05

- Planning Commission Reports dated September 17, 1991 and October 1, 1991
- Resolution of Approval 91-20 dated October 1, 1991

Staff Report P91-05

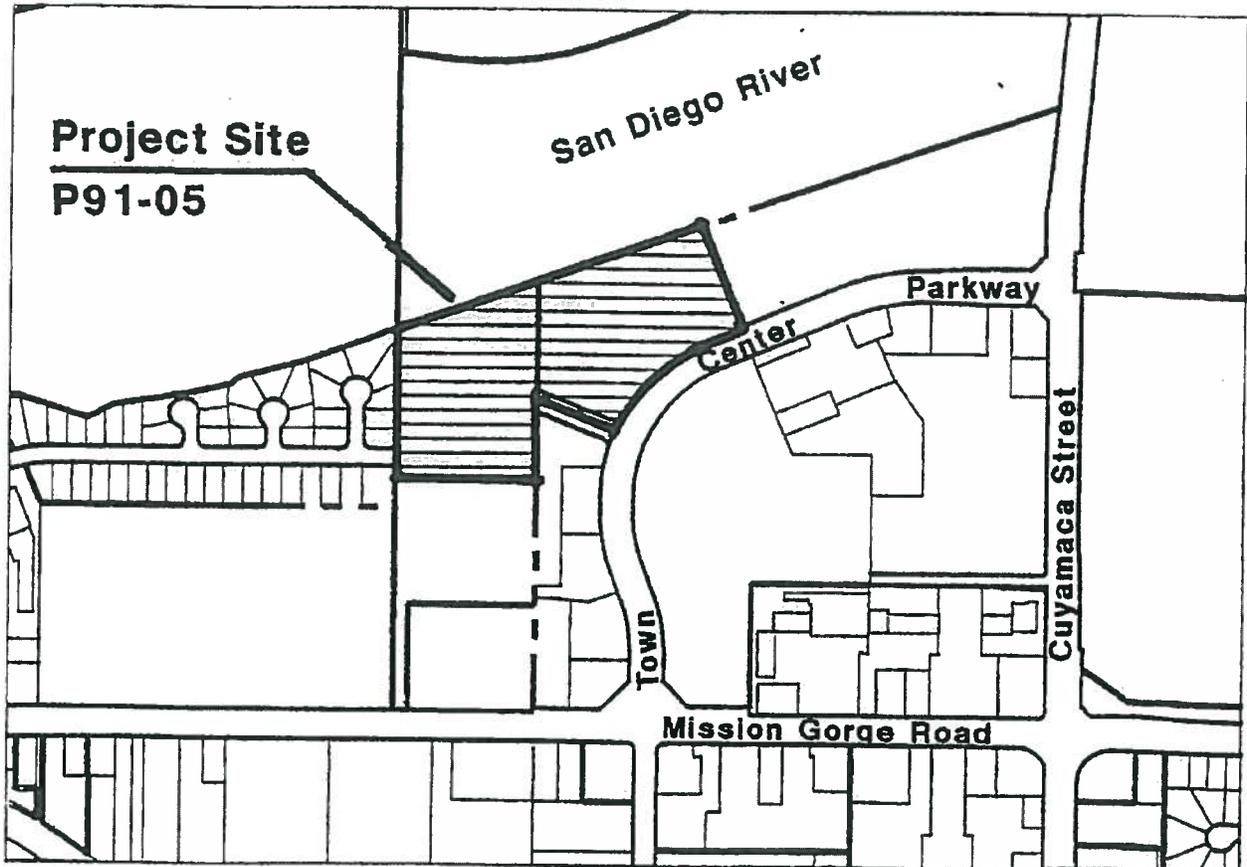
STAFF REPORT

PLANNING COMMISSION - CITY OF SANTEE

DATE: September 17, 1991

P91-05

Notice of Public Hearing was published in The Californian on August 16, 1991, and 60 adjoining owners of property within 1000 feet of the request notified by U.S. mail on September 6, 1991.



APPLICANT NAME Wal-Mart Stores, Inc.	PROJECT NO. P91-05	DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT 
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A. SITUATION AND FACTS

1. Requested by..... Wal-Mart Stores, Inc.
2. Land Owner..... Wal-Mart Stores, Inc.
3. Type and Purpose of Request.. 127,500 square foot retail store with
22,800 square foot future expansion
4. Location..... 170 Town Center Parkway, south of the
San Diego River
5. Site Area..... 14.78 acres
6. Number of lots..... 1
7. Number of units..... N/A
8. Density..... N/A
9. Hillside Overlay..... No
10. Existing Zoning..... TC
11. Surrounding Zoning.....
North: TC
South: TC
East: TC
West: R-2
12. General Plan Designation..... Town Center (Office/Commercial)
13. Existing Land Use..... Vacant
14. Surrounding Land Use.....
North: Vacant (includes San Diego
River)
South: Commercial/Vacant
East: Commercial
West: Single family residential
15. Terrain..... Relatively flat, gently sloping
generally towards river
16. Environmental Status..... Mitigated Negative Declaration is
recommended
17. APN..... 381-040-37
18. Freeway Impact..... N/A
19. Within Redevelopment Area.... Yes

B. BACKGROUND

The project under consideration was submitted as complete by Wal-Mart Stores, Inc. on July 29, 1991. The project consists of a general merchandise retail store of 127,500 square feet. The project also includes a future expansion area of 22,800 square feet. Aside from the general retail, the project includes an auto center and garden center. A roof-mounted satellite dish is included in the project.

The satellite dish is mounted towards the southwestern corner of the building and is sited in such a manner that it will not be visible from Town Center Parkway. Condition R of the attached Resolution specifies that the satellite dish not be visible from the public right-of-way and also specifies that the applicant shall submit a line of sight analysis for the approval of the Director of Planning and Community Development.

The applicant's proposal contains an area of 22,800 square feet designated for an anticipated expansion sometime in the future. The timing of the expansion is unknown. The expansion will occur on the western side of the building and will move the store approximately sixty feet closer to the residences on Willowgrove Avenue and Willowgrove Place. In the meantime, the area will be landscaped with a variety of groundcovers. The parking ratios for the project were calculated based on the eventual expansion of the Wal-Mart store and therefore, the on-site parking is ultimately adequate. It should be noted that this Conditional Use Permit includes the expansion and that no further public hearing will be required. At the time the building expansion is submitted, the design of the expansion will be subject to the approval of the Director of Planning and Community Development to consistent architectural treatment..

The project site is located at 170 Town Center Parkway, northwest of the existing commercial development and the existing traffic signal. The site is bordered on the north by the San Diego River. The site also abuts single family residences on Willowgrove Avenue and Willowgrove Place to the west. The site is generally flat but slopes down to the river in the northwestern corner. The site is disturbed, having previously been graded and the western portion used as a heavy construction equipment yard. However, a drainage swale near the river supports a small number of scattered wetland vegetation. The San Diego River channel to the north supports existing viable riparian habitat which has been created under a reclamation plan for the sand mining of the river.

The project is located within the Office/Commercial designation of the Town Center Specific Plan. The project as proposed is compatible with the Office/Commercial designation in that department stores are conditionally permitted. The project is also compatible with the surrounding commercial uses. The single family residences to the west will be discussed in the Analysis section of this staff report.

The site plan as proposed places the building towards the northwestern corner of the site. The majority of the parking is located to the east. An important feature of the site plan is the provision of two important pedestrian Corridor/Open Spaces. One of these Corridor/Open Spaces runs

along the San Diego River and provides an important link to the projects to the east. The other Corridor/Open Space connects the existing corridor along Town Center Parkway to the river and the existing pedestrian bridge and then to the trail system on the northern bank (Mission Creek and Mast Park). This corridor would also contain a large water feature. These two public improvements provide vital links to complete the Corridor/Open Space network in this part of the Town Center.

The building as proposed will be constructed from split face concrete block that will be a medium tan in color. The walls of the structure will be articulated by the use of pilasters with accent tiles, a stucco accent band, decorative trim, and the use of a painted accent band. This treatment is proposed for the east (street), and partially for north and south faces of the building. The west facing side has been left relatively blank. The overall architectural style of the structure is unique, but is also compatible with the adjacent commercial developments now in place. The street face of the building has an arcade with a mottled red tile roof. The entry is defined by use of a special textured concrete block that should cast a great deal of shade relief. The street side of the building is further complimented by planters and street furniture.

The landscape concept for this project proposes two basic landscape themes: the plantings along the river north of the building within the Corridor/Open Space reflect a natural riparian oriented willow-cottonwood dominated landscape, while the rest of the project will be of a more formal character traditionally associated with commercial development in southern California such as oaks, pines, and liquid ambers.

C. ANALYSIS

Staff analysis of the applicant's proposal has identified several potential issues; these include:

1. Architectural design
2. Relationship of the project to the San Diego River
3. Relationship of the project to the adjacent neighborhood
4. Noise
5. Traffic

Architectural Design - The basic architectural issue is the need for "four sided" architectural design. This is an important issue due to the visibility of the building from afar, particularly north of the the San Diego River. Staff has worked with the applicant to create an architectural treatment on the east, north and south faces as discussed previously. Staff is recommending that the articulation of the building be improved by the use of multiple paint colors for the walls of the structure (Condition D.2.e). The applicant has agreed to this condition.

Relationship of the Project to the San Diego River - The proximity of the site to the river creates the potential for adverse impacts to the riparian habitat existing in the river channel. The reason that this relationship is a potential issue is because the close proximity of the project to the river channel could produce spillover effects, such as deterioration of existing riparian habitat due to noise and light. Further, the potential for exposing the project site to flooding during a 100 year flood flow is another concern.

Staff analyzed the spillover effects of the project onto existing riparian habitat to the north. Specific effects analyzed include: noise produced by human activity, potentially excessive lighting levels produced by walkway lighting, and access to the habitat by pedestrians and bicycles.

These conditions were addressed in the following ways:

- The walkway lights will be designed to direct light away from the riparian habitat (Condition L.1).
- Barrier plantings will be established between the bikepath/walkway and natural habitat to restrict access to the natural habitat.
- Finally, the applicant will be conditioned to consult with the California Department of Fish and Game (CDFG) to obtain a Streambed Alteration Agreement. This consultation has already begun (Condition Q).

Other impacts could result from project related grading encroaching the existing riparian habitat. The project design addresses this by restricting grading to areas outside of the river channel and by establishing a mitigation measure to replace any lost habitat in kind.

Relationship of the Project to the Adjacent Neighborhood - The proximity between a commercial use such as Wal-Mart and adjacent single family residential homes can produce adverse impacts, such as visual impacts, increased noise levels, and increased general activity levels. The project buffers potential visual impacts by providing a decorative screen wall along the western property line and also by creating an 8 foot landscape buffer along the western edge of the project. The screen wall will be located where an 8 foot block wall exists today. These two measures will reduce the visual impact of the project.

A second potential impact is the increase in activity levels, particularly through pedestrian traffic and pedestrian access. The project as proposed includes a pedestrian connection with a gate. This issue is of concern to Willowgrove Avenue and Willowgrove Place residents, as indicated by a petition transmitted to the City which is attached to the staff report (Exhibit 1).

Alternative Actions

- A.1. Approve a provision for a gate at the end of the sidewalk on Willowgrove Avenue. The City will hold the keys to the gate and the gate is to remain unlocked unless problems develop with the access.

Provision of this pedestrian access provides convenient access to the site for residents of the Willowgrove area and also creates a comprehensive pedestrian network for the western section of the Town Center. The comprehensive pedestrian network is a good planning solution for this section of the City. Plus, the option remains to lock the gate should any problems arise.

- A.2. Approve the provision of the gate at the end of Willowgrove Avenue, but lock the gate until such time as the residents of the Willowgrove area request pedestrian access. This alternative is a compromise solution that responds to the concerns of the Willowgrove residents regarding access to the neighborhood, but also leaves flexible future options. If in the future, access is warranted due to resident desires, the City can unlock the gate to provide access. This alternative has the advantage of not foreclosing future opportunities to create comprehensive pedestrian networks.
- A.3. Eliminate the pedestrian access, and provide a solid block wall. This alternative has the disadvantage of eliminating the opportunity for comprehensive pedestrian circulation and also provides no flexibility to provide access if it becomes desirable in the future.

Noise - The proximity of the auto center and loading dock to the adjacent residences on Willowgrove Avenue and Willowgrove Place produces quantifiable noise impacts. A petition was transmitted to the City indicating residents concerns with this issue. The petition is attached (Exhibit 2). These impacts are almost totally associated with the auto center. The auto center will be in operation between the hours of 9:00 a.m. and 10:00 p.m. (Condition S).

City staff required the applicant to submit an acoustical analysis to address potential acoustical problems at the site. With the residences being located less than two hundred feet away, sound levels in excess of City standards were projected at the boundary between Wal-Mart and the residences. The acoustical analysis identified the need for sound walls to mitigate the noise impacts. The wall at the western property line will act as a noise wall plus the applicant proposes to construct another noise wall adjacent to the loading dock on the western side. These two walls have been identified by the acoustical analysis as being sufficient to mitigate potential noise impacts on an hourly average basis.

However, the acoustical analysis also identified the potential disturbance produced by "single event peak sound levels". These impulse noises would not violate City noise standards because they would occur infrequently. City standards are based on average hourly noise levels, not impulse noises. Nevertheless, these occasional impulse noises caused mainly by pneumatic equipment will be noticeable to adjacent residents.

In summary, while there are no unmitigated noise impacts associated with the project, there is a potential for nuisances associated with the use of pneumatic tools, and the loading and unloading of trucks during deliveries. The applicant has indicated that store deliveries would be made during evening and early morning hours.

Alternative Actions

- B.1. Approve the siting of the building as proposed with the auto center and loading dock at the south end of the building. Due to the configuration of the site and the internal arrangement of the building, the current siting of the structure is considered to be the best alternative. The proposed siting also creates a functional on-site circulation pattern. Staff studied alternative sitings of the structure but concluded that on-site circulation was not functional with a reoriented building. This alternative may expose residents on Willowgrove Avenue and Willowgrove Place to single event impulse noises from the auto center and also to noticeable noise from the loading dock. However, the proposed 8 foot high block wall adjacent to the loading dock and the perimeter 8 foot high block wall should keep the noise to a minimum.
- B.2. Resite the building to relocate the auto center and loading dock on the northeastern end of the building away from the residences on Willowgrove Avenue and Willowgrove Place. This alternative was requested by the neighboring residents and would involve "flip-flopping" the floor plan to relocate the auto center and loading dock. This alternative would reduce the single event impulse noise impacts and potential loading dock nuisances for the Willowgrove residents. The applicant has indicated to staff that this resiting would not be functional for their operation. Staff analysis of the resiting indicates that on-site circulation problems would result.

Traffic - The last issue is the traffic impacts produced by the project. The traffic report produced by Basmaclyan-Darnell, Inc. (BDI) identified modifying the Carlton Hills Boulevard/Mission Gorge Road Intersection. This intersection will operate at an unacceptable level of service (LOS F) during the afternoon peak hour if not improved.

The Resolution includes a condition (Condition D.8) to add improvements to the westbound right turn phase of the traffic signal at Carlton Hills Boulevard to improve the level of service from F to C.

Compatibility with the General Plan and Surrounding Land Uses

As mentioned previously, the project is sited in an area of the Town Center that is designated Office/Commercial in the Town Center Specific Plan. As the project proposes commercial uses, it is compatible with the Town Center Specific Plan and the City of Santee General Plan.

In addition, the project is compatible with the commercial land uses located on the south side of Town Center Parkway. The mitigation measures for noise and visual impacts will make the project basically compatible with the residential uses to the west. However, staff recognizes that even though the project itself is compatible with the single family neighborhood from a land use standpoint, there are nuisances associated with the store operation that may affect the adjacent residents. The petitions submitted by the Willowgrove area residents are a clear indication of concerns. The potential nuisances associated with the

project include single event impulse noise produced by the auto center, noise and fumes associated with the loading dock, and miscellaneous noises associated with store operations.

Public Facilities and Improvements

Soils

The proposed project is located in Zone C of the Geotechnical Hazards Map for Santee. The site is generally underlain with alluvial soils with relatively high groundwater. Because of the soil characteristics, the site is potentially subject to liquefaction during an earthquake. The developer has submitted a geotechnical investigation identifying the possible geotechnical hazards for the site and proposing mitigation. The proposed mitigation includes removal and recompaction of the upper layers of alluvium.

Grading

Development of the site will involve the import of additional soil to elevate the site above flooding levels. The developer has indicated import of approximately 98,000 cubic yards of fill. Grading also includes a proposed crib wall at the northwestern corner of the site to avoid grading in environmentally sensitive areas of the San Diego River.

Drainage

The developer has submitted a preliminary drainage study which indicates that the site can be adequately drained through existing drainage outlets to the San Diego River and along the northern property line of the KCBQ property.

Environmental Review

Staff has completed an Initial Study for the subject project. Based on that Initial Study, the following impacts and mitigation measures have been identified. Refer to the Initial Study and Mitigation Monitoring Program for more detail. The California Department of Fish and Wildlife is a responsible agency and must also issue permits for work along the northern project boundary that impacts wetland resources.

In general, the project could create noise impacts on the residential properties on Willowgrove Avenue and Willowgrove Place, could create an unacceptable level of service at the intersection of Carlton Hills Boulevard and Mission Gorge Road, and would impact the scattered wetland elements on-site. A potential impact may be created by project grading on the existing riparian habitat to the north.

Mitigation measures have been identified to mitigate the potential impacts. In summary, these measures will provide noise walls on-site, improve the turn signal at Carlton Hills Boulevard and Mission Gorge road, and revegetate the slope along the San Diego River with riparian habitat and buffer vegetation. In addition, several measures are specified to protect the existing riparian vegetation north of the site.

PLEASE NOTE: the Mitigated Negative Declaration and Mitigation Monitoring Program has been modified to address concerns transmitted to the City by the California Department of Fish and Game during the public review period. These amendments are underlined within the attached documents. The comments requested two additions: that the applicant submit a revegetation plan and a Wetlands Monitoring Program to the Fish and Game; and that the slope area created by project grading be designated as buffer and mitigation area.

Economic Analysis - Since the 1986 adoption of the Town Center Specific Plan, this site has been planned for commercial development. A 1985 economic study by SRI (Santee Economic Development Study) found that Santee was capturing only about 75 percent of its residents taxable retail purchases and that the City was losing retail sales to neighboring communities. The study also found that Santee's 1983 per capita taxable sales were 38 percent below the rest of the County and 47 things, that this situation weakens the fiscal position of the City of Santee. Discount stores were specifically recommended as an alternative the City should pursue.

In 1989 the City commissioned another City-wide market analysis for retail development (Market Analysis of Proposed General Plan Amendment GPA89-02). In addition to Santee Plaza, this study found the Santee could support an additional 463,000 square feet of retail development now, 824,700 square feet by 1995, and 1,938,000 square feet by 2010.

Both the subject proposal as well as other retail developments which have been approved recently will respond to this deficiency.

In conclusion, although the proposal at 127,500 square feet is significant, there is ample retail demand in Santee to support the development without jeopardizing the stability of the existing retail businesses in Santee.

D. STAFF COMMENTS

That the Planning Commission:

1. Find the Mitigated Negative Declaration as complete and in accordance with the provisions of the California Environmental Quality Act.
2. Select an appropriate alternative action. A Resolution of Approval reflecting Alternative Actions A.1. and B.1. is attached.

City of Santee, California

PLANNING COMMISSION AGENDA STATEMENT

MEETING DATE October 1, 1991

AGENDA ITEM NO. 4A

ITEM TITLE A CONTINUED PUBLIC HEARING FOR A CONDITIONAL USE PERMIT (P91-05), FOR A DEPARTMENT STORE LOCATED AT 170 TOWN CENTER PARKWAY (WAL-MART STORES, INC.)

PREPARED BY Douglas Williford *DW*
Principal Planner

DEPARTMENT Planning & Community Dev.
Approved by Planning Director *AE*

EXPLANATION

On September 17, 1991, the Planning Commission continued the public hearing for Conditional Use Permit P91-05 (Wal-Mart Stores, Inc.) in order for staff and the applicant to review alternative locations for the building. The applicant has submitted two alternative site plans.

An analysis of these alternatives is contained within the attached report.

Environmental Review

A Mitigated Negative Declaration is recommended

Financial Statement

Staff costs associated with this project are covered by fees collected for the Conditional Use Permit.

Account No. _____

STAFF COMMENT

That the Planning Commission:

1. Find the Mitigated Negative Declaration as complete and in accordance with the provisions of the California Environmental Quality Act.
2. Select an appropriate alternative action. A Resolution of Approval reflecting Alternative Actions A.1 and B.1 per the September 17th staff report is attached.

BOARD/COMMISSION RECOMMENDATION

N/A

ATTACHMENTS (Listed Below)

- | | |
|---------------------------------|-----------------------------------|
| Staff Report | Resolution of Approval for P91-05 |
| Alternate A | Resident Petitions |
| Alternate B | Mitigated Negative Declaration |
| Previous Staff Report (9/17/91) | ERCE Biological Report |
| | Initial Study |
| | Home Capital Letter |

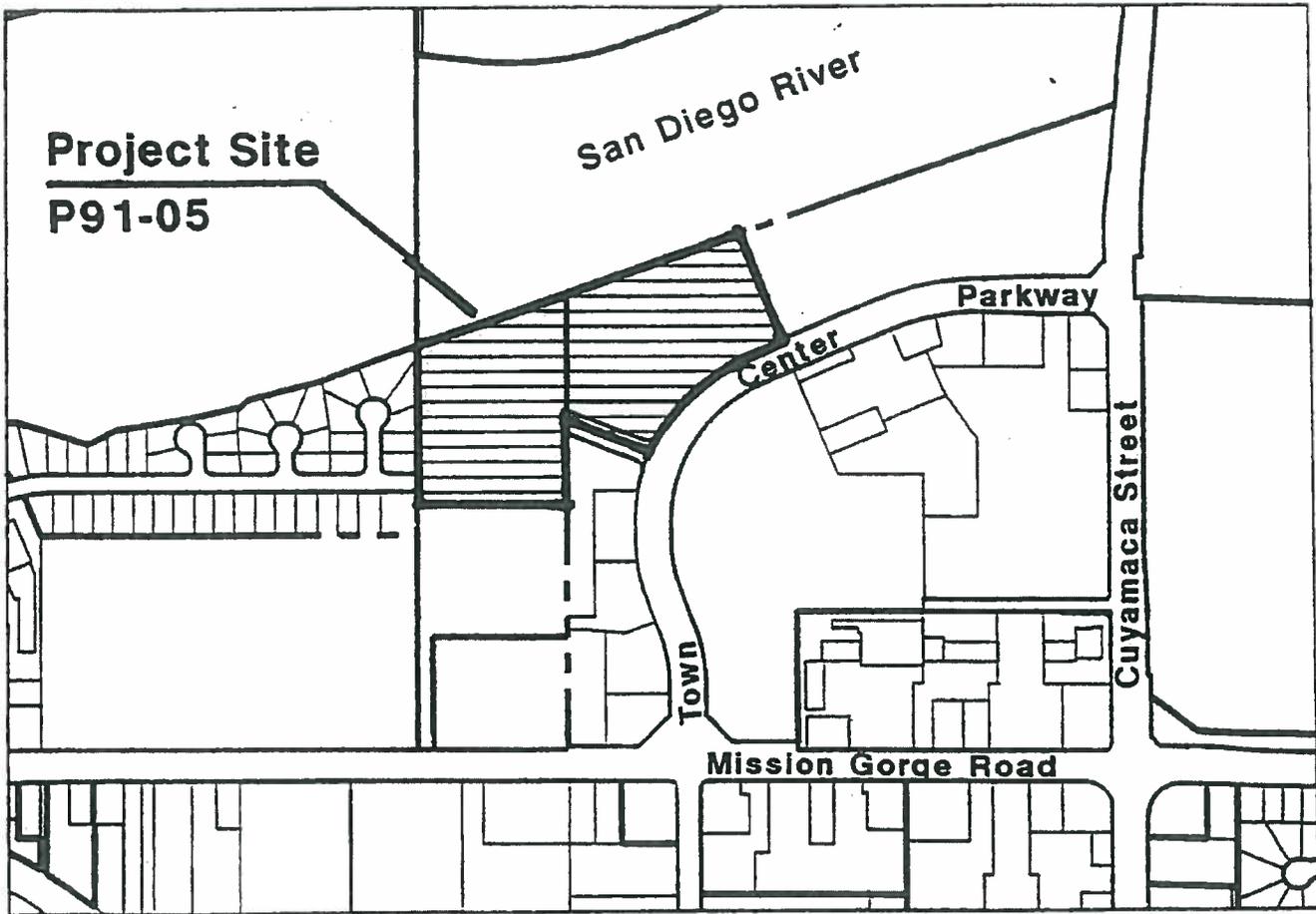
Staff Report P91-05

STAFF REPORT
PLANNING COMMISSION - CITY OF SANTEE

DATE: October 1, 1991

P91-05

Notice of Public Hearing was published in The Daily Californian on August 16, 1991, and 60 adjoining owners of property within 1000 feet of the request notified by U.S. mail on September 6, 1991.



APPLICANT NAME Wal-Mart Stores, Inc.	PROJECT NO. P91-05	DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT 
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A. SITUATION AND FACTS

1. Requested by..... Wal-Mart Stores, Inc.
2. Land Owner..... Wal-Mart Stores, Inc.
3. Type and Purpose of Request.. 127,500 square foot retail store with
22,800 square foot future expansion
4. Location..... 170 Town Center Parkway, south of the
San Diego River
5. Site Area..... 14.78 acres
6. Number of lots..... 1
7. Number of units..... N/A
8. Density..... N/A
9. Hillside Overlay..... No
10. Existing Zoning..... TC
11. Surrounding Zoning..... North: TC
South: TC
East: TC
West: R-2
12. General Plan Designation..... Town Center (Office/Commercial)
13. Existing Land Use..... Vacant
14. Surrounding Land Use..... North: Vacant (includes San Diego
River)
South: Commercial/Vacant
East: Commercial
West: Single family residential
15. Terrain..... Relatively flat, gently sloping
generally towards river
16. Environmental Status..... Mitigated Negative Declaration is
recommended
17. APN..... 381-040-37
18. Freeway Impact..... N/A
19. Within Redevelopment Area.... Yes

B. ANALYSIS

The primary concerns expressed at the September 17th public hearing involved the proximity of the loading dock and auto center to the homes on Willowgrove Avenue and Willowgrove Place. The applicant has submitted two alternative site plans which show how the project would be laid out with these two facilities moved to different locations on the property. It is important to note that both alternatives use approximately the same floor plan. Wal-Mart has indicated to staff that this basic size and shape of the building is necessary for the successful operation of the store.

In addition, Home Capital has sent a letter to Wal-Mart expressing certain concerns regarding the plans. Some of these concerns are between Home Capital and Wal-Mart and do not directly involve the City; however, Home Capital is expressing concern over the effect of the project upon the Mission Creek development. The letter is attached for the Planning Commission's information.

Alternative A - This alternative places the building to the east where the parking lot was originally planned. Staff had previously looked at this alternative during the initial review of the project.

The primary benefit to this option is that it moves the loading dock and auto center operations as far away as possible from the existing neighborhood. The primary problem with this alternative is that the property is not wide enough between Town Center Parkway and the San Diego River to accommodate the building. There is not sufficient room for truck maneuvering around the loading dock or access to the north side of the building. Furthermore, it would not be possible to drive around the building for customers to reach the auto center or garden center. This would force vehicles to exit onto Town Center Parkway and then turn back into the site through another intersection. This is not optional from a traffic circulation perspective.

Other problems caused by this alternative include exposure of the loading dock and auto center to the dwellings which will be built in Mission Creek across the San Diego River. In addition, the public corridor open space walkway/bikepath would be immediately adjacent to the loading dock and the public plazas (including outdoor eating areas) next door within the already approved Santee Promenade project would be exposed to these operations.

Alternative B - This alternative "flip-flops" the building and locates the auto center and loading dock on the north side of the building. The primary benefit of this alternative is that it moves these operations away from the homes near the end of Willowgrove Avenue.

However, in place of that, this option puts the loading dock and auto center closer to homes at the end of the cul-de-sac (Willowgrove Place), which does nothing to improve the overall situation. Furthermore, homes in Mission Creek, as well as the rear of homes adjacent to the south side of the River west of Willowgrove Place, would be more exposed to the auto center and loading dock.

The applicant has indicated to staff that the location of the store entrance for this alternative is not workable due to it being located too far from the parking lot. The internal organization of their store would prevent the entrance from being moved much farther north (closer to the garden center).

It should be noted that previously staff had also analyzed an alternative which put the loading dock at the northeastern corner of the building (Alternative B.2 of the September 17th staff report). This, too, caused operational problems for the applicant and had the added problem of creating a conflict between delivery trucks and the main drive in front of the building. In order for these trucks to maneuver into the loading area, they would need to cross the primary driveway in front of the store. Due to safety concerns for the customers, it is important to avoid such conflicts.

Summary - It is apparent in reviewing these various alternatives that each option presents a "trade-off" of design issues. There is no perfect solution which will solve all possible problems. This is often the case when dealing with dissimilar, but adjacent land uses. The key is to select the alternative which presents the greatest number of benefits and the fewest problems.

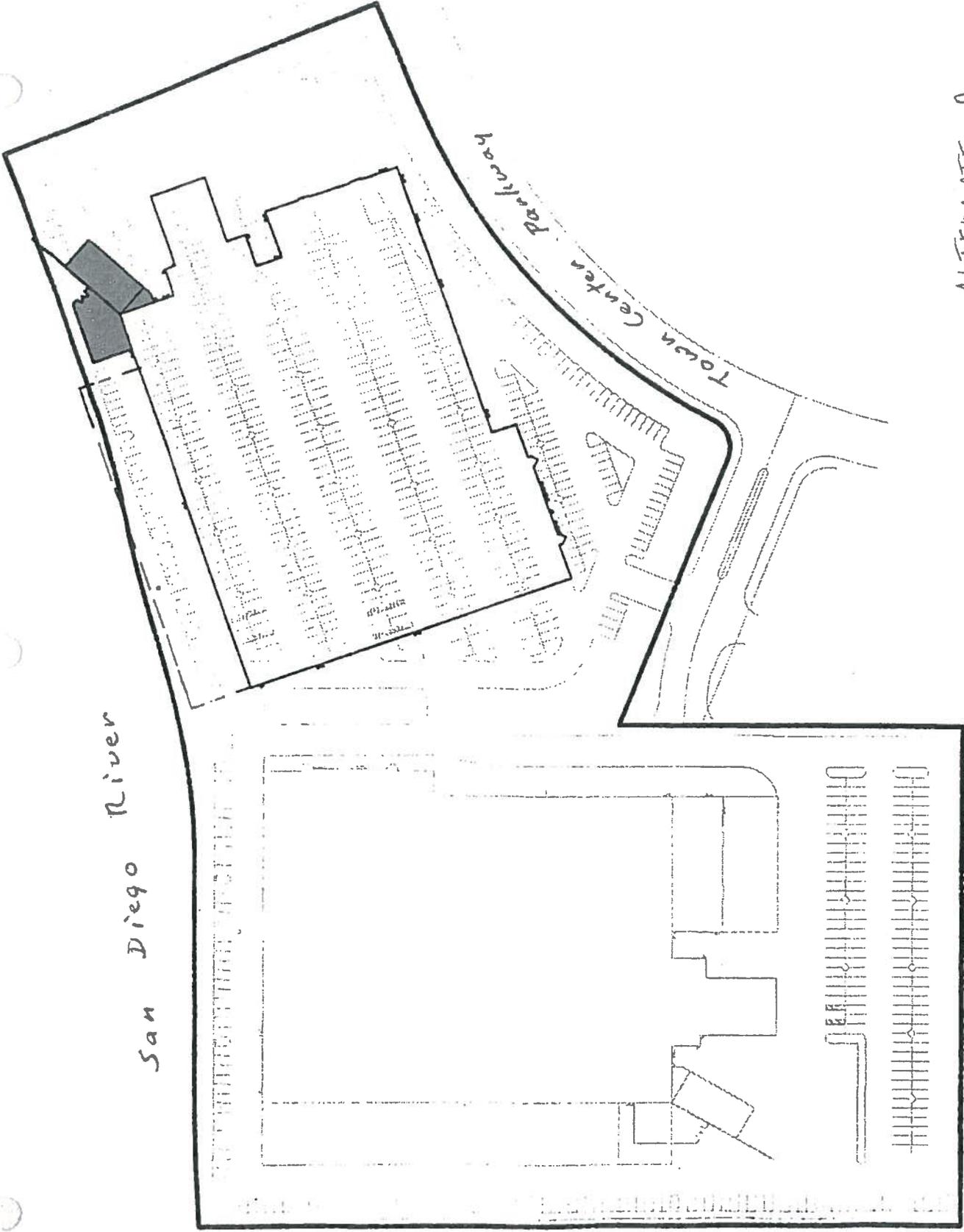
With this criteria in mind, staff continues to believe that Alternative B.1 (per the attached September 17th staff report) locating the building where it is presently proposed, is the best option available.

C. STAFF COMMENTS

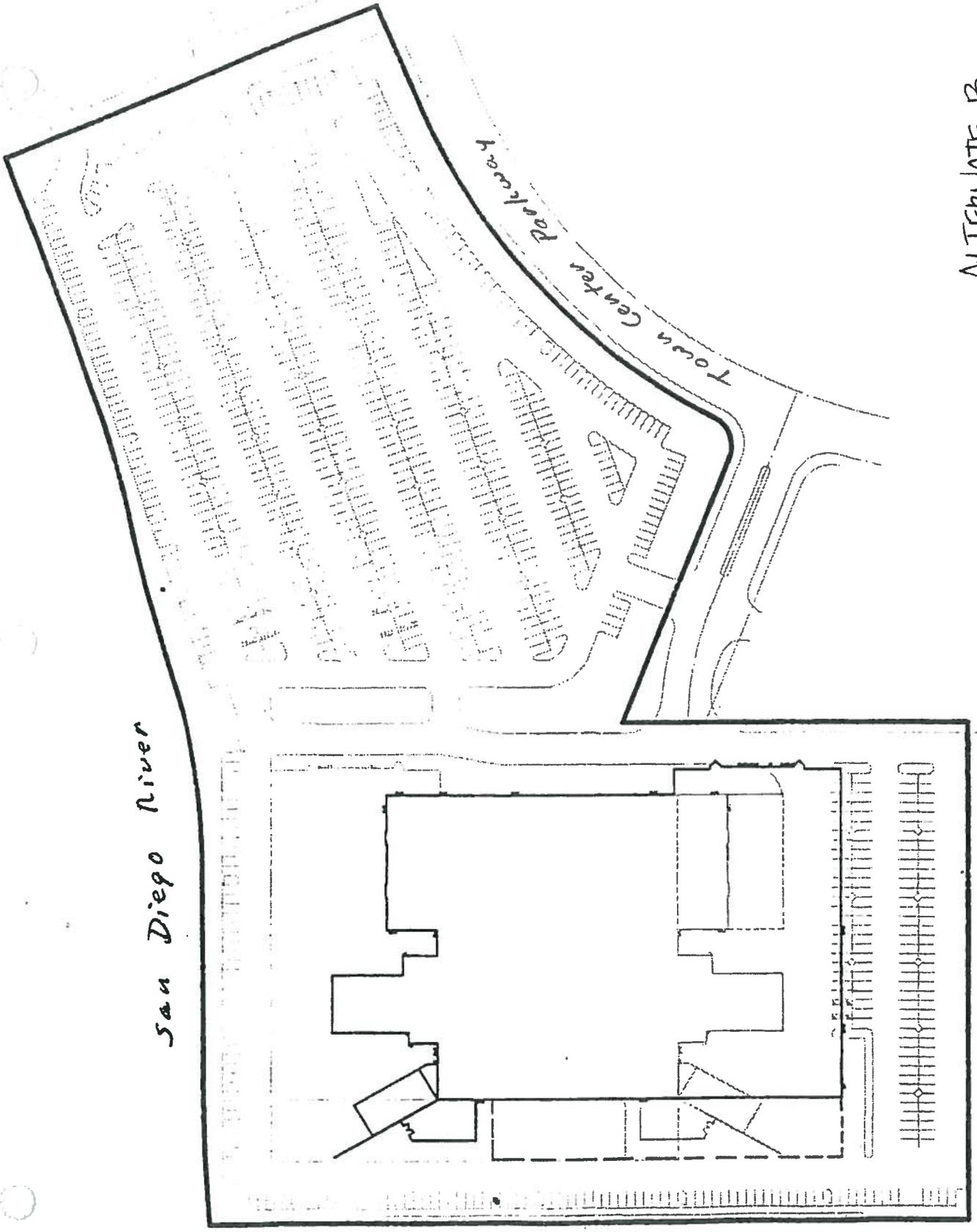
That the Planning Commission:

1. Find the Mitigated Negative Declaration as complete and in accordance with the provisions of the California Environmental Quality Act.
2. Select an appropriate alternative action. A Resolution of Approval reflecting Alternative Actions A.1 and B.1 per the September 17th staff report, is attached.

San Diego River



ALTERNATE A



ALTERNATE B

RESOLUTION NO. 91-20

RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF SANTEE
APPROVING THE APPLICATION OF WAL-MART STORES, INC. TO ALLOW CONSTRUCTION OF A
127,500 SQUARE FOOT RETAIL STORE WITH A SATELLITE DISH AND A 22,800 SQUARE
FOOT EXPANSION LOCATED AT 170 TOWN CENTER PARKWAY SOUTH OF THE SAN DIEGO RIVER
CONDITIONAL USE PERMIT P91-05
APN 381-040-37

WHEREAS, on July 29, 1991, Wal-Mart Stores, Inc. submitted a complete application for a Conditional Use Permit for a 127,500 square foot retail store with a 22,800 square foot expansion plus a satellite dish on 14.78 acres located at 170 Town Center Parkway, south of the San Diego River; and

WHEREAS, on August 16, 1991, the Planning Director set this item for public hearing in accordance with Section 17.04.100 of the Zoning Ordinance; and

WHEREAS, on September 17, 1991, and October 1, 1991 the Santee Planning Commission held public hearings on this application; and

WHEREAS, the Planning Commission has reviewed the application and considered all recommendations by Staff and public testimony; and

NOW, THEREFORE, BE IT RESOLVED, that the foregoing facts are found to be true and correct; and

BE IT FURTHER RESOLVED, that the Planning Commission makes the following findings in accordance with Section 17.06.030 of the Zoning Ordinance:

1. That the proposed use is in accordance with the Santee General Plan and Town Center Specific Plan, the objectives of the Development Code and the purpose of the District in which the site is located, in that a department store is permitted within the Office/Commercial designation of the Town Center with the approval of a Conditional Use Permit; and
2. That the proposed use, together with the conditions applicable thereto, will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity in that the proposed development will improve the appearance of the site and the proposed development will enhance the public access to the San Diego River, and that the proposed development will benefit the community economically; and
3. That the proposed use complies with each of the applicable provisions of the Development Code and Zoning Ordinance and Municipal Code in that all development standards have been met.

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BE IT FURTHER RESOLVED, that the Santee Planning Commission finds that there will not be an adverse impact upon the environment from this project and hereby approves the Mitigated Negative Declaration for P91-05 dated August 14, 1991; and

NOW, THEREFORE, BE IT FURTHER RESOLVED, determined and ordered as follows:

- A. The following conditions are imposed with the granting of Conditional Use Permit P91-05.
- B. Approval is granted, with conditions for P91-05 as shown on site, landscape, and grading plans dated July 29, 1991; and on architectural elevations dated May 15, 1991; incorporated by reference and on file in the Planning Department. Development shall occur substantially as shown unless otherwise noted.
- C. P91-05 allows uses permitted within the Office/Commercial designation of the Town Center Specific Plan.
- D. Prior to issuance of building permits the applicant shall:
 1. Submit a revised site plan indicating the following:
 - a. Additional tree wells in the parking lot per Town Center Specific Plan and Zoning Ordinance requirements.
 - b. Extend block wall at western to southern property line. Wall shall be 8 feet tall.
 - c. Extend block wall to northwest corner of site. This wall shall be 42" high from corner of northern most abutting residential lot to river.
 - d. Show extent of overhead arcade along front of building.
 - e. Show location of compactor pad.
 - f. Show paving for southernmost crosswalk.
 - g. Provide at least 10 motorcycle spaces per Zoning Ordinance.
 - h. Provide bicycle racks.
 - i. Show 8 foot tall walls for pallet yard.
 - j. Landscape islands in middle of eastern parking lot.
 2. Revise the architectural plans to show the following:
 - a. Complete material/color callouts on all elevations plus colored elevations.
 - b. Provide "special" block sample and color.

RESOLUTION NO. 91-20

- c. Use multiple hues for tile roof.
 - d. Provide color for steel picket fence.
 - e. Use two tones of paint for walls of building.
3. Obtain a grading permit and complete rough grading in accordance with the Santee Municipal Code or have plans submitted and approved, agreements executed, and securities posted. Independent review of the Geotechnical Investigation for the site shall be completed prior to issuance of a grading permit.
 - a. Horizontal and vertical control for the grading plan shall be obtained from ROS 11252.
 - b. Project landscape and irrigation plans for the slope area along the San Diego River shall be completed and approved prior to issuance of a grading permit.
 - c. All recommended measures identified in the approved soil investigation shall be incorporated into the project design.
 - d. Permission to grade off-site shall be obtained for grading south of the site.
 4. Access easements shall be provided to the Director of Public Works' satisfaction for all public storm drain easements not directly accessible from a public road.
 5. Improve the Open Space Corridor through the site to the south bank of the San Diego River. Improvements shall include, but not be limited to: a twelve foot wide, two finish PCC bike/pedestrian path; landscaping; signage; lighting; and pedestrian furnishings consistent with the Town Center Specific Plan.
 6. Improve the proposed Open Space Corridor landscape easement along the northern property line as shown on the grading plans. Improvements shall include, but not be limited to: a nine foot wide, split finish PCC bike/pedestrian path; landscaping; signage; lighting; and pedestrian furnishings consistent with the Town Center Specific Plan. The corridor path shall be connected to the path in the San Diego River with a graded path consistent with the existing path design.
 7. Construct "A" Street as shown on the site plan and grading plan including curb, gutter, pedestrian ramps, interlocking pavers, drainage facilities, street lights, and reconstruction of the curb returns to a minimum thirty five foot radius at Town Center Parkway.
 8. Modify the traffic signal at the intersection of Mission Gorge Road and Carlton Hills Boulevard as indicated in the approved traffic study and to the satisfaction of the Director of Public Works at the developer's sole expense.

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9. All new utility distribution facilities within the property and adjacent half-streets shall be placed underground in accordance with Section 81.603(G) of the Santee Subdivision Ordinance.
10. Provide certification to the Director of Public Works indicating that sewer and water can be provided and that financial arrangements have been made to provide said services.
11. Dedicate landscape easements along the site boundary and within the site as shown on the site plan for all areas to be maintained through the Town Center Landscape Maintenance District.
 - a. Upon acceptance of the improvements within the landscape easements by the City, applicant shall formally request annexation to the Town Center Landscape Maintenance District. Said request shall be to the satisfaction of the Director of Public Works.
 - b. Applicant shall make a cash deposit to defray costs associated with the annexation to the District.
12. Dedicate additional Corridor Open Space easements along the northern and southern property boundaries and east of the proposed building for the Open Spaces Corridors along the River, for the southern and southeastern property boundaries within the reciprocal easement agreement with Home Capital Corporation, and between "A" Street and the River all as shown on the site plan.
13. Applicant shall submit a final hardscape plan for the entire site after project approval. The hardscape plan is subject to approval by the Directors of Planning and Community Development and Public Works. In addition, the hardscape plan shall include the following notes:
 - a. Colored concrete flatwork shall be Davis #61222 (Eastern Tan) at 1 1/2 lbs/sack mix.
 - b. Precast concrete pavers shall be PermaConcrete Jupiter pattern (Colorburst 1), or approved equivalent.
 - c. All other materials shall be subject to the approval of the Director of Planning and Community Development.
14. Applicant shall submit a final landscape plan to the approval for the Director of Planning and Community Development after approval of development.

Modify the landscape plan and provide additional information as listed below:

- a. All trees within ten feet of the public right-of-way or public improvements shall be installed with root control barriers or boxes.

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- b. Landscaping to be maintained by the Town Center Landscape Maintenance District shall be irrigated independently of the on-site landscaping.
 - c. The irrigation system shall be designed to accommodate reclaimed water to the satisfaction of Padre Dam Municipal Water District.
 - d. Landscape concept plan shall be modified to conform to the site plan.
 - e. Per Section 17.24.030(9) of the City Zoning Ordinance, unenclosed off-street parking areas shall be screened from view from public streets and adjacent more restrictive land uses. Screening may consist of one or any combination of the following methods upon the approval of the Planning Director.
 - (i) Walls: Low profile walls, 3 1/2 feet in height, shall consist of stone, brick, or similar types of decorative solid masonry materials.
 - (ii) Planting: Plant materials, when used as a screen, shall consist of compact evergreen plants. They shall be of a kind, or used in such a manner, so as to provide screening, have minimum height of 3 1/2 feet, within eighteen (18) months after initial installation, or screening as per (i), (ii), or (iii) shall be installed.
 - (iii) Berms: Earthen berm at least 3 1/2 feet above grade.
 - Said screening shall also be used between parking areas and the river.
 - f. Final design of on-site water feature shall be approved by the Director of Planning and Community Development.
- E. Submit final building elevations for approval by the Director of Planning and Community Development after approval of development.
- F. The final elevations for the future expansion shall be consistent with the remainder of the building and shall be subject to the approval of the Director of Planning and Community Development.
- G. Provide specification for site furnishings to be utilized in the Corridor Open Spaces and in front of the building.
- 1. Specifications for site furnishings shall be subject to the approval of the Director of Planning and Community Development.
 - 2. Site furnishings shall be consistent with the project design.
- H. An automatic irrigation system shall be provided as required for proper irrigation, development and maintenance of the vegetation. The design of the system shall provide adequate support for the vegetation selected.

RESOLUTION NO. 91-20

1. The irrigation system shall be designed to accommodate reclaimed water to the satisfaction of Padre Dam Municipal Water District.
- I. All required landscape areas shall be maintained free of debris and litter and all plant material shall be maintained in a healthily growing condition. Diseased or dead plant material shall be satisfactory treated or replaced within 30 days with material of equivalent point value, unless a longer replacement period is approved by the Director of Planning and Community Development.
- J. All existing irrigation and plant material between sidewalk and curb on Town Center Parkway shall be protected in place except at the direction of the City of Santee.
- K. Any trash enclosures shall be enclosed by a solid wall six feet in height with a solid gate. The color and materials shall be compatible with the approved building and shall be subject to approval by the Director of Planning and Community Development.
 1. Provide adequate space in trash enclosures for recycling bins to the satisfaction of the Directors of Planning and Community Development and Public Works.
- L. All parking lot and site lighting to be per the Town Center Specific Plan requirements.
 1. Shield corridor open space lighting to direct illumination away from habitat areas.
 2. Parking lot light poles are to be 25 feet in height.
- M. Prior to final occupancy, the applicant shall:
 1. Install all landscaping and irrigation.
 2. Submit to the City a landscape bond in the amount equal to the cost of landscaping and irrigation on the site. The bond shall be held by the City for one year from the date of occupancy. Amount of bond may be phased in conjunction with the phasing of construction.
 3. Submit a sign permit for approval of the Director of Planning and Community Development.
- N. Prior to final occupancy, the applicant shall construct eight foot sound walls at the western property line and at the loading dock per the locations shown on the site plan. Said walls shall be of solid construction and be no less than 3.5 pounds per square foot.
- O. Prior to partial temporary occupancy for fixturation, the applicant shall:
 1. Complete all fire suppression systems to the satisfaction of the City Fire Chief.

RESOLUTION NO. 91-20

2. Complete all weather access to the building. The access shall be a minimum of 30 feet in width and shall be constructed on a base capable of withstanding 32 tons of weight. The access shall be to the satisfaction of the City Fire Chief.
- P. Submit to the Director of Public Works on-site improvement plans for all on-site paving and drainage facilities for approval prior to issuance of building permits. All parking areas shall be designed using "R" value tests and a minimum traffic index of 4.5, with a minimum structural section of 2 inches of A.C. over 4 inches of crushed aggregate base. Areas subject to heavy truck traffic shall be designed to a traffic index of 7.0. Areas subject to extensive vehicular traffic, such as entrance aisles, shall be design to a minimum traffic index of 5.0.
- Q. Applicant shall obtain a Streambed Alteration Agreement from the California Department of Fish and Game (CDFG). Said agreement must be completed prior to the issuance of rough grading permits.
- R. The satellite dish shall be obscured from view from the public right-of-way along Town Center Parkway.
1. Applicant shall submit a line of sight visual analysis to the satisfaction of the Director of Planning and Community Development.
- S. The auto center shall only operate between the hours of 9:00 a.m. and 10:00 p.m.
- T. Install fire hydrants and fire suppression systems to the satisfaction of the City Fire Chief.
- U. All roof-mounted equipment shall be shielded from public view by parapet walls to the satisfaction of the Director of Planning and Community Development.
- V. All parking areas and driveways shall be maintained in a suitable driving condition and free from potholes or other hazardous conditions.
- W. Inlets to all storm drains shall be constructed with grease traps in accordance with the Environmental Impact Report for the Town Center Specific Plan.
- X. The applicant shall pay all applicable development fees due at the time of building permit issuance, including drainage, traffic impact, traffic signal fees. All fees are subject to reimbursement pursuant to the Agreement in Aid between Wal-Mart Stores, Inc. and the Santee Redevelopment Agency. At present, the fees are estimated as follows:
- | | |
|----------------|------------|
| Drainage | \$ 275,000 |
| Traffic Impact | \$ 644,055 |
| Traffic Signal | \$ 133,483 |
- Y. Comply with all applicable sections of the Municipal Code, Subdivision Ordinance, Land Development Manual, and Public Works Standards of the City of Santee.

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- Z. Construct drainage systems capable for handling and disposing all surface water originating within the site. No surface drainage will be allowed to flow on to the public street system from the proposed development, with the exception of the small amount of drainage presently shown on the preliminary grading plan.
- AA. Elevate all building pads at or above the 100 year flood elevation in accordance with the Santee Flood Damage Prevention Ordinance, City Ordinance No. 204.
- BB. Prior to final occupancy, all construction on-site and in the public right-of-way will be completed to the extent necessary to adequately serve the building as determined by the Director of Public Works.
- CC. The terms and conditions of this Conditional Use Permit shall be binding upon the applicant and all persons, firms and corporations having an interest in the property subject to this permit and the heirs, executors, administrators, and successors and assigns of each of them including municipal corporations, public agencies and districts.
- DD. This development plan expires in two years on October 11, 1993, at 5:00 p.m. unless prior to that date substantial construction pursuant to this Conditional Use Permit has commenced. Said period may be extended one year by the Planning Commission pursuant to a request for time extension received prior to the original expiration date.

RESOLUTION NO. 91-20

PASSED, APPROVED AND ADOPTED by the Planning Commission of the City of Santee at a Regular Meeting held this 1st day of October, 1991, by the following vote, to wit:

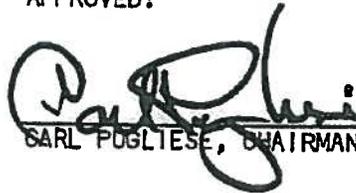
AYES: WILSON, PUGLIESE, HOLMAN, RYAN

NOES: HATTON

ABSTAIN: NONE

ABSENT: NONE

APPROVED:


CARL PUGLIESE, CHAIRMAN

ATTEST:


NIALL FRITZ, SECRETARY

Conditional Use Permit P91-05
Wal-Mart

Mitigation Monitoring Program

Traffic

MITIGATION MEASURES

1. Improve Cuyamaca Street to six lanes south of the San Diego River.
2. Install a free westbound right turn lane at the intersection of Carlton Hills Boulevard and Mission Gorge Road. This will improve the level of service from LOS F to LOS C during the afternoon peak hour.

MONITORING PROGRAM

1. Public Works Department is to inspect improvement of Cuyamaca Street and provide letter certifying completion of improvement.
2. Public Works Department is to inspect modification to traffic signal at Carlton Hills Boulevard. City Traffic Engineer will provide letter certifying that modifications to traffic signal are complete and operational.

Noise

MITIGATION MEASURES

1. Construct an 8-foot high noise wall along the western property line. Wall is to be of solid construction of no less than 3.5 pounds per square foot.
2. Construct an 8-foot high noise wall adjacent westerly of the loading dock. Wall is to be of solid construction of no less than 3.5 pounds per square foot.
3. Delivery trucks are to shut off engines while at the dock loading and unloading.
4. Loading and unloading operations will be performed by hand and merchandise transported by hand truck.
5. Refrigerated trucks are not permitted.

MONITORING PROGRAM

1. Public Works Department will inspect the improvement. Project engineer (City) will send letter certifying that the improvement is constructed to specification and also certifying the completion of the improvement.

City Code Compliance Officer is to complete acoustical measurements at property line and also at adjacent residential properties to the west to assure that mitigation is functioning properly and meets City Noise Ordinance requirements. Code Compliance Officer to provide letter report of acoustical measurements certifying that mitigation is functional and that the City noise standards are being satisfied.

On-going monitoring will be performed twice a year to assure that noise standards are being met. Letter report to be submitted after each session of acoustical measurement.

2. Public Works Department will inspect the improvement. Project engineer (City) will send letter certifying that the improvement is constructed to specification and also certifying the completion of the improvement.

Biology

MITIGATION MEASURES

1. Erosion control during construction to prevent siltation of existing vegetation. This will likely include early vegetation of river banks, use of jute matting if necessary, and possible use of sandbags and other stabilizers.
2. Grading will not occur past the top of berm.
3. Any damaged vegetation will be replaced in kind.
4. Slope revegetation will be riparian in character and shall replace the lost mulefat (25 specimens) and replace lost cottonwoods, sycamores, willows, and sagebrush.

The planting in the slope area will replace all on-site wetland elements in kind. The slope area upland of the existing river channel will be permanently designated and maintained as a buffer and mitigation area.

5. Obtain a 1603 Streambed Alteration Agreement from the California Department of Fish and Game.

As a part of the Streambed Alteration Agreement, the applicant will file a Revegetation Plan and Wetlands Monitoring Program with the CDFG. The Revegetation Plan will show numbers and species planted and will clearly designate the buffer and mitigation area within the slope area.

The Revegetation Plan and Wetlands Monitoring Program will be to the satisfaction of the CDFG.

6. Have a certified biologist perform bi-weekly monitoring of the site during the grading operation to ensure that existing vegetation is not damaged and also to ensure that protective measures are working and to guarantee that needed revegetation has been installed and is healthy.

7. Walkway lighting along river will be shielded to direct illumination away from habitat.
8. A combination of mounds and barrier plantings at top of bank should be provided to restrict access to the natural habitat.

MONITORING PROGRAM

1. Applicant's engineer to develop erosion control program. City Public Works Department to inspect grading at least bi-weekly to assure that erosion control measures are effective. Project engineer (City) to send letter report after slope stabilization along river is complete certifying that slope is stable and has been revegetated.
2. City Public Works Department to perform bi-weekly inspection of grading operation along river to assure that strict limits of grading are observed. Project engineer (City) to send letter report after grading along river is complete certifying that grading did not exceed top of berm.
3. Certified biologist to perform weekly inspection to observe whether existing vegetation is damaged. If potential damage to vegetation occurs, and after replacement, biologist to send letter report certifying replacement of damaged vegetation and to certify replacement vegetation is healthy.
4. Certified biologist to inspect revegetation along river. After revegetation is complete, biologist to send letter report certifying revegetation has been completed and that all vegetation is healthy.
5. Applicant to send copy of Streambed Alteration Agreement to City. Project planner to submit letter report certifying that agreement has been obtained.
6. After grading operation is completed, certified biologist to send letter report certifying that existing vegetation has not been damaged or has been replaced, that the protective measures are installed, and that revegetation is complete.
7. City Public Works Department to inspect walkway lighting once it has been installed to assure that adequate shielding has been provided. Project engineer (City) to send letter report certifying that the shielding is adequate as installed.
8. City Public Works and Planning Departments to inspect final grading and barrier plantings to assure that access is restricted. Letter report to be sent to certify that the improvements are in place and are effective.
9. Applicant is to file and gain approval of a long range Wetlands Monitoring Program for the slope revegetation area. Applicant is to perform measures contained in the Monitoring Program and have a certified biologist file letter reports with the City indicating results of the monitoring.

Exhibit B-1: Existing Conditions

SAN DECO RIVER

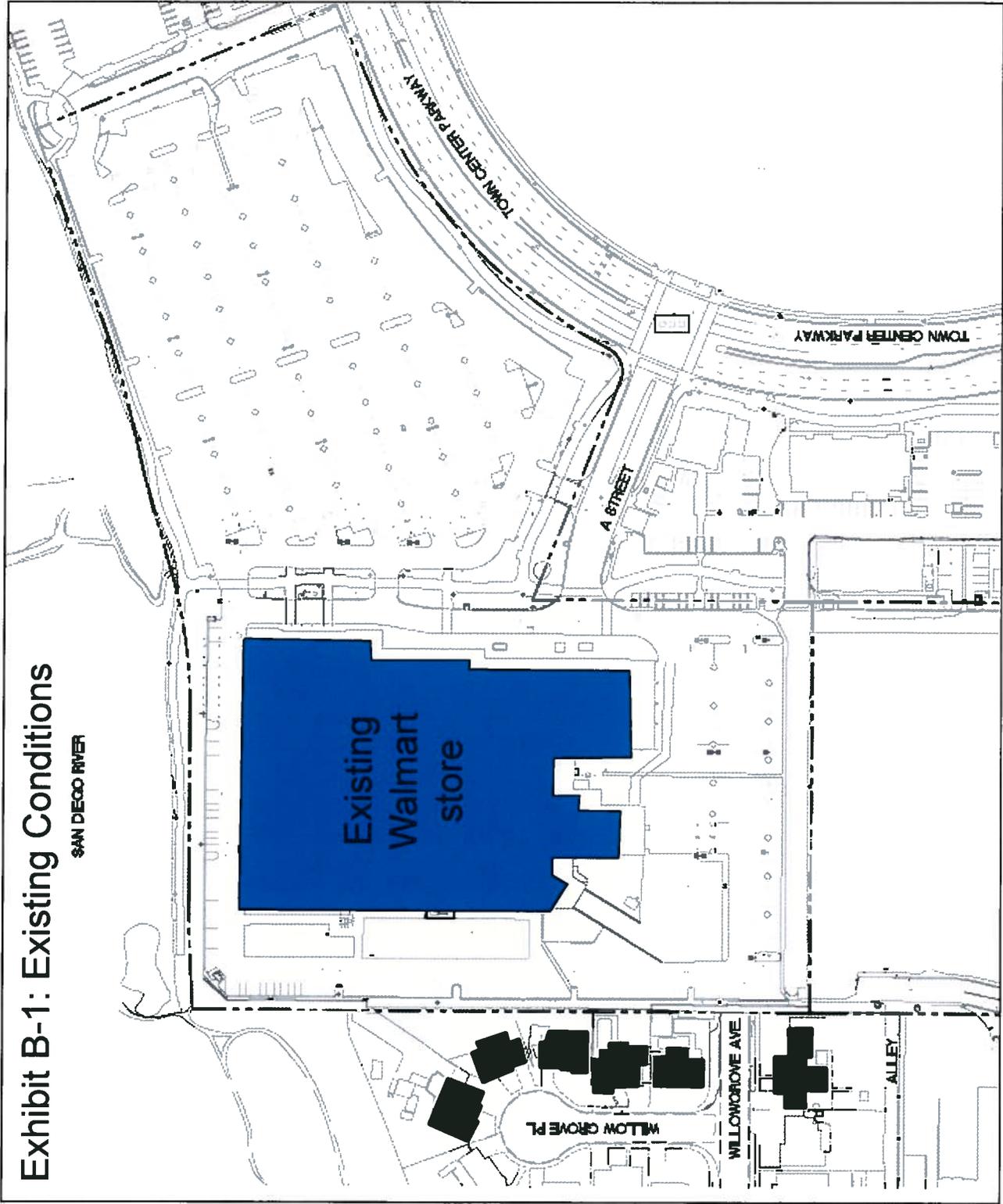


Exhibit B-2: Proposed Project

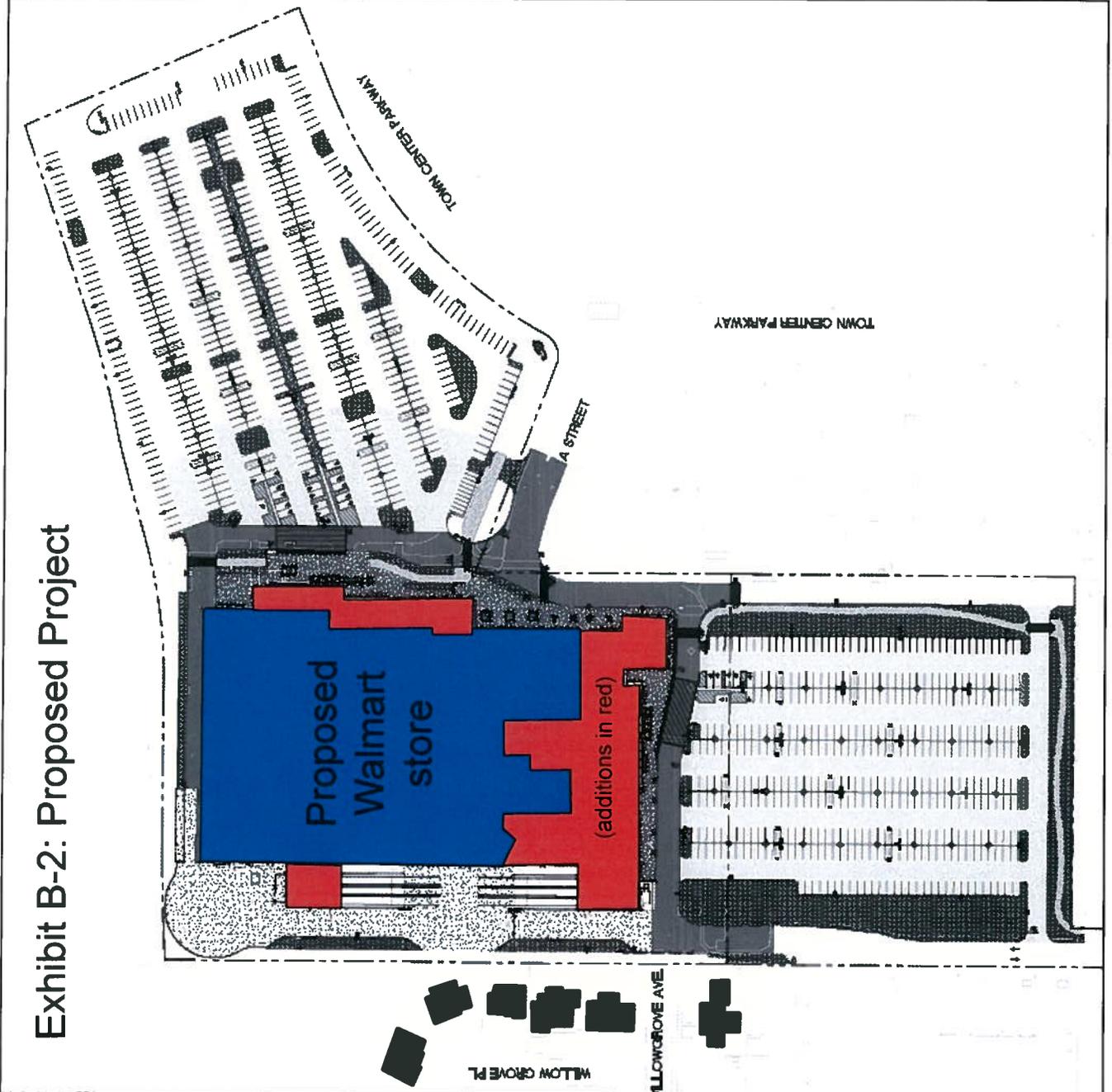


Exhibit C-1: Existing Truck Dock

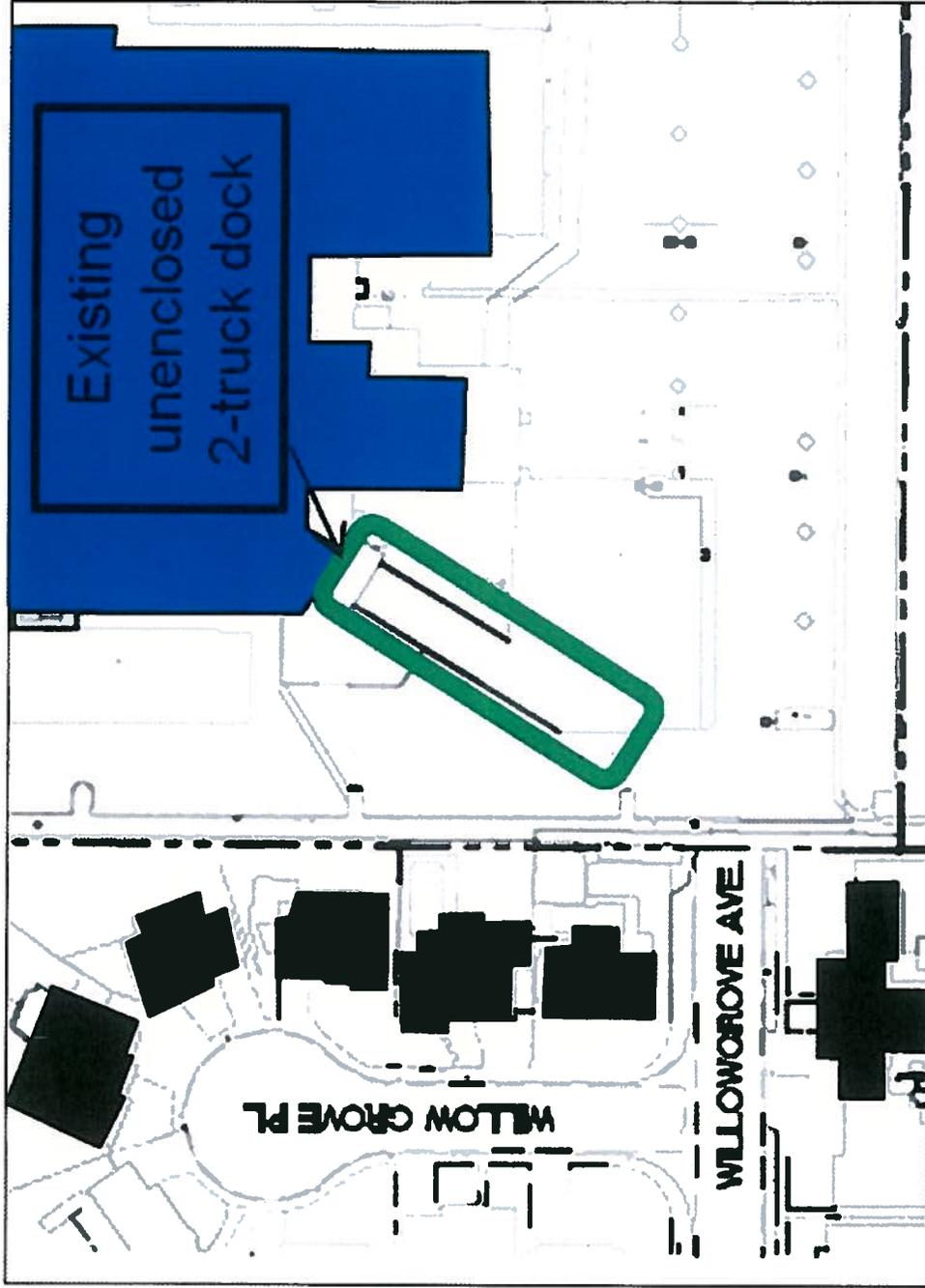


Exhibit C-2: Proposed Truck Dock

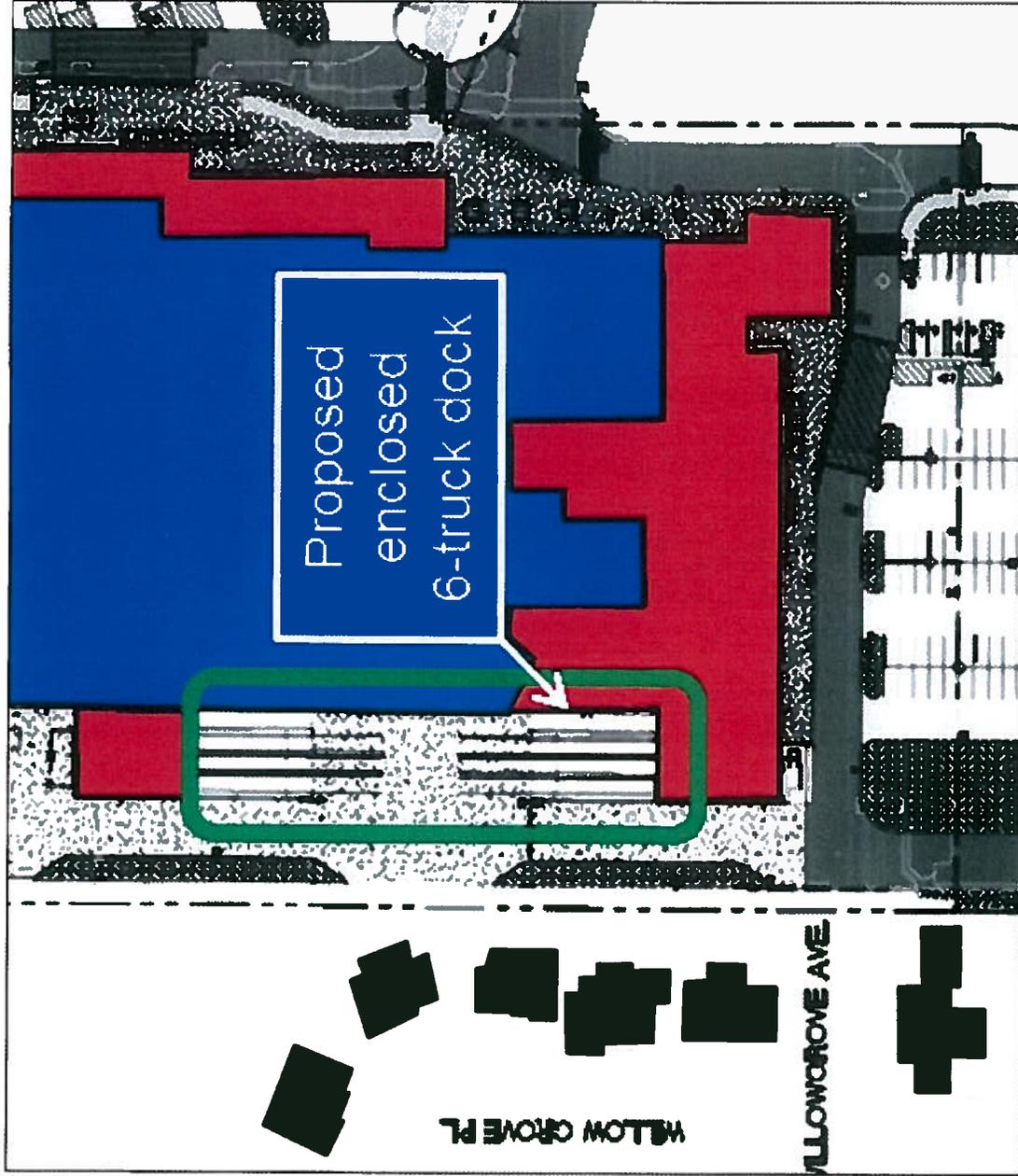


Exhibit D: Driveway from Mission Gorge Road (truck routes in red)

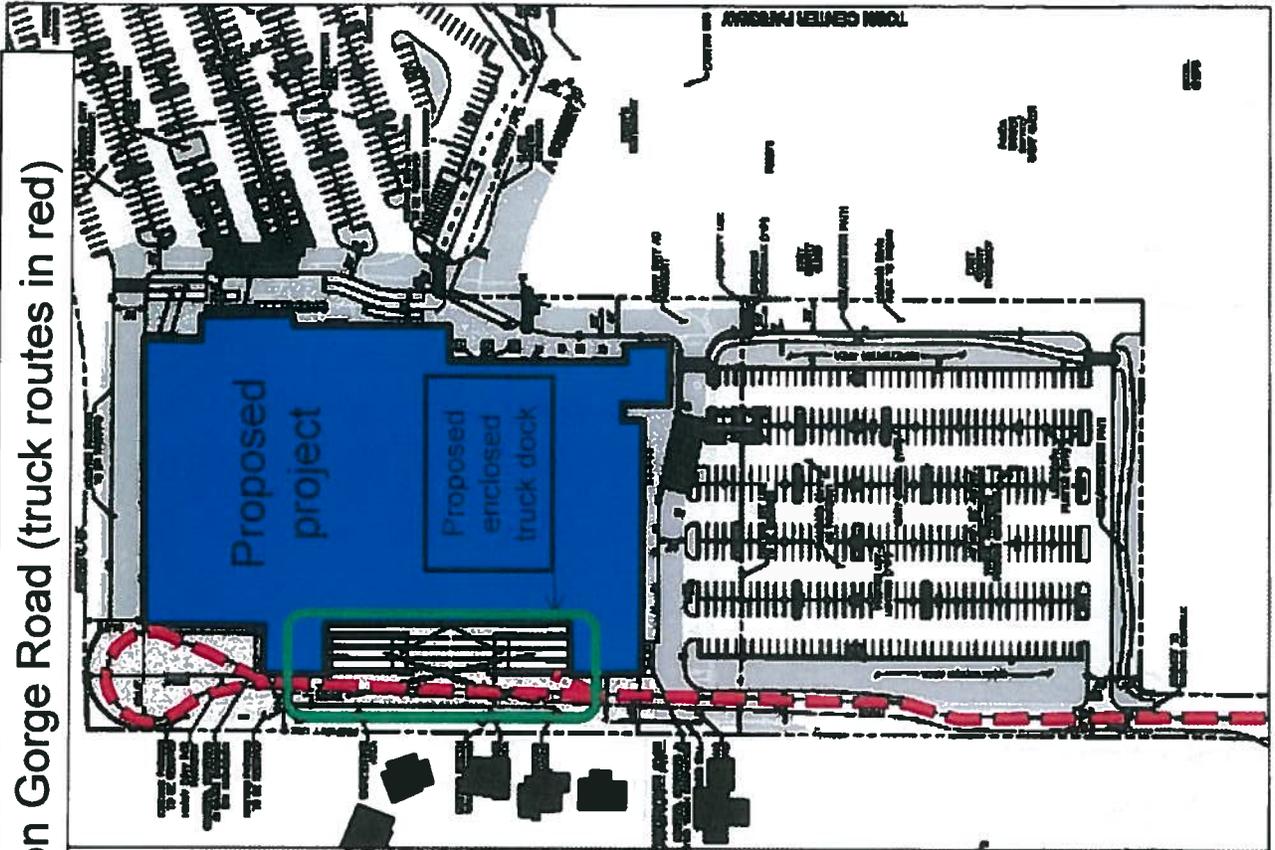
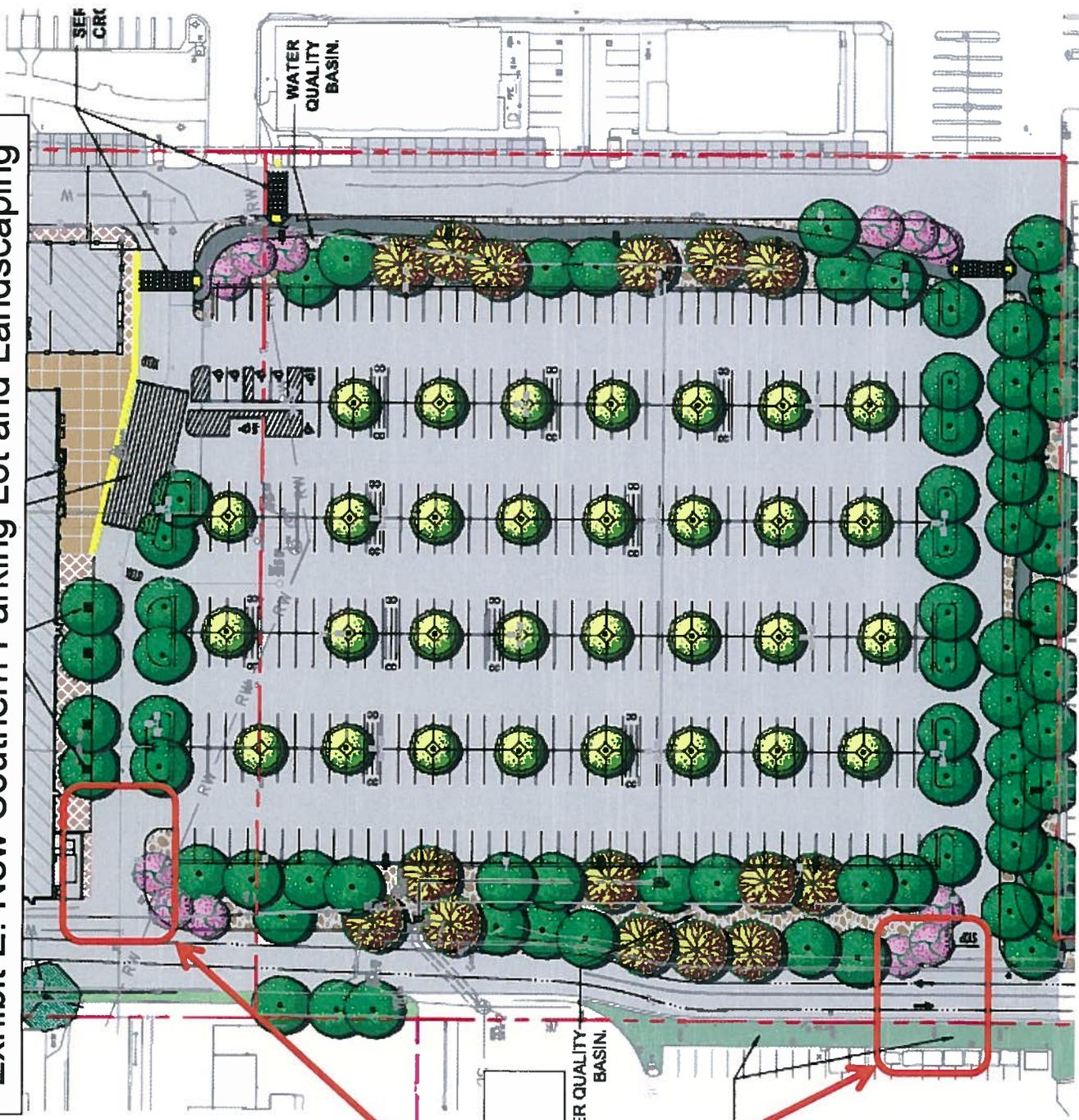


Exhibit E: New Southern Parking Lot and Landscaping



Possible access control locations

LANDSCAPE TO REMAIN

WATER QUALITY BASIN

SEF CRK

WATER QUALITY BASIN

Exhibit G – Draft EIR Executive Summary

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This section provides an overview of the project and the environmental analysis. For additional detail regarding specific issues, please consult the appropriate section of the environmental analysis (i.e., Sections 3.1 through 3.10).

ES1 PURPOSE AND SCOPE OF THE ENVIRONMENTAL IMPACT REPORT

This Environmental Impact Report (EIR) has been prepared by the City of Santee (City) to analyze the potential environmental effects associated with implementation of the proposed Santee Walmart Expansion project in Santee, California. This EIR evaluates environmental impacts within the project site as well as multiple entitlement requests, including a Specific Plan text amendment to clarify that grocery sales is an allowed use at the project site, parcel merger, and Conditional Use Permit modification.

ES2 PROJECT SUMMARY

The project is the expansion of the existing Walmart store located at 170 Town Center Parkway in Santee from approximately 131,220 square feet to approximately 180,339 square feet, an addition of 49,119 square feet. The store will expand its hours to 24 hours per day. (Store hours are currently 6:00 AM to midnight, seven days a week.) To accommodate the proposed expansion, the existing 14.78-acre store site will be merged with an adjacent 5.26-acre undeveloped parcel to form a project site totaling approximately 20.04 acres. When complete, the project will have a total of 945 parking spaces.

The project will require modification of Conditional Use Permit P91-05, which permitted the existing Walmart store. For example, mitigation measures specified with the approval of Conditional Use Permit P91-05 included the following: Loading and unloading operations will be performed by hand and merchandise transported by hand truck; and Refrigerated trucks are not permitted. The expansion of the facility would include an expanded delivery dock and use of equipment for loading and unloading, and refrigerated trucks will be used to deliver grocery products.

ES3 PROJECT ALTERNATIVES SUMMARY

California Environmental Quality Act (CEQA) Guidelines Section 15126.6 requires that an EIR describe a range of reasonable alternatives to the project which could feasibly attain the basic objectives of the project and avoid and/or lessen the environmental effects of the project. Further, CEQA Guidelines Section 15126.6(e) requires that a "no project" alternative be evaluated in an EIR. Section 5.0, Project Alternatives, provides a qualitative analysis of three scenarios that include:

- Alternative 1 – No Project Alternative
- Alternative 2 – Stand-Alone Commercial
- Alternative 3 – Reconfiguration of Building

ES4 AREAS OF CONTROVERSY/ISSUES TO BE RESOLVED

Concerns raised in response to the Notice of Preparation (NOP) were considered during the preparation of the EIR. A copy of each letter is provided in **Appendix 1.0-A** of this DEIR. Section 1.0, Introduction, provides a summary of issues and areas of concern related to the proposed

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project, as presented to the City by agencies and the public during the NOP review period. The complete text of the NOP and NOP comments is included as **Appendix 1.0-A** to this Draft EIR.

ES5 SUMMARY OF ENVIRONMENTAL IMPACTS

Table ES-1 displays a summary of project impacts and proposed mitigation measures that would avoid or minimize potential impacts. In **Table ES-1**, the level of significance is indicated both before and after the implementation of each mitigation measure.

For detailed discussions of all mitigation measures that would provide mitigation for each type of environmental impact addressed in this Draft EIR, refer to the appropriate environmental topic section (i.e., Sections 3.1 through 3.10).

Implementation of the proposed project is anticipated to result in nonresidential, commercial development. This development, in combination with long-term, region-wide growth and development, has the potential to generate environmental impacts in a number of areas, including direct construction impacts on biological and cultural resources; indirect impacts associated with use of this built environment on areas such as transportation, air quality, and noise; and capacity impacts to utilities, such as stormwater drainage facilities.

Of the potential environmental impacts discussed in the DEIR, one is considered significant and unavoidable. CEQA Guidelines Section 15126.2(b) requires an EIR to discuss unavoidable significant environmental effects, including those that can be mitigated but not reduced to a level of insignificance.

The significant and unavoidable project impact is the following topic area:

- Air Quality (one cumulatively significant and unavoidable impact)
- Noise (one significant and unavoidable impact)

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TABLE ES-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
<i>Transportation and Traffic</i>			
Impact 3.1.1 While San Diego County has opted out of the state Congestion Management Plan, development of the proposed project could still cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system surrounding the project site (i.e., result in a substantial increase in either the number of vehicle trips, the volume-to-capacity ratio on roads, or congestion)	LS	None required.	LS
Impact 3.1.2 Following implementation of the proposed project, all study area intersections would meet level of service standards.	LS	None required.	LS
Impact 3.1.3 The proposed project would provide adequate emergency access.	NI	None required.	NI
Impact 3.1.4 The proposed project would not conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks).	NI	None required.	NI
Impact 3.1.5 Implementation of the proposed project, along with other traffic generated by existing and future development in the project area in Year 2013, would increase traffic in the project area.	LCC	None required.	LCC
Impact 3.1.6 Implementation of the proposed project, along with other traffic generated by existing and future development in the project area in Year	LCC	None required.	LCC

S – Significant
PS – Potentially Significant
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CC – Cumulatively Considerable
LCC – Less than Cumulatively Considerable

SU – Significant and Unavoidable
CS – Cumulative Significant

NI – No Impact
SM – Significant but Mitigatable
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Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
2035, would increase traffic in the project area.			
Biological Resources			
Impact 3.2.1 Implementation of the proposed project will not result in a substantial adverse effect, either directly or through habitat modifications, to special-status plant species.	NI	None required.	NI
Impact 3.2.2 Implementation of the proposed project may result in a substantial adverse effect, indirectly or through habitat modifications, on listed wildlife species.	PS	<p>MM 3.2.2a Toads and other special-status amphibian and reptile species will be excluded from the construction site with silt fencing during the grading phases, as they might be attracted to the soil which is made loose or is piled up. To preclude arroyo toads and other species from the proposed impact areas, exclusionary fencing will be installed around the proposed impact area at the northern boundary of the project area prior to implementation of activities. The fence will consist of fabric or plastic at least 2 feet high, staked firmly to the ground, with the lower 1 foot of material stretching outward along the ground and secured with a continuous line of gravel bags. No digging or vegetation removal will be associated with the installation of this fence and all materials will be removed when the project is complete.</p> <p><i>Timing/Implementation: Prior to the start of grading activities</i> <i>Enforcement/Monitoring: City of Santee Development Services Department</i></p>	LS

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Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
		<p>MM 3.2.2b</p> <p>If vegetation removal or ground surface disturbance (any form of grading) is to occur between February 1 and September 1, the project applicant shall retain a qualified biologist to conduct a focused survey for active nests within 14 days prior to the disturbance of the construction area. Nesting surveys for small birds are only fully effective if carried out between dawn and 11 AM, as many species become inactive during the middle of the day. Burrowing owl surveys should be conducted consistent with the Staff Report on <i>Burrowing Owl Mitigation</i> (CDFW 2012). If active nests are found, trees/shrubs with nesting birds and ground nest sites shall not be disturbed until abandoned by the birds or a qualified biologist deems disturbance potential to be minimal (in consultation with the USFWS and/or the CDFW, where appropriate). If applicable, tree removal and grading shall be restricted to a period following fledging of chicks, which typically occurs between late July and early August. If an active nest is located within the 300 feet (500 feet for raptors) of construction activities, other restrictions may include establishment of exclusion zones (no ingress of personnel or equipment at a minimum radius of 300 feet or 500 feet, as appropriate, around the nest as confirmed by the appropriate resource</p>	

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Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
		<p>agency) or alteration of the construction schedule. If construction activities or tree removal are proposed to occur during the non-breeding season (September 2 to January 31), a survey is not required, no further studies are necessary, and no mitigation is required.</p> <p><i>Timing/Implementation: Reference to this requirement and the MBTA shall be included in the construction specification. Pre-construction nest surveys will be conducted prior to the initiation of construction activities, as applicable</i></p> <p><i>Enforcement/Monitoring: City of Santee Development Services Department</i></p> <p>MM 3.2.2c A workers' environmental awareness program (WEAP) shall be established and implemented prior to construction. The program shall include, at a minimum, special-status species identification, a description of suitable habitat for special-status species, the general provisions of ESA and CESA, and the penalties associated with violating ESA or CESA, as well as the general measures that are being implemented to avoid and minimize impacts to special-status species. The program shall be presented to all members of the construction crew.</p> <p><i>Timing/Implementation: A qualified biologist shall implement a worker awareness program prior to the initiation of construction activities</i></p> <p><i>Enforcement/Monitoring: City of Santee Development</i></p>	

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Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
		<p>Services Department</p> <p>MM 3.2.2d</p> <p>Illumination installed shall be affixed with glare shields and directed away from adjoining properties, trails, pathways, and roads. To minimize the impacts of artificial lighting, the following will occur:</p> <ul style="list-style-type: none"> Place lights only where needed and reduce the number of lights to the minimum amount necessary. Use low-pressure sodium bulbs that emit a narrow spectrum of yellow light along the northern border adjacent to nesting habitat. <p><i>Timing/Implementation: Prior to the initiation of construction activities</i></p> <p><i>Enforcement/Monitoring: City of Santee Development Services Department</i></p>	
Impact 3.2.3	PS	Mitigation measures 3.2.2a, 3.2.2b, and 3.2.2c (see above)	LS
Impact 3.2.4	NI	None required.	NI
Impact 3.2.5	NI	None required.	NI
Impact 3.2.6	NI	None required.	NI

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Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
and/or removal of sensitive biological communities.			
Impact 3.2.7 Implementation of the proposed project is not expected to conflict with any local policies or ordinances protecting biological resources.	NI	None required.	NI
Impact 3.2.8 Implementation of the proposed project would not conflict with the provisions of an adopted habitat conservation plan, natural community conservation plan, or any adopted biological resources recovery or conservation plan of any federal or state agency.	NI	None required.	NI
Impact 3.2.9 Implementation of the proposed project, in combination with existing, approved, proposed, and reasonably foreseeable development in the immediate area of the proposed project, will result in the conversion of habitat and impact biological resources.	LCC	None required.	LCC
Noise			
Impact 3.3.1 Implementation of the proposed project would not result in a significant increase in traffic noise levels at nearby noise-sensitive receptors.	LS	None required.	LS
Impact 3.3.2 Short-term construction activities could result in a substantial temporary increase in ambient noise levels at nearby noise-sensitive land uses, which may result in increased levels of annoyance, activity interference, and sleep disruption.	LS	None required.	LS
Impact 3.3.3 Implementation of the proposed project would not result in exposure of persons to, or generation of, noise levels in excess of standards established in the local general plan.	LS	None required.	LS

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Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
or noise ordinance, or of applicable standards of other agencies and a permanent increase in ambient nighttime noise levels in the project vicinity above levels existing without the project.			
Impact 3.3.4 Implementation of the proposed project may result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project.	PS	None Feasible	SU
Impact 3.3.5 The proposed project may be subjected to noise from aircraft overflights, resulting in exposure of those in the project area to excessive noise levels.	LS	None required.	LS
Impact 3.3.6 Implementation of the proposed project would not result in a substantial contribution to Year 2013 cumulative traffic-related noise levels.	LCC	None required.	LCC
Impact 3.3.7 Implementation of the proposed project would not result in a substantial contribution to Year 2035 cumulative traffic-related noise levels.	LCC	None required	LCC
Geology and Soils			
Impact 3.4.1 The project site includes soils which are subject to seismic-related ground failure, including liquefaction.	LS	None required.	LS
Impact 3.4.2 The project site includes soils which may be unstable or become unstable as a result of construction and potentially result in lateral spreading, subsidence, collapse, or liquefaction.	PS	MM 3.4.2a The upper 3 feet of existing soil within the building expansion area should be removed and recompact to provide uniform moisture content and density for support of building improvements. Potholes should be performed at the base of the removals to assess the	LS

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Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
		<p>condition of the fill. Where loose, soft, or otherwise unsuitable soils are encountered, deeper removals will be required. Within the parking lot expansion area, the upper 3 feet below finish parking lot subgrade should be removed and recompacted.</p> <p><i>Timing/Implementation: Prior to issuance of building permit</i></p> <p><i>Enforcement/Monitoring: City of Santee Development Services Department</i></p> <p>MM 3.4.2b The upper 3 feet of existing soils beneath proposed pavement subgrade elevation in the parking lot expansion area should be removed and recompacted. The exposed ground surface at the bottom of removal excavations should be proof rolled and probed for yielding areas. The removal and recompaction should extend to a horizontal distance of at least 5 feet beyond the edge of parking lot improvements. Deeper removal depths may be required based on conditions observed in the field during grading.</p> <p><i>Timing/Implementation: Prior to issuance of building permit</i></p> <p><i>Enforcement/Monitoring: City of Santee Development Services Department</i></p> <p>MM 3.4.2c The upper 3 feet of existing soils within building expansion areas should be removed and recompacted to a depth of at least 3 feet below existing pad grade. At the base of removals</p>	

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Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
		<p>potholes should be performed to a depth of at least 2 feet to assess the condition of the fill. If loose, soft, or otherwise unsuitable soil is encountered, deeper removals will be required. The exposed ground surface at the bottom of removal excavations should be proof rolled and probed for yielding areas. The removal and recompaction should extend to a horizontal distance of at least 5 feet beyond the building limits. Deeper removal depths may be required based on conditions observed in the field during grading.</p> <p><i>Timing/Implementation: Prior to issuance of building permit</i></p> <p><i>Enforcement/Monitoring: City of Santee Development Services Department</i></p> <p>MM 3.4.2d Excavated soils generated during grading and free of deleterious debris can be placed and compacted in layers to design finish grade elevations. All fill and backfill soils should be placed in horizontal loose layers approximately 8 inches thick, moisture conditioned to a water content slightly above optimum moisture content, and compacted to at least 90 percent relative compaction, as determined by ASTM Test Method D 1557-02. The upper 12 inches of fill beneath the building pad should be compacted to at least 95 percent relative</p>	

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Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
<p>Impact 3.4.3 The project site contains potentially expansive soils.</p>	LS	<p>compaction. Timing/Implementation: Prior to issuance of building permit Enforcement/Monitoring: City of Santee Development Services Department</p>	LS
<p>Impact 3.4.4 Implementation of the proposed project, in combination with existing, approved, proposed, and reasonably foreseeable development in the City of Santee and nearby areas of San Diego County, would not contribute to cumulative geologic and soils impacts.</p>	LCC	None required.	LCC
Hydrology and Water Quality			
<p>Impact 3.5.1 Construction activities associated with the proposed project could result in erosion and water quality degradation of downstream surface water and groundwater resources. Compliance with the requirements of the SWRCB's Construction General Permit would minimize the potential for such degradation.</p>	LS	None required.	LS

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Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
<p>Impact 3.5.2 Operation of the proposed project would introduce sediments and other contaminants typically associated with urban development into stormwater runoff, potentially resulting in the degradation of downstream surface water and groundwater quality. Implementation of proposed water quality treatment facilities and compliance with the post-construction standards of the City of Santee Standard Urban Stormwater Mitigation Plan would minimize the potential for such degradation.</p>	LS	None required.	LS
<p>Impact 3.5.3 The proposed project would introduce impervious surfaces in the form of an expanded structure and several acres of parking area to a previously undeveloped piece of land. This would result in an incremental reduction in recharge of the local groundwater aquifer.</p>	LS	None required.	LS
<p>Impact 3.5.4 The proposed project could increase stormwater flows and require additional infrastructure to accommodate anticipated demands.</p>	LS	None required.	LS
<p>Impact 3.5.5 The project site is located within the dam failure inundation areas for the Chet Harrit, El Capitan Reservoir, and San Vicente Reservoir dams. Failure of any of these dams could result in inundation of portions of the project site.</p>	LS	None required.	LS
<p>Impact 3.5.6 The proposed project, in combination with existing, approved, proposed, and reasonably foreseeable development in the San Diego River watershed, would alter drainage conditions, rates, volumes, and water quality, which could result in potential water quality impacts within the overall watershed.</p>	LCC	None required.	LCC

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Air Quality	Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
Impact 3.6.1	Subsequent land use activities associated with the proposed project would not conflict with or obstruct implementation of the San Diego County Regional Air Quality Strategy.	NI	None required.	NI
Impact 3.6.2	Construction-generated emissions could contribute substantially to an existing or projected air quality violation.	LS	None required.	LS
Impact 3.6.3	Subsequent land use activities associated with implementation of the proposed project could result in long-term operational emissions that could violate or substantially contribute to a violation of federal and state standards for ozone and coarse and fine particulate matter.	LS	None required.	LS
Impact 3.6.4	The proposed project would not contribute to localized concentrations of CO that would exceed applicable ambient air quality standards.	LS	None required.	LS
Impact 3.6.5	The proposed project would not result in exposure of sensitive receptors to substantial pollutant concentrations.	LS	None required.	LS
Impact 3.6.6	Subsequent land use activities associated with the proposed project could include sources that could create objectionable odors affecting a substantial number of people or expose new residents to existing sources of odor. However, implementation of SDAPCD rules and regulations would address this issue.	LS	None required.	LS
Impact 3.6.7	Construction of the proposed project, in combination with existing, approved, proposed, and reasonably foreseeable	CS	None available.	SU

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Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
<p>development in the San Diego Air Basin, would contribute to cumulative increases in emissions of ozone-precursor pollutants (ROG and NO_x) and PM₁₀ that could contribute to future concentrations of ozone and PM₁₀, for which the region is currently designated nonattainment.</p>			
<p>Cultural Resources</p>			
<p>Impact 3.7.1 Implementation of the proposed project would not cause a substantial adverse change in the significance of a known historical resource.</p>	NI	None required.	NI
<p>Impact 3.7.2 While implementation of the proposed project would not result in a substantial adverse change in the significance of a known archaeological resource, it could result in the potential disturbance of currently undiscovered cultural resources (i.e., prehistoric archaeological sites, historical archaeological sites, and isolated artifacts and features) and human remains.</p>	PS	<p>MM 3.7.2a The project applicant shall retain a qualified archaeologist meeting the Secretary of Interior's Professional Qualifications Standards in prehistoric or historical archaeology, as appropriate, to monitor all initial ground-disturbing activities in native soils or sediments, including all vegetation removal. If no cultural resources are identified during this phase of ground disturbance, and if determined between the qualified archaeologist and the lead agency, monitoring may be reduced to on-call status.</p> <p>If any prehistoric or historic artifacts or other indications of archaeological resources are found during site grading or once project construction is under way, the on-site monitor shall be empowered to temporarily halt or divert construction in the immediate vicinity</p>	LS

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		<p>of the discovery while it is evaluated for significance, and the City shall be immediately notified. Construction activities could continue in other areas. The archaeologist shall evaluate the finds and recommend appropriate mitigation measures for the inadvertently discovered cultural resources. The City will consider the recommendations of the qualified archaeologist and if deemed feasible and appropriate by the City, such recommendations shall be implemented. Such measures may include avoidance, preservation in place, excavation, documentation, curation, data recovery, or other appropriate measures. Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by the project applicant, the qualified project archaeologist, and the lead agency as to the appropriate preservation or mitigation measures.</p> <p><i>Timing/Implementation: As a condition of project approval, and implemented during ground-disturbing activities</i></p> <p><i>Enforcement/Monitoring: City of Santee Development Services Department</i></p> <p>MM 3.7.2b Should cultural resources, other than human remains, be discovered during construction activities when an archaeological monitor is not present, project personnel shall halt such</p>	

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Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
		<p>activities in the immediate area and notify a qualified archaeologist meeting the Secretary of Interior's Professional Qualifications Standards in prehistoric or historical archaeology immediately to evaluate the resource(s) encountered and recommend the development of mitigation measures for potentially significant resources consistent with Public Resources Code Section 21083.2(i). Construction activities could continue in other areas. The archaeologist shall evaluate the finds and recommend appropriate mitigation measures for the inadvertently discovered cultural resources. The City will consider the recommendations of the qualified archaeologist and if deemed feasible and appropriate by the City, such recommendations shall be implemented. Such measures may include avoidance, preservation in place, excavation, documentation, curation, data recovery, or other appropriate measures. Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by the project applicant, the qualified project archaeologist, and the City, as well as the Native American tribal representative if relevant, as to the appropriate preservation or mitigation measures.</p> <p>Should the discovery include Native</p>	

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Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
<p>Impact 3.7.3 Implementation of the proposed project could directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.</p>	<p>PS</p>	<p>American human remains, in addition to the required procedures of Health and Safety Code Section 7050.5, PRC Section 5097.98, and California Code of Regulations Section 15064.5(e), all work must stop in the immediate vicinity of the find and the San Diego County Coroner must be notified. If the remains are determined to be Native American, the coroner will notify the Native American Heritage Commission, and the procedures outlined in CEQA Sections 15064.5(d) and (e) shall be followed.</p> <p><i>Timing/Implementation: As a condition of project approval, and implemented during ground-disturbing activities</i></p> <p><i>Enforcement/Monitoring: City of Santee Development Services Department</i></p>	<p>LS</p>
<p>MM 3.7.3 Prior to issuance of a grading permit, the project applicant shall present a letter to the Director of Development Services indicating that a qualified paleontologist has been retained to carry out a paleontological monitoring and salvage program. The contracting paleontologist shall be present to monitor all initial ground-disturbing activities in native soils or sediments, including all vegetation removal. Should any paleontological resources (i.e., fossils) be uncovered during project construction activities, all work in the immediate vicinity shall be halted</p>			

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		<p>or diverted to other areas on the site and the City shall be immediately notified. The qualified paleontologist shall be retained to evaluate the finds and recommend appropriate mitigation measures for the inadvertently discovered paleontological resources. The City shall consider the recommendations of the qualified paleontologist and if deemed feasible and appropriate by the City, such recommendations shall be implemented. Such measures may include avoidance, preservation in place, excavation, documentation, curation, data recovery, or other appropriate measures. Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by the project applicant, qualified paleontologist, and the City, as well as the Native American tribal representative if relevant, as to the appropriate preservation or mitigation measures.</p> <p><i>Timing/Implementation: As a condition of project approval, and implemented during ground-disturbing activities</i></p> <p><i>Enforcement/Monitoring: City of Santee Development Services</i></p>	

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<p>Impact 3.7.4 No human remains have been identified within the project site; however, implementation of the proposed project could result in the inadvertent disturbance of currently undiscovered human remains. Any discovery of human remains would trigger state law governing the treatment of human remains.</p>	LS	None required.	LS
<p>Impact 3.7.5 Implementation of the proposed project, along with any foreseeable development in the project vicinity, could result in cumulative impacts to cultural resources (i.e., prehistoric sites, historic sites, and isolated artifacts and features).</p>	PS	Mitigation measures 3.7.2a and 3.7.2b (see above)	LCC
<p>Impact 3.7.6 Implementation of the proposed project, along with any foreseeable development in the project vicinity, could result in cumulative impacts to paleontological resources.</p>	PS	Mitigation measure 3.7.3 (see above)	LCC
<p>Greenhouse Gases and Energy</p>			
<p>Impact 3.8.1 The proposed project would not result in the consumption of energy associated with electrical, natural gas, and vehicle fuel in an inefficient and wasteful manner.</p>	LS	None required.	LS
<p>Impact 3.8.2 Implementation of the proposed project would result in a net increase in GHG emissions but would not conflict with the goals of AB 32 or result in a significant impact on the environment.</p>	LCC	None required.	LCC

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Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
Land Use			
Impact 3.9.1 The proposed project could be inconsistent with the Town Center Specific Plan and the General Plan.	LS	None required.	LS
Impact 3.9.2 The proposed project could lead to additional development of grocery departments within existing stores in the Town Center Specific Plan area.	LCC	None required.	LCC
Aesthetics and Visual Resources			
Impact 3.10.1 The project will not have a substantial adverse effect on a scenic vista.	LS	None required.	LS
Impact 3.10.2 The project will introduce new sources of light and glare into the project area.	PS	MM 3.10.2 Lighting located north of Willowgrove Avenue along the project's western property line shall be redesigned to completely eliminate potential light spillover onto adjacent residential properties. This may be accomplished through limiting the height of freestanding lights such that fixtures do not to exceed the height of the existing sound wall and/or by providing adequate shielding to ensure that the potential for light trespass is fully eliminated. A revised photometric analysis with the necessary changes shall be prepared prior to final approval of improvement plans to confirm that this has been achieved. <i>Timing/Implementation: As a condition of project approval and prior to final approval of improvement plans</i> <i>Enforcement/Monitoring: City of Santee Development Services Department</i>	LS

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<p>Impact 3.10.3 The project will not result in the physical deterioration of property or structures, or result in urban decay as a result of economic or other factors.</p>	LS	None required.	LS
<p>Impact 3.10.4 Implementation of the proposed project, in conjunction with existing, approved, proposed, and reasonably foreseeable projects in Santee, would alter the visual character of the area, resulting in a change to public views as well as increased daytime glare and nighttime lighting levels. However, the project would not affect any specific visual resources, and mitigation measures are available to reduce glare and lighting impacts.</p>	LCC	None required.	LCC

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EXHIBIT H: WALMART STORES IN SAN DIEGO COUNTY

LOCATION	SUPERCENTER	DISCOUNT STORE	BUSINESS HOURS	DOCK AREA
Santee 170 Town Center Parkway	No	Yes	7:00 am to 11:00 pm	Southwest corner of store; adjacent to residential use
Chula Vista 1150 Broadway	No	Yes	24 hours	Rear of store adjacent to park; no adjacent residential use.
Chula Vista 1360 Eastlake Parkway	Yes	No	24 hours	Two separate dock areas; part of a shopping center; no adjacent residential use
Chula Vista 75 North Broadway	No	Yes	6:00 am to midnight	Rear of store adjacent to 54 freeway; no adjacent residential use
El Cajon 605 Fletcher Parkway	No	Yes	6:00 am to midnight	Part of a shopping center; loading dock area is covered and located on the west side of the building; no adjacent residential use
El Cajon (unincorporated) 13487 Camino Canada	Yes	No	24 hours	South side of store; part of a shopping center; no adjacent residential use
Encinitas 1550 Leucadia Blvd	Yes	No	6:00 am to 11:00 pm Monday to Friday, 6:00 am to midnight Saturday and Sunday	Rear of store; no adjacent residential use
Escondido 1330 East Grand Avenue	No	Yes	6:00 am to 11:00 pm	Rear of store; no adjacent residential use.

EXHIBIT H: WALMART STORES IN SAN DIEGO COUNTY

LOCATION	SUPERCENTER	DISCOUNT STORE	BUSINESS HOURS	DOCK AREA
La Mesa 5500 Grossmont Center Drive	No	Yes	6:00 am to midnight	East side of store; part of a shopping center ; no adjacent residential use
National City 1200 Highland Avenue	Yes	No	6:00 am to 11:00 pm	SW corner of store; adjacent to residential use
Poway 13425 Community Blvd	No	Yes	6:00 am to midnight	Loading dock on east side of store; screen/sound wall; no adjacent residential use
San Diego 3412 College Avenue	Yes	No	6:00 am to 11:00 pm	Within a shopping center; no adjacent residential use
San Diego 3382 Murphy Canyon Road	No	Yes	24 hours	South end of store; no adjacent residential use
San Diego 4840 Shawline Street	No	Yes	6:00 am to 11:00 pm	Southwest corner of store, adjacent to industrial area and 805 freeway; no adjacent residential use.
San Diego 575 Saturn Blvd	No	Yes	7:00 am to midnight	North end of shopping center, along 5 freeway; no adjacent residential use
San Diego 710 Dennery Road	No	Yes	7:00 am to midnight	South side of store, internal to shopping center; no adjacent residential land use.
San Marcos 732 Center Drive	No	Yes	24 hours	North end of store; separated from residential use by road