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material for
that item.**

**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**

**September 9, 2015
7:00 PM**

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

LEGISLATIVE INVOCATION

PLEDGE OF ALLEGIANCE:

PRESENTATION: PRESENTATION OF CHECK FROM SPORTSPLEX USA

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 Payment of Demands as presented.**

- (C) Adoption of a Resolution awarding the contract for Landscape Maintenance Services for Area 2 - Medians and Right-of-Ways to Benchmark Landscape Services Incorporated per Bid 15/16-20018 for an amount not to exceed \$143,952.44 for the remainder of FY 2015-16; authorizing the City Manager to approve three (3) additional 12-month options to renew along with the corresponding purchase orders and annual change orders up to ten percent (10%) of the then-current contract amount; and authorizing the Director of Community Services to execute a Notice of Completion and the City Clerk to file said Notice of Completion upon satisfactory completion of work for each contract term.
- (D) Rejection of four claims by Loan Thi Minh Nyuyen, Kimberly Nang Chanthaphanh, K.J. Phounsy, and K.P. Phounsy per government Code Section 913.

2. PUBLIC HEARING:

- (A) Public Hearing for a General Plan Amendment (GPA2014-5) to change the land use designation of a 5.06-acre portion of a 13.21-acre property located at 10315 Mission Gorge Road from "Park/Open Space" to "General Commercial," a Zone Code Amendment to the Zone District Base Map (R2014-3) to change the Park/Open Space (P/OS) Zone to the General Commercial (GC) Zone with findings in accordance with Ordinance 175 (Sport Field Displacement); and approve the Mitigated Negative Declaration (AEIS2014-15) pursuant to the California Environmental Quality Act. Applicant: Santee School District

Recommendation:

1. Conduct and close Public Hearing; and
2. Approve the Mitigated Negative Declaration (AEIS2014-15) as complete and in compliance with the provisions of the California Environmental Quality Act (CEQA); and
3. Adopt the Resolution approving the General Plan Amendment (GPA2014-5); and
4. Introduce Rezone (R2014-3) Ordinance for First Reading and set Second Reading for September 23, 2015.

3. ORDINANCES:

- (A) An Ordinance of the City Council of the City of Santee Amending Chapter 2.40 of the Santee Municipal Code Pertaining to Election Campaign Finance and Control.

Recommendation:

Introduce and conduct a First Reading of proposed Ordinance.

4. CITY COUNCIL ITEMS AND REPORTS:

(A) Appointment of Member to the Santee Park and Recreation Committee.

Recommendation:

Confirm Mayor Voepel's recommendation to be presented at the meeting.

(B) Discussion regarding Heartland Fire & Rescue JPA.

Recommendation:

Discuss and provide direction to staff.

5. CONTINUED BUSINESS: None

6. NEW BUSINESS:

(A) Installation of all-way stop signs at the intersection of Second Street and Jeremy Street.

Recommendation:

Authorize the installation of stop signs and associated pavement markings in compliance with provisions of the California Manual on Uniform Traffic Control Devices on the Second Street approaches at the intersection of Jeremy Street.

(B) Installation of all-way stop signs at the intersection of Woodglen Vista Drive and Woodpark Drive.

Recommendation:

Authorize the installation of stop signs and associated pavement markings in compliance with provisions of the California Manual on Uniform Traffic Control Devices on the Woodglen Vista Drive approaches at the intersection of Woodpark Drive.

(C) Report on the Sky Ranch single-family residential community related to traffic enforcement, implementation of the fuel modification plan, and slope maintenance.

Recommendation:

Receive report.

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: None

13. ADJOURNMENT:



Sep	03	SPARC	Conf Room Building 6
Sep	09	City Council Meeting	Council Chamber
Sep	14	Community Oriented Policing Committee	Council Chamber
Sep	23	City Council Meeting	Council Chamber
Sep	17	Manufactured Home Fair Practices Commission	Council Chamber
Oct	01	SPARC	Conf Room Building 6
Oct	12	Community Oriented Policing Committee	Council Chamber
Oct	14	City Council Meeting	Council Chamber
Oct	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 } County of San Diego } ss. City of Santee }	<h3 style="margin: 0;">AFFIDAVIT OF POSTING AGENDA</h3>
I, <u>Patsy Bell, CMC, City Clerk</u> 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 <u>September 4, 2015,</u> at <u>4:30 p.m.</u>	
_____ Signature	9/4/15 Date

City of Santee
COUNCIL AGENDA STATEMENT

PRES

MEETING DATE September 9, 2015

AGENDA ITEM NO.

ITEM TITLE PRESENTATION OF CHECK FROM SPORTSPLEX USA

DIRECTOR/DEPARTMENT Rob McNelis, Council Member

SUMMARY

The City entered into a Maintenance and Operations Services Agreement with Sportsplex USA for the operation of the City's sports complex located in Town Center Community Park.

Based on the Operator Compensation calculation formula described in the Agreement, Sportsplex USA will be presenting a symbolic \$168,947 check to the City for the time period June 2014 to May 2015.

ENVIRONMENTAL REVIEW

N/A

FINANCIAL STATEMENT *fm*

Funds received from Sportsplex USA are used to offset the maintenance and operating costs for the non-Sportsplex operated portion of Town Center Community Park.

CITY ATTORNEY REVIEW N/A Completed

RECOMMENDATION ✓

Accept the check from Sportsplex USA.

ATTACHMENTS (Listed Below)

N/A

City of Santee
COUNCIL AGENDA STATEMENT

1B

MEETING DATE September 9, 2015

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 *TM*

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>
08/18/15	Accounts Payable	\$ 4,000.00
08/19/15	Accounts Payable	18,966.90
08/20/15	Accounts Payable	245,680.40
08/20/15	Accounts Payable	312,323.29
08/24/15	Accounts Payable	101,638.19
08/25/15	Accounts Payable	352,249.45
08/25/15	Accounts Payable	18,375.00
08/27/15	Payroll	<u>327,217.49</u>
	TOTAL	<u>\$ 1,380,450.72</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

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description	Amount
109541	8/18/2015	10336 PADRE DAM MUNICIPAL WATER DIST	08172015		RECLAIMED WATER METERS	4,000.00

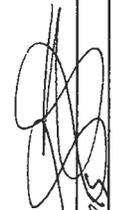
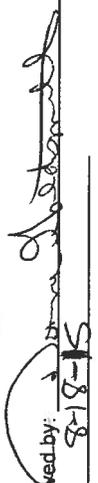
Total : 4,000.00

1 Vouchers for bank code : ubgen

Bank total : 4,000.00

1 Vouchers in this report

Total vouchers : 4,000.00

Prepared by: 
Date: 8/18/2015
Approved by: 
Date: 8-18-15

Voucher List
CITY OF SANTEE

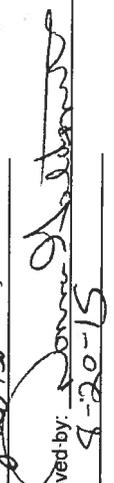
Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description	Amount
109542	8/19/2015	11139 ACE UNIFORMS AND ACCESSORIES	262105	51015	CLASS A UNIFORM	726.72
Total :						726.72
109543	8/19/2015	10040 COUNTYWIDE MECHANICAL SYSTEMS	P15061720	50851	PLUMBING REPAIRS	166.90
			P15062131	50851	PLUMBING REPAIRS	990.73
			P15062495	50851	PLUMBING REPAIRS	359.22
			P15062687	50851	PLUMBING REPAIRS	531.60
			P15062894	50851	PLUMBING REPAIRS	282.00
			P15063353	50851	PLUMBING REPAIRS	506.30
			P15063986	50851	PLUMBING REPAIRS	484.80
Total :						3,321.55
109544	8/19/2015	11450 CREATIVE METAL INDUSTRIES INC	10193		RETIREMENT PLAQUE	81.00
Total :						81.00
109545	8/19/2015	11083 GARBACZEWSKI, JEFF	080815		EMPLOYEE REIMBURSEMENT	200.00
Total :						200.00
109546	8/19/2015	10070 HAWTHORNE MACHINERY	PS020029326	50744	VEHICLE REPAIR PARTS	154.14
Total :						154.14
109547	8/19/2015	11724 ICF JONES & STOKES INC	0109140	50890	CIRCULATION ELEM-CEQA	240.00
Total :						240.00
109548	8/19/2015	10174 LN CURTIS AND SONS	1359100-00		SAFETY EQUIPMENT	250.71
			6049065-00	50750	SAFETY EQUIPMENT	818.82
			6049065-01	50750	SAFETY EQUIPMENT	70.99
Total :						1,140.52
109549	8/19/2015	10552 SAFEWAY SIGN COMPANY	2583	50827	NEW STREET SIGNS	586.44
Total :						586.44
109550	8/19/2015	10244 TRS TEAMAN, RAMIREZ SMITH INC	2060 72838	51008	2014/15 AUDIT SVCS	12,000.00
Total :						12,000.00
109551	8/19/2015	12030 WHITE, PAM	71715		REIMBURSEMENT	516.53

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description	Amount
109551	8/19/2015	12030	12030		WHITE, PAM	516.53
10 Vouchers for bank code : ubgen						Total :
10 Vouchers in this report						Bank total :
						18,966.90
						Total vouchers :
						18,966.90

(Continued)

Prepared by: 
 Date: 8-20-15
 Approved by: 
 Date: 8-20-15

Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description	Amount
109552	8/20/2015	12060 ACCOUNTING PRINCIPALS	7202286	51212	TEMP A/P CLERK	1,104.96
					Total :	1,104.96
109553	8/20/2015	10006 AMERICAN PLANNING ASSOCIATION	087214-1575		MEMBERSHIP RENEWAL	630.00
					Total :	630.00
109554	8/20/2015	12077 BARON, CHRIS	2003214.001		REC FEES REFUND	179.35
					Total :	179.35
109555	8/20/2015	10021 BOUND TREE MEDICAL LLC	81855049 81856524	51123 51124	EMS SUPPLIES PHARMACEUTICALS	1,165.29 13.70
					Total :	1,178.99
109556	8/20/2015	10024 BUSINESS PRINTING COMPANY INC	120860		LH-01 LETTERHEAD	492.75
					Total :	492.75
109557	8/20/2015	10032 CINTAS CORPORATION #694	694108758		UNIFORM/PTS CLEANER RNTL	77.89
					Total :	77.89
109558	8/20/2015	10486 COUNTY OF SAN DIEGO	08/11/15		COUNTY RECORDER FEE	50.00
					Total :	50.00
109559	8/20/2015	10333 COX COMMUNICATIONS	052335901		8950 COTTONWOOD AVE	237.35
					Total :	237.35
109560	8/20/2015	10045 DIAMOND ENVIRONMENTAL SERVICES	0000417369 0000417371 0000461781	51214 51214 51214	SANTEE SALUTES - PORTABLE SANTEE SALUES - PORTABLE PORTABLE TOILET RENTAL SVC	903.40 40.20 118.00
					Total :	1,061.60
109561	8/20/2015	11208 DION & SONS INC	S75768	51068	VEHICLE SUPPLIES	1,580.85
					Total :	1,580.85
109562	8/20/2015	10250 EAST COUNTY CALIFORNIAN	15/16PSDADS		3 RFB ADS FOR PSD	234.50
					Total :	234.50

Voucher List
CITY OF SANTEE

Bank code : ubgen									
Voucher	Date	Vendor	Invoice	PO #	Description	Amount			
109563	8/20/2015	11929 ENGINEERING NEWS RECORD (ENR)	ENR0016100786		ENR SUBSCRIPTION RENEW	49.00			
							Total :		49.00
109564	8/20/2015	10057 ESGIL CORPORATION	07/27/15-07/31/15 08/03/15-08/07/15		SHARE OF FEES SHARE OF FEES	8,707.36 10,548.74			
							Total :		19,256.10
109565	8/20/2015	12079 ESTILL, MICHELE	2003216.001		REC FEES REFUND	293.29			
							Total :		293.29
109566	8/20/2015	10580 FASTENAL COMPANY	CAS1611324 CAS1611331 CAS1611333	51188 51188 51188	SHELF BEAMS WORK GLOVES YARD SUPPLIES	418.59 222.59 97.55			
							Total :		738.73
109567	8/20/2015	10251 FEDERAL EXPRESS	5-119-48462		SHIPPING CHARGES	41.76			
							Total :		41.76
109568	8/20/2015	11833 IO ENVIRONMENTAL AND	CIP 2011-35		RETENTION RELEASE	92,604.92			
							Total :		92,604.92
109569	8/20/2015	10203 LAKESIDE EQUIPMENT SALES &	124361	51137	CONCRETE	362.88			
							Total :		362.88
109570	8/20/2015	10083 MUNICIPAL EMERGENCY SERVICES	00650829-SNV 00651270-SNV	51093 51093	SAFETY EQUIPMENT SAFETY EQUIPMENT	307.80 194.40			
							Total :		502.20
109571	8/20/2015	10218 OFFICE DEPOT	1819892329 782248509001 782248667001		COPY SERVICES CREDIT BUSINESS CARDS OFFICE SUPPLIES	-53.08 46.50 50.84			
							Total :		44.26
109572	8/20/2015	10344 PADRE DAM MUNICIPAL WATER DIST	29701296		SANTEE AREA - FLOATER	212.88			
							Total :		212.88
109573	8/20/2015	10241 JAN SHERAR	8/13/15		PETTY CASH REIMBURSEMENT	247.62			

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description	Amount
109573	8/20/2015	10241 JAN SHERAR				247.62
109574	8/20/2015	10521 OSHKOSH CAPITAL	5295672		FIRE ENGINE LEASE PYMT #10	40,881.46
109575	8/20/2015	11715 PURPLE TENNIS NATION	20152		INSTRUCTOR PAYMENT	1,120.00
109576	8/20/2015	10108 SAN DIEGO ASSOC OF GOVERNMENTS	AR170094		MBR ASSESSMENT/JPA FEES	1,120.00
109577	8/20/2015	10217 STAPLES ADVANTAGE	3271890035	51190	MISC OFFICE SUPPLIES FOR CSD	35,506.00
109578	8/20/2015	10119 STEVEN SMITH LANDSCAPE INC	30624	51145	INSTALL MARIGOLDS	156.11
			30625	51145	TREE INSTALLATION	750.00
			30626	51145	REMOVE REGRADE INSTALL SOD	350.00
			30632	51145	REPLACE VANDELIZED FLOWERS	5,400.00
			30644	51145	SPECIAL EVENT	150.00
109579	8/20/2015	10158 THE SOCO GROUP INC	0194336-IN CL47243	51149 51148	DELIVERED FUEL FLEET CARD FUELING	4,992.00
109580	8/20/2015	10642 USPS-HASLER	08172015		POSTAGE REIMBURSEMENT	11,642.00
109581	8/20/2015	10475 VERIZON WIRELESS	9749313176		WIFI SERVICE	598.84
109582	8/20/2015	12078 VILLI, ROBIN	2003215.001		REC REFUND FEES	1,745.87
109583	8/20/2015	11075 WHILLOCK CONTRACTING INC	CIP2014-20		RETENTION RELEASE	2,344.71
						1,585.09
						618.24
						618.24
						55.00
						55.00
						29,971.39
						29,971.39

(Continued)

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description	Amount
109584	8/20/2015	12076 ZAMORANO, PILAR	2003213.001		REC FEES REFUND	100.22
109585	8/20/2015	10318 ZOLL MEDICAL CORPORATION	2268087 2268348	51156 51156	EMS SUPPLIES EMS SUPPLIES	441.35 76.95
Total :						100.22
Total :						518.30
Bank total :						245,680.40
Total vouchers :						245,680.40

34 Vouchers for bank code : ubgen
 34 Vouchers in this report

Prepared by: J. Geiff
 Date: 8.20.15
 Approved by: [Signature]
 Date: 8.20.15

Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description	Amount
109586	8/20/2015	10334 CHLIC	August 2015		HEALTH INSURANCE	173,729.60
					Total :	173,729.60
109587	8/20/2015	10844 FRANCHISE TAX BOARD	PPE 08/12/15		WITHHOLDING ORDER	110.00
					Total :	110.00
109588	8/20/2015	10508 LIFE INSURANCE COMPANY OF	August 2015		LIFE INSURANCE	2,554.85
					Total :	2,554.85
109589	8/20/2015	10779 NATIONAL BENEFIT SERVICES LLC	PPE 08/12/15		FLEXIBLE SPENDING ACCOUNT	1,890.82
					Total :	1,890.82
109590	8/20/2015	10784 NATIONAL UNION FIRE INSURANCE	August 2015		VOLUNTARY AD&D	117.86
					Total :	117.86
109591	8/20/2015	10353 PERS	08 15 3		RETIREMENT PAYMENT	94,445.38
					Total :	94,445.38
109592	8/20/2015	10335 SAN DIEGO FIREFIGHTERS FEDERAL	August 2015		LONG TERM DISABILITY-SAFETY	936.00
					Total :	936.00
109593	8/20/2015	10424 SANTEE FIREFIGHTERS	PPE 08/12/15		DUES/PEC/BENEVOLENT/BC EXP	2,586.75
					Total :	2,586.75
109594	8/20/2015	10776 STATE OF CALIFORNIA	PPE 08/12/15		WITHHOLDING ORDER	267.69
					Total :	267.69
109595	8/20/2015	10783 UNITED WAY OF SAN DIEGO COUNTY	August 2015		UNITED WAY	102.00
					Total :	102.00
109596	8/20/2015	10001 US BANK	PPE 08/12/15		PARS RETIREMENT	1,170.70
					Total :	1,170.70
109597	8/20/2015	10959 VANTAGE TRANSFER AGENT/457	PPE 08/12/15		ICMA - 457	30,859.28
					Total :	30,859.28

Voucher	Date	Vendor	Invoice	PO #	Description	Amount
109598	8/20/2015	10782 VANTAGEPOINT TRNSFR AGT/801801	PPE 08/12/15		RETIREE HEALTH SAVINGS ACCOUNT	3,552.36
13 Vouchers for bank code : ubgen						Total : 3,552.36
13 Vouchers in this report						Bank total : 312,323.29
						Total vouchers : 312,323.29

Prepared by: J Griffin
Date: 8-20-15

Approved by: [Signature]
Date: 8-20-15

Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description	Amount
4055	8/24/2015	10955 DEPARTMENT OF THE TREASURY	PPE 08/12/15		FEDERAL WITHHOLDING TAX	79,380.25
					Total :	79,380.25
4084	8/24/2015	10956 FRANCHISE TAX BOARD	PPE 08/12/15		CA STATE TAX WITHHELD	22,257.94
					Total :	22,257.94
					Bank total :	101,638.19
					Total vouchers :	101,638.19

2 Vouchers for bank code : ubgen

2 Vouchers in this report

Prepared by: 
Date: 8-31-15

Approved by: 
Date: 8-31-15

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description	Amount
109599	8/25/2015	12060 ACCOUNTING PRINCIPALS	7216745	51212	TEMP AIP CLERK	1,104.96
					Total :	1,104.96
109600	8/25/2015	11139 ACE UNIFORMS AND ACCESSORIES	267396	51015	CLASS A UNIFORMS	704.04
					Total :	704.04
109601	8/25/2015	10173 AIR CLEANING SYSTEMS INC	31671	51053	PLYMOVENT PARTS	360.65
					Total :	360.65
109602	8/25/2015	10168 ALBERTA WEBB ASSOCIATES	153765	51007	FIRE BENEFIT LEVY	1,581.00
			153766	51007	SLMD ANNUAL LEVY	790.50
			153767	51007	RDWY LIGHTING DIST	2,635.00
			153768	51007	TCLMD ANNUAL LEVY	3,161.50
					Total :	8,168.00
109603	8/25/2015	11445 AMERICAN MESSAGING	L1072898PH		F. D. PAGER SERVICE	322.57
					Total :	322.57
109604	8/25/2015	11153 BATES, ROBERT	384-180-01		PROSPECT AVENUE	1,476.00
					Total :	1,476.00
109605	8/25/2015	10017 BAY CITY ELECTRIC WORKS	W145195	51122	STATIONARY GENERATOR SVC	227.54
			W145526	51122	STATIONARY GENERATOR REPAIRS	567.75
					Total :	795.29
109606	8/25/2015	10020 BEST BEST & KRIEGER LLP	LEGAL SVCS JUL 201		LEGAL SERVICES JULY 2015	50,555.31
					Total :	50,555.31
109607	8/25/2015	11513 BOND, ELLEN	09012015-263		MEADOWBROOK HARDSHIP PGRM	43.64
					Total :	43.64
109608	8/25/2015	10021 BOUND TREE MEDICAL LLC	81849546	51027	EMS EQUIPMENT	875.99
			81855047	51027	EMS EQUIPMENT	1,156.56
			81860838	51123	EMS SUPPLIES	166.29
			81860839	51123	EMS SUPPLIES	83.14
			81860840	51123	EMS SUPPLIES	45.67

Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description	Amount
109608	8/25/2015	10021 BOUND TREE MEDICAL LLC	(Continued) 81862346 81862347 81863735 81865043	51124 51123 51123 51124	PHARMACEUTICALS EMS SUPPLIES EMS SUPPLIES PHARMACEUTICALS	446.00 252.97 406.11 61.94 3,494.67
109609	8/25/2015	11241 BRON DEVELOPMENT CO-CA GENERAL	384-180-56		PROSPECT AVENUE	220.00 220.00
109610	8/25/2015	10260 CALIFORNIA PARK & RECREATION	002926-082415		CSD -CPRS AGENCY MEMBERSHIP RENEWAL	1,245.00 1,245.00
109611	8/25/2015	12088 CANO, MARICELA	2003222.001		REFUND-REC PROG FEES	369.25 369.25
109612	8/25/2015	10876 CANON SOLUTIONS AMERICA INC	988511416 988514815	51127 51127	SCANNER MAINTENANCE PLOTTER MAINT & USAGE	55.13 34.25 89.38
109613	8/25/2015	11294 CARL O FREEMAN & DEBORAH	384-180-29		PROSPECT AVENUE	1,676.00 1,676.00
109614	8/25/2015	11402 CARROLL, JUDI	09012015-96		MEADOWBROOK HARDSHIP PGRM	44.02 44.02
109615	8/25/2015	12086 CHEADLE, SARA	2003224.001		REFUND-REC PROG FEES	60.13 60.13
109616	8/25/2015	10032 CINTAS CORPORATION #694	694111159		UNIFORM/PARTS CLEANER RNTL	77.89 77.89
109617	8/25/2015	11154 CIRKS, ZACHARY	384-450-20		PROSPECT AVENUE	100.00 100.00
109618	8/25/2015	11409 CLAYTON, SYLVIA	09012015-340		MEADOWBROOK HARDSHIP PGRM	45.77

Voucher List
CITY OF SANTEE

Voucher	Date	Vendor	Invoice	PO #	Description	Amount
109618	8/25/2015	11409 CLAYTON, SYLVIA		(Continued)		
109619	8/25/2015	11330 CLEANSTREET	79085	51203	JULY STREET SWEEPING	14,876.64
					Total :	14,876.64
109620	8/25/2015	10035 COMPETITIVE METALS INC	192340	51066	STEEL	629.45
					Total :	629.45
109621	8/25/2015	10845 CONTROLLED ENTRY SPECIALISTS	826873	51129	SVC APPARATUS DOORS	120.00
					Total :	120.00
109622	8/25/2015	10039 COUNTY MOTOR PARTS COMPANY INC	278967	51131	VEHICLE REPAIR PARTS	24.12
					Total :	24.12
109623	8/25/2015	10358 COUNTY OF SAN DIEGO	16CTOFSAN01 16CTOFSASN01	51222	SHERIFF RADIOS 800 MHZ ACCESS (FIRE/PS)	4,345.00 1,237.50
					Total :	5,582.50
109624	8/25/2015	10486 COUNTY OF SAN DIEGO	201504120		MAP COPIES	4.00
					Total :	4.00
109625	8/25/2015	10613 COUNTY OF SD EMERGENCY MEDICAL	JUNE2015		CSA 69 REIMBURSEMENT	37,610.00
					Total :	37,610.00
109626	8/25/2015	10333 COX COMMUNICATIONS	066401501		10601 N MAGNOLIA AVE	34.55
					Total :	34.55
109627	8/25/2015	11090 CSE SECURITY INC	1622		SUMMER CONCERT SERIES	74.38
					Total :	74.38
109628	8/25/2015	10043 D & D SERVICES INC	8774	51133	ANIMAL DISPOSAL- JULY	1,235.00
					Total :	1,235.00
109629	8/25/2015	11333 DENNIS J AND SHAWNA M FAUBEL, TRUS 384-260-13			PROSPECT AVENUE	228.00
					Total :	228.00
109630	8/25/2015	12087 DISBROW, KELLY	2003221.001		REFUND-REC PROG FEES	42.00

Voucher List
CITY OF SANTEE

Voucher	Date	Vendor	Invoice	PO #	Description	Amount
109630	8/25/2015	12087 DISBROW, KELLY				42.00
109631	8/25/2015	11210 DONALD E AND JANE E ROE, TRUSTEES	384-161-40		PROSPECT AVENUE	1,155.00
109632	8/25/2015	10250 EAST COUNTY CALIFORNIAN	00034470	51072	PUBLIC HEARING NOTICE	1,155.00
109633	8/25/2015	10056 EPIC PEST CONTROL & LANDSCAPE	1EPC9342	51157	PEST CONTROL SERVICES - JULY	325.50
109634	8/25/2015	10057 ESGIL CORPORATION	07154338 07154347 08/10/15-08/14/15		FIRE PLAN REVIEW-07/2015 FIRE INSPECTIONS - 07/2015 SHARE OF FEES	325.50 1,654.48 1,654.48
109635	8/25/2015	10058 ETS PRODUCTIONS INC	11812		SUMMER CONCERT SERIES	2,223.00
109636	8/25/2015	12018 EXTREME TRAINING EQUIPMENT	1242		FITNESS EQUIPMENT	166.00
109637	8/25/2015	10580 FASTENAL COMPANY	CAS1611354	51188	GLOVES	21,197.12
109638	8/25/2015	10009 FIRE ETC	77719 77912 77922		FIRE WILDLAND EQUIPMENT FIRE WILDLAND EQUIPMENT FIREFIGHTING EQUIPMENT	8,640.00 8,640.00
109639	8/25/2015	10368 FIREWORKS & STAGE FX AMERICA	109747		FIREWORKS DISPLAY BAL PYMT	2,202.28
109640	8/25/2015	11446 FITNESS DIRECT INC	5-006986		FITNESS EQUIPMENT REPAIR	2,202.28
109641	8/25/2015	11243 FRANKIE B CLEMENS, SUCCESSOR TRU	384-250-04		PROSPECT AVENUE	4.28

Voucher List
CITY OF SANTEE

Voucher	Date	Vendor	Invoice	PO #	Description	Amount
109641	8/25/2015	11243 FRANKIE B CLEMENS, SUCCESSOR (Continued)				
109642	8/25/2015	10065 GLOBAL POWER GROUP INC	40200	51135	ELECTRICAL REPAIRS	180.00
					Total :	1,164.00
109643	8/25/2015	10256 HOME DEPOT CREDIT SERVICES	0972648 2153266 3153231	51086 51086 51086	TRAINING MATERIALS STATION SUPPLIES STATION SUPPLIES	60.17 111.42 111.79
					Total :	283.38
109644	8/25/2015	11236 HSP PARTNERS LP	384-180-07		PROSPECT AVENUE	416.00
					Total :	416.00
109645	8/25/2015	11391 HUMPHREY, BREANNE	82015		SANTEE BLUEGRASS FESTIVAL	500.00
					Total :	500.00
109646	8/25/2015	10198 HYDRO SCAPE PRODUCTS	9253152-00 9253903-00 9255134-00	51172 51172 51172	IRRIGATION SUPPLIES IRRIGATION SUPPLIES IRRIGATION SUPPLIES	34.02 265.35 24.51
					Total :	323.88
109647	8/25/2015	10075 IRON MOUNTAIN INFO MGMT INC	200701575		DATA STORAGE	187.76
					Total :	187.76
109648	8/25/2015	11233 JIMMIE JOHNSON'S KEARNY MESA	CTCS405058	51089	VEHICLE REPAIR	1,031.59
					Total :	1,031.59
109649	8/25/2015	10151 KONICA MINOLTA BUSINESS	9001635567	51189	COPIES	49.00
					Total :	49.00
109650	8/25/2015	10906 KRONOS INC	10966301	51031	SOFTWARE CONSULTANT FEES	765.00
					Total :	765.00
109651	8/25/2015	10079 MEDICO PROFESSIONAL	1656525 1656526		MEDICAL LINEN SERVICE MEDICAL LINEN SERVICE	13.93 22.47
					Total :	36.40

Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description	Amount
109652	8/25/2015	10410 MILLER, DAVID JOSEPH	08282015		DJ SERVICES FOR CITY HALL DANCE	200.00
					Total :	200.00
109653	8/25/2015	10238 MILLER, STEVE	3553 3256 001		OFFICE SUPPLIES	61.54
					Total :	61.54
109654	8/25/2015	10458 MIRACLE RECREATION EQUIPMENT	765188	51159	STEPPING POD	188.60
					Total :	188.60
109655	8/25/2015	11029 MISSION JANITORIAL SUPPLIES	471666-00	51160	SOAP DISPENSERS	234.90
					Total :	234.90
109656	8/25/2015	10507 MITEL LEASING	1321502 1322024 1322250 1322288		MONTHLY RENTAL 124690 MONTHLY RENTAL 122670 MONTHLY RENTAL 130737 MONTHLY RENTAL 131413	117.52 878.90 74.85 81.40
					Total :	1,152.67
109657	8/25/2015	10084 NALCO CAL-WATER LLC	70397 70912		DEIONIZED WATER SERVICE DEIONIZED WATER SERVICE	90.00 135.00
					Total :	225.00
109658	8/25/2015	12090 NOPPER, KAREN	2003220.001		REFUND-REC PROG FEES	65.41
					Total :	65.41
109659	8/25/2015	10344 PADRE DAM MUNICIPAL WATER DIST	90000367		GROUP BILL	17,435.06
					Total :	17,435.06
109660	8/25/2015	11442 PATTERSON, LUANNE	09012015-225		MEADOWBROOK HARDSHIP PGRM	42.21
					Total :	42.21
109661	8/25/2015	11244 PHILLIP A AND SHEILA M EDWARDS, TRU	384-161-44		PROSPECT AVENUE	558.00
					Total :	558.00
109662	8/25/2015	10150 PROBUILD	04-0090417 12-0055175	51163 51163	YARD SUPPLIES LUMBER	237.80 136.50

Voucher List
CITY OF SANTEE

Voucher	Date	Vendor	Invoice	PO #	Description	Amount
109662	8/25/2015	10150	10150	PROBUILD		
109663	8/25/2015	10101	Z979173 Z979174 Z979175	PROFESSIONAL MEDICAL AND	OXYGEN CYLINDERS & REFILLS OXYGEN CYLINDERS & REFILLS OXYGEN CYLINDERS & REFILLS	374.30 44.70 69.75 90.90 205.35
109664	8/25/2015	10097	12-030783	ROMAINE ELECTRIC CORPORATION	VEHICLE REPAIR PART	351.00
109665	8/25/2015	11177	384-180-16	RONALD E AND GARALYN L SNOW, TRUS	PROSPECT AVENUE	351.00
109666	8/25/2015	11235	384-261-26	ROY A WOODWARD, TRUSTEE	PROSPECT AVENUE	912.00
109667	8/25/2015	10552	2883	SAFEWAY SIGN COMPANY	SIGNS	912.00
109668	8/25/2015	12046	1	SANCON ENGINEERING INC	CITYWIDE CMP LINING & REHAB RETENTION	332.00 332.00
109669	8/25/2015	10110	15080309	SECTRAN SECURITY INC	TRANSPORT SERVICES	288.82
109670	8/25/2015	10314	476788	SOUTH COAST EMERGENCY VEHICLE	VEHICLE REPAIR PARTS	288.82
109671	8/25/2015	11403	09012015-78	ST. JOHN, LYNNE	MEADOWBROOK HARDSHIP PGRM	84,226.15 -4,211.31 80,014.84
109672	8/25/2015	10217	3272918368 3272980955 3273236687 3273236688 3273236689	STAPLES ADVANTAGE	OFFICE SUPPLIES OFFICE SUPPLIES - CITY CLERK OFFICE SUPPLIES OFFICE SUPPLIES - CITY CLERK MISC OFFICE SUPPLIES-CSD	112.35 112.35 82.83 82.83 43.84 43.84
						25.00 37.05 231.60 73.49 72.93

Voucher List
CITY OF SANTEE

Voucher	Date	Vendor	Invoice	PO #	Description	Amount
109672	8/25/2015	10217 STAPLES ADVANTAGE	(Continued) 3273236690 3273622557	51144 51171	OFFICE SUPPLIES OFFICE SUPPLIES	140.07 305.15 885.29
109673	8/25/2015	10119 STEVEN SMITH LANDSCAPE INC	30701	51145	JULY LANDSCAPE MAINTENANCE	39,177.00 39,177.00
109674	8/25/2015	10121 SUPERIOR READY MIX LP	724371 724862	51191 51191	ASPHALT ASPHALT	69.12 215.24 284.36
109675	8/25/2015	10515 THE SAN DIEGO UNION - TRIBUNE	0000405781		INVITATION TO BID	112.40 112.40
109676	8/25/2015	10515 THE SAN DIEGO UNION - TRIBUNE	08192015		SUBSCRIPTION	84.17 84.17
109677	8/25/2015	10158 THE SOCO GROUP INC	0195994-IN CL48575 CL49328	51170 51148 51148	PROPANE FLEET CARD FUELING FLEET CARD FUELING	78.63 1,163.35 252.28 1,494.26
109678	8/25/2015	11240 THOMAS F AND CAROLA ANGUS, CO - TF 384-190-50			PROSPECT AVENUE	2,107.00 2,107.00
109679	8/25/2015	10475 VERIZON WIRELESS	572028810-00001		CELL PHONE SVC 8/11/15-9/10/15	903.67 903.67
109680	8/25/2015	10326 WESCO INC	075876 082419	51182 51182	ELECTRICAL REPAIRS ELECTRICAL SUPPLIES	256.59 -103.61 152.98
109681	8/25/2015	10136 WEST COAST ARBORISTS INC	107510 107511	51183 51183	TREE TRIMMING TREE REMOVAL	9,322.00 1,044.00 10,366.00

Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description	Amount
109682	8/25/2015	12089 WINDLE, RACHEL	2003223.001		REFUND-REC PROG FEES	337.60
					Total :	337.60
109683	8/25/2015	10138 WITTBRODT, CINDY A	101		INSTRUCTOR PAYMENT	180.00
					Total :	180.00
109684	8/25/2015	10317 WM HEALTHCARE SOLUTIONS INC	0308914-2793-6 0308915-2793-6		BIOMEDICAL WASTE DISPOSAL BIOMEDICAL WASTE DISPOSAL	91.70 91.67
					Total :	183.37
109685	8/25/2015	10232 XEROX CORPORATION	080724641 080724645 080724646 080724647 080724648 080724649 080724650 080724651	51152 51216 51119 51118 51115 51151 51193 51192	COPY CHARGES & LEASE COPY CHARGES COPY CHARGES - CITY CLERK COPIER CHARGES-STATION 5 PRINTING CHARGES JULY 2015 JULY LEASE/COPIER CSD JULY 2015 LEASE/COPIER XEROX LEASE OPS CENTER	374.77 41.46 287.50 38.86 243.23 138.25 287.06 241.30
					Total :	1,652.43
109686	8/25/2015	10318 ZOLL MEDICAL CORPORATION	2270406 2271212	51156 51156	EMS SUPPLIES EMS SUPPLIES	396.90 259.20
					Total :	656.10

Bank total : 352,249.45

Total vouchers : 352,249.45

88 Vouchers for bank code : ubgen

88 Vouchers in this report

Prepared by: [Signature]
Date: 8-25-15

Approved by: [Signature]
Date: 8-25-15

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description	Amount
109687	8/25/2015	10020 BEST BEST & KRIEGER LLP	LEGAL SVC JUN 2015		LEGAL SERVICES JUN 2015 #2	10,875.00
109688	8/25/2015	11285 MGT OF AMERICA INC	27060	50951	SB 90 CLAIMS FY 13-14	5,500.00
109689	8/25/2015	10677 SANTEE CHAMBER OF COMMERCE	1501		MISS SANTEE CONTRIBUTION	2,000.00
3 Vouchers for bank code : ubgen						Total :
3 Vouchers in this report						Bank total :
						18,375.00
						Total vouchers :
						18,375.00

Prepared by: 
Date: 8-25-15
Approved by: 
Date: 8-25-15

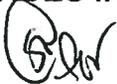
City of Santee
COUNCIL AGENDA STATEMENT

1C

MEETING DATE September 9, 2015

AGENDA ITEM NO.

ITEM TITLE RESOLUTION AWARDING THE CONTRACT FOR LANDSCAPE
MAINTENANCE SERVICES FOR AREA 2 - MEDIANS AND RIGHT-OF-WAYS (ROWS) TO
BENCHMARK LANDSCAPE SERVICES INCORPORATED PER BID 15/16-20018

DIRECTOR/DEPARTMENT  Bill Maertz, Community Services

SUMMARY The current contract for landscape maintenance services for medians and right-of-ways (ROWS) (AREA 2) will expire on September 30, 2015. In compliance with the City's purchasing ordinance, Santee Municipal Code 3.24.110, the Finance Department administered a formal bid process for a new contract for said services. On August 19, 2015, three bids were received and opened for Bid 15/16-20018. Based on the requirements for lowest responsive responsible bid, staff recommends awarding the contract/bid to Benchmark Landscape Services Incorporated for an amount not to exceed \$143,952.44 for the remainder of Fiscal Year (FY) 2015-16 which includes base services, as-needed items and repairs for \$128,832.44 and water management service (additive alternate) for \$15,120.00.

The term of the initial contract shall be October 1, 2015 through June 30, 2016, with three (3) subsequent 12-month options to renew. Annual increases for this contract, if any, shall be at the sole discretion of the City and shall not exceed the San Diego All-Urban Consumers Index (CPI) for the preceding calendar year.

Staff also requests City Council authorization for the City Manager to approve future purchase orders per subsequent contract renewals and annual change orders up to ten percent (10%) of the then-current contract amount; and for the Director of Community Services to execute a Notice of Completion and the City Clerk to file said Notice of Completion for each term of the contract once the work for that term has been completed to the satisfaction of the Director.

FINANCIAL STATEMENT  Funding for this contract is provided by various maintenance accounts in the adopted FY 2015-16 Community Services Department Gas Tax Fund and Zone 2 Flood Control District Fund operating budgets.

ENVIRONMENTAL REVIEW This item is categorically exempt from the California Environmental Quality Act ("CEQA") pursuant to section 15301 (maintenance of existing structures, facilities or mechanical equipment).

CITY ATTORNEY REVIEW N/A Completed

RECOMMENDATION  Adopt Resolution:

1. Awarding the contract/bid for Landscape Maintenance Services for AREA 2 - Medians and Right-of-ways (ROWS) per Bid 15/16-20018 to Benchmark Landscape Services Incorporated for an amount not to exceed \$143,952.44 for the remainder of FY 2015-16; and
2. Authorizing the City Manager to approve three (3) additional 12-month options to renew along with the corresponding purchase orders; and
3. Authorizing the City Manager to approve annual change orders up to ten percent (10%) of the then-current contract amount; and
4. Authorizing the Director of Community Services to execute a Notice of Completion and the City Clerk to file said Notice of Completion upon satisfactory completion of work for each contract term.

ATTACHMENTS Bid Summary and Resolution



CITY OF SANTEE

MAYOR
Randy Voepel

CITY COUNCIL
Jack E. Dale
Ronn Hall
Rob McNeilis
John W. Minto

BID 15/16-20018

Bid Summary

for

LANDSCAPE MAINTENANCE SERVICES FOR AREA 2 – MEDIANS AND RIGHT-OF-WAYS (ROWS)

	<u>Base Bid</u>	<u>Additive Alternate</u>	<u>TOTAL</u>
1 Benchmark Landscape Services, Inc.	\$128,832.44 (corrected)	\$15,120.00	\$143,952.44
2 Steven Smith Landscape, Inc.	\$185,053.50 (corrected)	\$16,695.00	\$201,748.50
3 Aztec Landscaping, Inc.	\$263,936.85	\$35,478.00	\$299,414.85

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE AWARDING
THE CONTRACT FOR LANDSCAPE MAINTENANCE SERVICES FOR AREA 2-
MEDIANS AND RIGHT-OF-WAYS (ROWs) TO BENCHMARK LANDSCAPE
SERVICES INCORPORATED PER BID 15/16-20018**

WHEREAS, in compliance with the City's purchasing ordinance, Santee Municipal Code 3.24.110, the Finance Department administered a formal bid process for a new contract for Landscape Maintenance Services for AREA 2 – Medians and Right-of-Ways (ROWs) in July 2015; and

WHEREAS, on the 19th day of August 2015, three bids were received and opened for RFB 15/16-20018; and

WHEREAS, based on the requirements for lowest responsive responsible bid, staff recommends awarding the contract/bid for Landscape Maintenance Services for AREA 2 – Medians and Right-of-Ways (ROWs), Bid 15/16-20018, to Benchmark Landscape Services Incorporated for an amount not to exceed \$143,952.44 for the remainder of Fiscal Year (FY) 2015-16 which includes base services, as-needed items and repairs for \$128,832.44 and water management service (additive alternate) for \$15,120.00; and

WHEREAS, staff recommends authorizing the City Manager to approve three (3) additional 12-month options to renew along with corresponding purchase orders, for an amount not exceed the San Diego All-Urban Consumers Index (CPI) for the preceding calendar year; and

WHEREAS, staff recommends authorizing the City Manager to approve annual change orders up to ten percent (10%) of the then-current contract amount; and

WHEREAS, staff recommends authorizing the Director of Community Services to execute a Notice of Completion and the City Clerk to file said Notice of Completion for each term of the contract once the work for that term has been completed to the satisfaction of the Director; and

WHEREAS, this item is categorically exempt from the California Environmental Quality Act ("CEQA") pursuant to section 15301 (maintenance of existing structures, facilities or mechanical equipment).

RESOLUTION NO. _____

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Santee, California, that it:

SECTION 1. Awards the contract for Landscape Maintenance Services for AREA 2 - Medians and Right-of-Ways (ROWs) per Bid 15/16-20018 to Benchmark Landscape Services Incorporated for an amount not to exceed \$143,952.44 for the remainder of FY 2015-16.

SECTION 2. Authorizes the City Manager to approve three (3) additional 12-month options to renew along with the corresponding purchase orders.

SECTION 3. Authorizes the City Manager to approve annual change orders up to ten percent (10%) of the then-current contract amount.

SECTION 4. Authorizes the Director of Community Services to execute a Notice of Completion and the City Clerk to file said Notice of Completion upon satisfactory completion of work for each contract term.

ADOPTED by the City Council of the City of Santee, California, at a Regular Meeting thereof held this 9th day of September 2015, 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

1D

MEETING DATE September 9, 2015

AGENDA ITEM NO.

ITEM TITLE FOUR CLAIMS AGAINST THE CITY BY LOAN THI MINH NYUYEN, KIMBERLY NANG CHANTHAPHANH, K.J. PHOUNSY, AND K.P. PHOUNSY

DIRECTOR/DEPARTMENT Ashley Kite, Interim Director of Human Resources & Risk Management *AK*

SUMMARY

Four claims were filed against the City by Loan Thi Minh Nguyen, Kimberly Nang Chanthaphanh, K.J. Phounsy, and K.P. Phounsy. The claims have been reviewed by the City's Interim Director of Human Resources and Risk Management prior to bringing them forward for consideration. The Interim Director of Human Resources and Risk Management recommends the claims 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.

AK
FINANCIAL STATEMENT Sufficient funds for Claims Administration are budgeted in the Risk Management Claims Administration Account.

CITY ATTORNEY REVIEW N/A Completed

AK
RECOMMENDATION

Reject claim as per Government Code Section 913.

ATTACHMENTS (Listed Below)

None.

City of Santee
COUNCIL AGENDA STATEMENT

2A

MEETING DATE September 9, 2015

AGENDA ITEM NO.

ITEM TITLE PUBLIC HEARING FOR A GENERAL PLAN AMENDMENT (GPA2014-5) TO CHANGE THE LAND USE DESIGNATION OF A 5.06-ACRE PORTION OF A 13.21-ACRE PROPERTY LOCATED AT 10315 MISSION GORGE ROAD FROM "PARK/OPEN SPACE" TO "GENERAL COMMERCIAL"; A ZONE CODE AMENDMENT TO THE ZONE DISTRICT BASE MAP (R2014-3) TO CHANGE THE PARK/OPEN SPACE (P/OS) ZONE TO THE GENERAL COMMERCIAL (GC) ZONE, WITH FINDINGS IN ACCORDANCE WITH ORDINANCE 175 (SPORT FIELD DISPLACEMENT) AND A MITIGATED NEGATIVE DECLARATION (AEIS2014-15) PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (APPLICANT: SANTEE SCHOOL DISTRICT)

DIRECTOR/DEPARTMENT Melanie Kush, Development Services



SUMMARY The Santee School District ("District") owns 13.21 acres at the southeast corner of Mission Gorge Road and Cottonwood Avenue. The District wishes to sell the entire 13.21 acres to a commercial developer, and, by establishing a uniform "General Commercial" land use designation/zone prior to the bidding process, development uncertainty would be minimized. On August 27, 2014, the City Council considered an initiation request filed by the applicant. Staff received authorization to work with the applicant to fully evaluate the request for a General Plan Amendment (GPA) and Zone Code Amendment. Specifically, amendments propose to change the "Park/Open Space" land use designation and zone that affects 5.06 acres of the 13.21-acre site to the "General Commercial" land use designation and zone. The loss of sports fields on the site has been compensated at the Chet F. Harritt Elementary School, in compliance with Ordinance 175, and findings are included in the Resolution and Ordinance.

ENVIRONMENTAL REVIEW An Initial Study of the project was conducted in accordance with the California Environmental Quality Act (CEQA). The analysis indicated that the project would not have a significant adverse impact on the environment. Potential impacts with regard to air quality and traffic/circulation will be reduced to less than significant with the implementation of mitigation measures identified in the attached Initial Study, Resolution and Ordinance. A Mitigated Negative Declaration (AEIS 2014-15, State Clearinghouse No. 2015061114) was prepared and made available for review and comment by agencies and the public from June 30, 2015 to July 29, 2015 and is recommended for approval. No comment letters were received.

FINANCIAL STATEMENT The cost of processing the General Plan Amendment and Rezone are covered by the applicant.

CITY ATTORNEY REVIEW N/A Completed

RECOMMENDATION

1. Conduct and Close the Public Hearing, and
2. Approve the Mitigated Negative Declaration (AEIS2014-15) as complete and in compliance with the provisions of the California Environmental Quality Act (CEQA), and
3. Approve the General Plan Amendment (GPA2014-5) per the attached Resolution, and
4. Introduce Rezone (R2014-3) for first reading by title only per the attached Ordinance and schedule September 23, 2015 for second reading.

ATTACHMENTS Staff Report Resolution Ordinance Aerial Vicinity Map
Existing GP/Zone District Proposed GP/Zone District Ordinance 175 Initial Study

STAFF REPORT

PUBLIC HEARING FOR A GENERAL PLAN AMENDMENT (GPA2014-5) TO CHANGE THE LAND USE DESIGNATION OF A 5.06-ACRE PORTION OF A 13.21-ACRE PROPERTY LOCATED AT 10315 MISSION GORGE ROAD FROM "PARK/OPEN SPACE" TO "GENERAL COMMERCIAL"; A ZONE CODE AMENDMENT TO THE ZONE DISTRICT BASE MAP (R2014-3) TO CHANGE THE PARK/OPEN SPACE (P/OS) ZONE TO THE GENERAL COMMERCIAL (GC) ZONE, WITH FINDINGS IN ACCORDANCE WITH ORDINANCE 175 (SPORT FIELD DISPLACEMENT) AND A MITIGATED NEGATIVE DECLARATION (AEIS2014-15) PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (APPLICANT: SANTEE SCHOOL DISTRICT)

CITY COUNCIL MEETING SEPTEMBER 9, 2015

Notice of the Public Hearing was published in the East County Californian on August 27, 2015. The Notice of Public Hearing was mailed to 56 owners of property within 300 feet of the request and other interested parties, including the owner of the subject property and the applicant, by U.S. Mail on August 27, 2015.

A Notice of Intent to Adopt a Mitigated Negative Declaration (AEIS2014-15, SCH# 2015061114) was published in the San Diego Union-Tribune on June 30, 2015 and made available for public review and comment from June 30, 2015 to July 29, 2015.



A. SITUATION AND FACTS

1. Requested by	<u>Santee School District</u>
2. Land Owner	<u>Santee School District</u>
3. Type and Purpose of Request.....	<u>General Plan Amendment (GPA2014-5) and Rezone (R2014-3) of 5.06-acre portion of 13.21-acre school district site from Park/Open Space to allow for comprehensive commercial development of site by third party.</u>
4. Location	<u>10355 Mission Gorge Rd., Southeast Corner of Mission Gorge Rd. and Cottonwood Ave.</u>
5. Site Area	<u>5.06-acre portion of 13.21-acre site</u>
6. Number of lots	<u>No new lots</u>
7. Number of units	<u>Future commercial development</u>
8. Density	<u>Future commercial development</u>
9. Hillside Overlay	<u>No</u>
10. Existing Zoning	<u>P/OS Park Open Space</u>
11. Surrounding Zoning	North: <u>GC - General Commercial</u> South: <u>IL – Light Industrial/Residential Business Overlay</u> East: <u>GC – General Commercial</u> West: <u>R14 – Medium-High Density Residential</u>
12. General Plan Designation.....	<u>P/OS Park Open Space</u>
13. Existing Land Use.....	<u>Modular trailer, three baseball fields, turf field, sheds, a recreation building, a playground and surface parking.</u>
14. Surrounding Land Use.....	North: <u>Small-scale retail, office and service commercial establishments.</u> South: <u>Single-Family Homes</u> East: <u>Sports fields</u> West: <u>Apartment Complex</u>
15. Terrain	<u>Site is generally flat</u>
16. Environmental Status.....	<u>Mitigated Negative Declaration</u>
17. APN	<u>384-091-01,-13 & -14</u>
18. Within Airport Influence Area	<u>Yes</u>

B. BACKGROUND

Project Description

Amendments to the Land Use Element of the General Plan and Zone Base District Map that change the “Park/Open Space” land use designation and corresponding

zone that affects 5.06 acres of the 13.21-acre site to the "General Commercial" land use designation and zone. The loss of sports fields on the site has been compensated at the Chet F. Harritt Elementary School, in compliance with Ordinance 175, and findings are included in the Resolution and Ordinance

Existing Conditions:

The overall 13.21-acre site is comprised of three tax assessor's parcels, 384-091-01, 384-091-13 and 384-091-14. The property occupies 1,254 linear feet along Mission Gorge Road, 362 linear feet along Cottonwood Avenue, and 130 linear feet along Railroad Avenue. It is developed with a portable building (modular trailer) occupied by the Santee Chamber of Commerce, three baseball fields and associated equipment storage sheds formerly used by the Santee Pioneer National Little League for practices and games, a recreation building occupied by the City of Santee Community Services Department, a playground, turf field, and surface parking.

C. ANALYSIS

General Plan: The current General Plan land use designation and zoning for the site is P/OS (Park/Open Space). The amendment would provide for future comprehensive commercial development of the 13.21-acre school site, consistent with properties currently designated as General Commercial adjacent to the north and east of the subject site.

The General Plan Amendment and Rezone would result in the displacement of sports fields. As such, the proposed project is subject to City of Santee Ordinance 175 which requires a public hearing and findings, prior to approval of projects that will displace recreational sports fields. The required findings for sport field displacement are incorporated within the attached Resolution and Ordinance, based upon improvements made to the ball fields at the Chet F. Harritt Elementary School, intended to compensate for the eventual removal of the ball fields on the 5.06-acre subject site.

In April 2014, the District completed the final construction phase for relocating the three ball fields, snack bar, bleachers, and other amenities to the Chet F. Harritt Elementary School as part of a \$2.5 million project, initiated in response to the City's direction to comply with Ordinance 175 regarding the displacement of recreational facilities for the 13.21-acre former Santee School Site.

The City has also completed the construction of new parks and park improvements that serve residents living within close proximity to the subject site. The final phase of Town Center Community Park, which included the playing fields on the east side of the park, was dedicated in October 2010. The park, which is approximately one mile from the subject site, includes lighted synthetic turf football and soccer fields, playgrounds, concession stand, restrooms, walking trails, and picnic shelters and nature interpretive panels.

Land Use/Zoning: The objectives for the General Commercial land use and zone anticipates office uses, retail stores and service establishments to be designed in centers that are conveniently accessible by bicycle and foot, as well as by automobile. Retail commercial uses should promote the convenience of the public and avoid creating nuisances among adjacent land uses. New development must be comprehensively designed, entitled and developed.

Compatibility with Adjacent Land Uses: The proposed General Commercial land use designation and zoning of the site will be consistent with surrounding zones and development. To the north of the project site, across Mission Gorge Road, existing land uses include a number of small-scale commercial uses including several auto-oriented businesses, retail shops, a bail bonds operation, a salon, and a restaurant, among others. To the east is residential and commercial development. To the south are single-family residential uses with Happy Lane addresses, and to the west, across Cottonwood Road, are multiple-family residential uses.

Future development at the site will require a development review application. All future development proposed onsite will be evaluated by the City to ensure consistency with any such applicable land use policies, goals, and regulations, as appropriate. All future development on the project site by others will be required to demonstrate conformance with the City's General Plan Land Use Element and Municipal Code. Design and/or mitigation measures, as appropriate will be considered to ensure adequate building setbacks, landscaping requirements, building placement, and onsite parking are provided for any new development proposed and to ensure overall compatibility with existing commercial and residential uses in the area

Gillespie Field Airport Land Use Compatibility Plan (ALUCP) The subject site is located within the Airport Influence Area (AIA) of the Gillespie Field Airport Land Use Compatibility Plan (ALUCP), adopted by the San Diego County Regional Airport Authority (SDCRAA) in January 2010. The entire site is affected by two safety zones: Zone 2 which is part of the Airport's inner approach/departure zone, and Zone 4 which is part of the Airport's outer approach/departure zone. Pursuant to State law, the proposed Zone Reclassification and General Plan Amendment are subject to review by the SDCRAA for consistency with the ALUCP. The project applicant submitted a request to the SDCRAA for a consistency review and received a letter from the SDRAA, dated March 2, 2015, which indicated that the project is consistent with the Gillespie Field ALUCP. As such, the proposed land use (General Commercial) is considered to be consistent with land uses allowed within the Safety Zones of the Gillespie Airport. No land use conflicts or increase in safety hazards are anticipated to occur with project implementation.

Traffic The site has frontage on three streets: Mission Gorge Road, Cottonwood Avenue, and Railroad Avenue and future development may take advantage of these streets of access and egress. Although the Amendments are not accompanied by a land development application, for the purposes of environmental analysis, up to 60,000 square feet of commercial space was utilized to determine any potentially significant

effects pursuant to the California Environmental Quality Act.

Mission Gorge Road is identified as a Prime Arterial between Route 125 and Magnolia Avenue in the City's General Plan Circulation Element. The design capacity of this prime arterial between Cottonwood Avenue and Magnolia Avenue is 60,000 average daily trips (ADT). The existing ADT along this segment of Mission Gorge Road is 21,900 ADT, with a remaining capacity of 38,100 ADT and Level of Service (LOS) A. The addition of approximately 5 acres to the commercial land use inventory is estimated to result in 2,400 ADT, and can be accommodated on Mission Gorge Road without affecting the current Level of Service.

The proposed project would not result in any physical development on the project site, and therefore, would not directly result in development of a land use that would generate new traffic in the area. Any future proposed development on the site would be required to comply with the City of Santee Road Standards, which provide design and construction requirements for road improvement projects. In addition, any future discretionary development would be required to conduct environmental review pursuant to CEQA, prior to approval. Preparation of a traffic impact analysis specific to the type and intensity of the development proposed on the site in the future will allow the City to accurately identify potential impacts on the circulation system, as well as to identify appropriate project-based mitigation measures, as applicable.

D. ENVIRONMENTAL

An Initial Study of the project was conducted in accordance with the California Environmental Quality Act (CEQA). The analysis indicated that the project would not have a significant adverse impact on the environment. Potential impacts with regard to air quality and traffic/circulation will be reduced to less than significant with the implementation of the following mitigation measures:

Air Quality: Prior to issuance of any Grading Permit, the City Engineer and the Chief Building Official shall confirm that the Grading Plan, Building Plans, and specifications stipulate that excessive fugitive dust emissions shall be controlled by regular watering or other dust prevention measures.

Traffic: Prior to issuance of any Grading Permit, the City shall require the future applicant to prepare a project specific Traffic Impact Analysis (TIA) to evaluate potential effects of the development on the existing circulation system, at the time when development is proposed. The applicant shall prepare the TIA consistent with City of Santee requirements applicable at the time when preparation of the technical study is undertaken.

Therefore a Mitigated Negative Declaration (AEIS 2014-15, State Clearinghouse No. 2015061114) was prepared and made available for review and comment by agencies and the public from June 30, 2015 to July 29, 2015 and is recommended for approval. No comment letters were received during this review period.

E. STAFF RECOMMENDATION

1. Conduct and Close the Public Hearing, and
2. Approve the Mitigated Negative Declaration (AEIS2014-15) as complete and in compliance with the provisions of the California Environmental Quality Act (CEQA), and
3. Approve the General Plan Amendment (GPA2014-5), with Ordinance 175 findings, per the attached Resolution, and
4. Introduce Rezone (R2014-3) for first reading by title only per the attached Ordinance, with Ordinance 175 findings, and schedule September 23, 2015 for second reading.

RESOLUTION _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE,
CALIFORNIA APPROVING A GENERAL PLAN AMENDMENT (GPA2014-5) TO
CHANGE THE LAND USE DESIGNATION OF A 5.06-ACRE PORTION OF A 13.21-
ACRE PROPERTY LOCATED AT 10315 MISSION GORGE ROAD FROM “PARK/OPEN
SPACE” TO “GENERAL COMMERCIAL” WITH FINDINGS IN ACCORDANCE WITH
ORDINANCE 175 (SPORT FIELD DISPLACEMENT) AND A MITIGATED NEGATIVE
DECLARATION (AEIS2014-15) PURSUANT TO THE CALIFORNIA ENVIRONMENTAL
QUALITY ACT (APPLICANT: SANTEE SCHOOL DISTRICT)
ASSESSOR’S PARCEL NUMBERS 384-091-01,-13 & -14.
(RELATED CASE FILES: R2014-3, AEIS2014-15)**

WHEREAS, on August 27, 2014, the City Council authorized staff to consider a General Plan Amendment and Rezone of a 5.06-acre portion of a 13.21-acre site from Park/Open Space to GC General Commercial to match the existing commercial designation of the remaining 8.15-acres of the site located at 10315 Mission Gorge Road; and

WHEREAS, in accordance with Public Utilities Code Section 21670, the project was reviewed by the San Diego County Regional Airport Authority that found the proposed project consistent the by Airport Authority on March 2, 2015; and

WHEREAS, the subject site contains sports fields that will be displaced; and

WHEREAS, in accordance with City Council Ordinance 175, the relocation of the sports fields is feasible and replacement has been accomplished at the Chet F. Harritt Elementary School; and

WHEREAS, in April 2014, the Santee School District completed the final construction phase for relocating three sports fields, a snack bar, bleachers, and other amenities to the Chet F. Harritt Elementary School as part of a \$2.5 million project; and

WHEREAS, pursuant to the requirements of the California Environmental Quality Act (“CEQA”), an Initial Study was conducted for the project that determined that all environmental impacts of the project would be less than significant with mitigation measures imposed related to air quality and traffic/circulation; and

WHEREAS, the City made the Draft Initial Study/Negative Declaration (AEIS2014-15) available to the public and any interested, responsible, and trustee agencies for review and comment from June 30, 2015 to July 29, 2015 by: (1) filing a Notice of Intent to Adopt a Negative Declaration (“NOI”) with the State Clearinghouse; (2) filing a NOI with the San Diego County Clerk; (3) placing a NOI in the Union Tribune, a newspaper of General Circulation; (4) posting the NOI at the City’s office and the Santee County Library; (5) mailing the NOI to various interested persons and agencies; and (6) posting a NOI and Draft Initial Study/Negative Declaration on the City’s website at www.cityofsanteeca.gov

WHEREAS, on September 9, 2015 the City Council held a duly advertised public hearing on General Plan Amendment GPA2014-5, Rezone R2014-3, and AEIS2014-15; and

RESOLUTION _____

WHEREAS, the City Council considered the Staff Report, the Initial Study/Mitigated Negative Declaration, all recommendations by staff, and public testimony.

NOW, THEREFORE, BE IT RESOLVED by the City of Santee City Council, after considering the evidence presented at the public hearing, as follows:

SECTION 1: As the decision-making body for the Project, the City Council has reviewed and considered the Final Initial Study/Negative Declaration and administrative record for the General Plan Amendment and Amendment to the Zone Base District Map, and the findings pursuant to Ordinance 175, including all oral and written comments received during the comment period.

- A. The City Council finds that the Final Initial Study/Negative Declaration and the administrative record have been completed in compliance with CEQA, the State CEQA Guidelines, and the City's Local CEQA Guidelines.
- B. The City Council approves and adopts Negative Declaration AEIS 2014-15 pursuant to Public Resources Code section 21080, subdivision (c) and approves the Amendments. The City Council directs staff to file a Notice of Determination with the San Diego County Clerk and the Office of Planning and Research within five (5) working days of approval of the Project.

SECTION 2: The requested amendment to change the land use designation for an approximately 5.06-acre portion of a 13.21 acre parcel identified as Assessor's Parcel Numbers 384-091-01,-13 & -14 from P/OS Park Open Space to GC General Commercial as depicted in Exhibit A, attached hereto and incorporated herein, to unify the site's General Commercial land use designation of the site as depicted in Exhibit B attached hereto and incorporated herein, is compatible with surrounding commercial and residential uses and development in keeping with the "Adjacent Land Use Compatibility Guide" of the Land Use Element, is consistent with, and furthers the goals and objectives of the General Plan by 1) providing the properly zoned land for future development of conveniently located neighborhood shopping centers consistent with Land Use Element objectives (Objection 4.0) and Policy 4.3 which encourages the location of new neighborhood commercial uses along major roadways in consolidated centers that utilize common access and parking for commercial uses, discourage the introduction of strip commercial uses and require adequate pedestrian links to residential areas and 2) promote rehabilitation of commercial sites and opportunities for small businesses consistent with Community Design Element Policy 6.2, and is hereby approved.

SECTION 3: The relocation of the sports fields is feasible and replacement has been accomplished at the Chet F. Harritt Elementary School, pursuant to City Council Ordinance 175.

SECTION 4: The General Plan Land Use Element Map is hereby amended to establish the GC General Commercial land use designation as depicted in Exhibit B attached hereto and incorporated herein.

RESOLUTION _____

ADOPTED by the City Council of the City of Santee, California, at a Regular Meeting thereof held this 9th day of September, 2015, by the following roll call vote, to wit:

**AYES:
NOES:
ABSENT:**

APPROVED:

**_____
RANDY VOEPEL, MAYOR**

**_____
PATSY BELL, CMC, CITY CLERK**

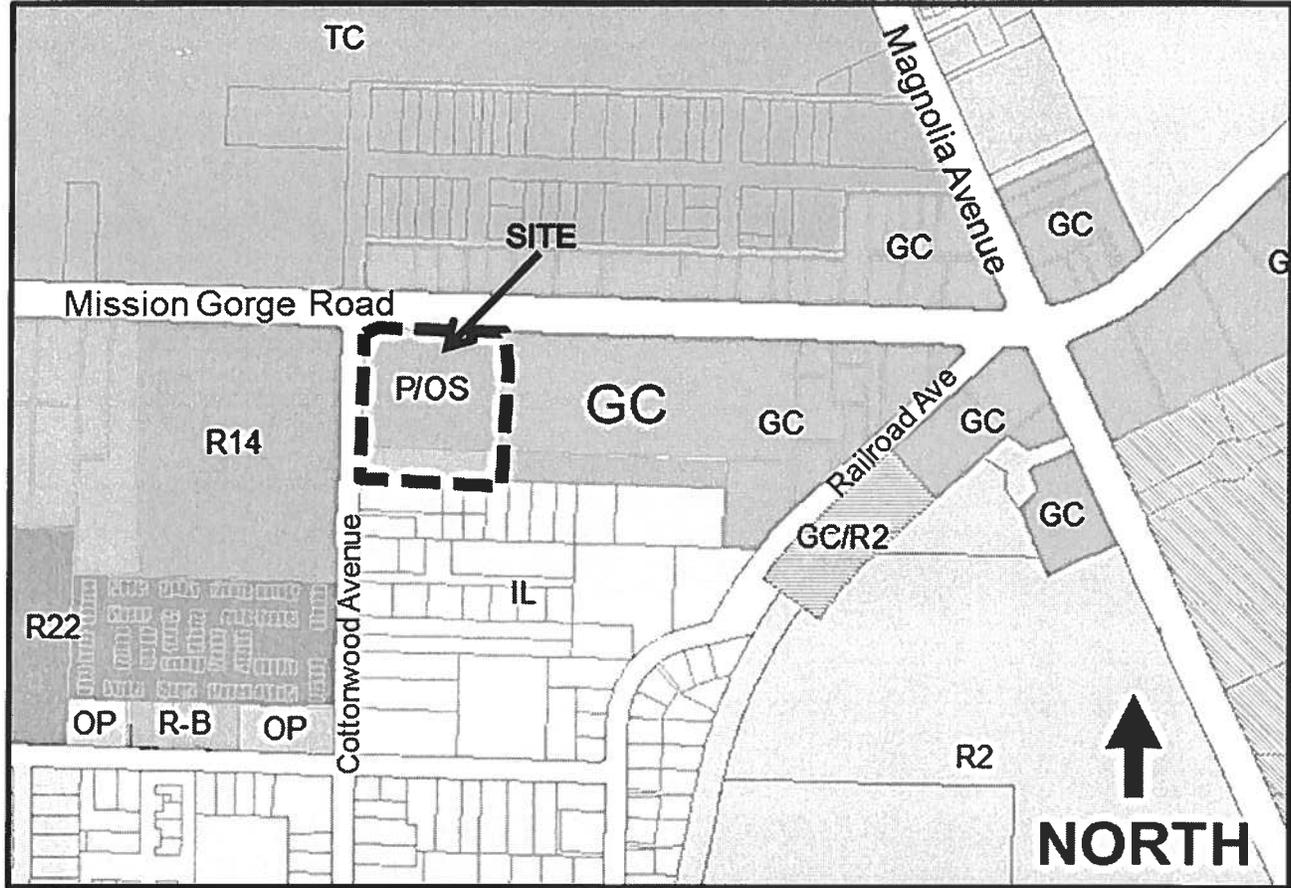
EXHIBITS

Exhibit A – Existing Land Use Designation
Exhibit B – Amended Land Use Designation

RESOLUTION _____

Exhibit A (GPA2014-5, R2014-3, AEIS2014-15)

Existing General Plan Land Use Designation

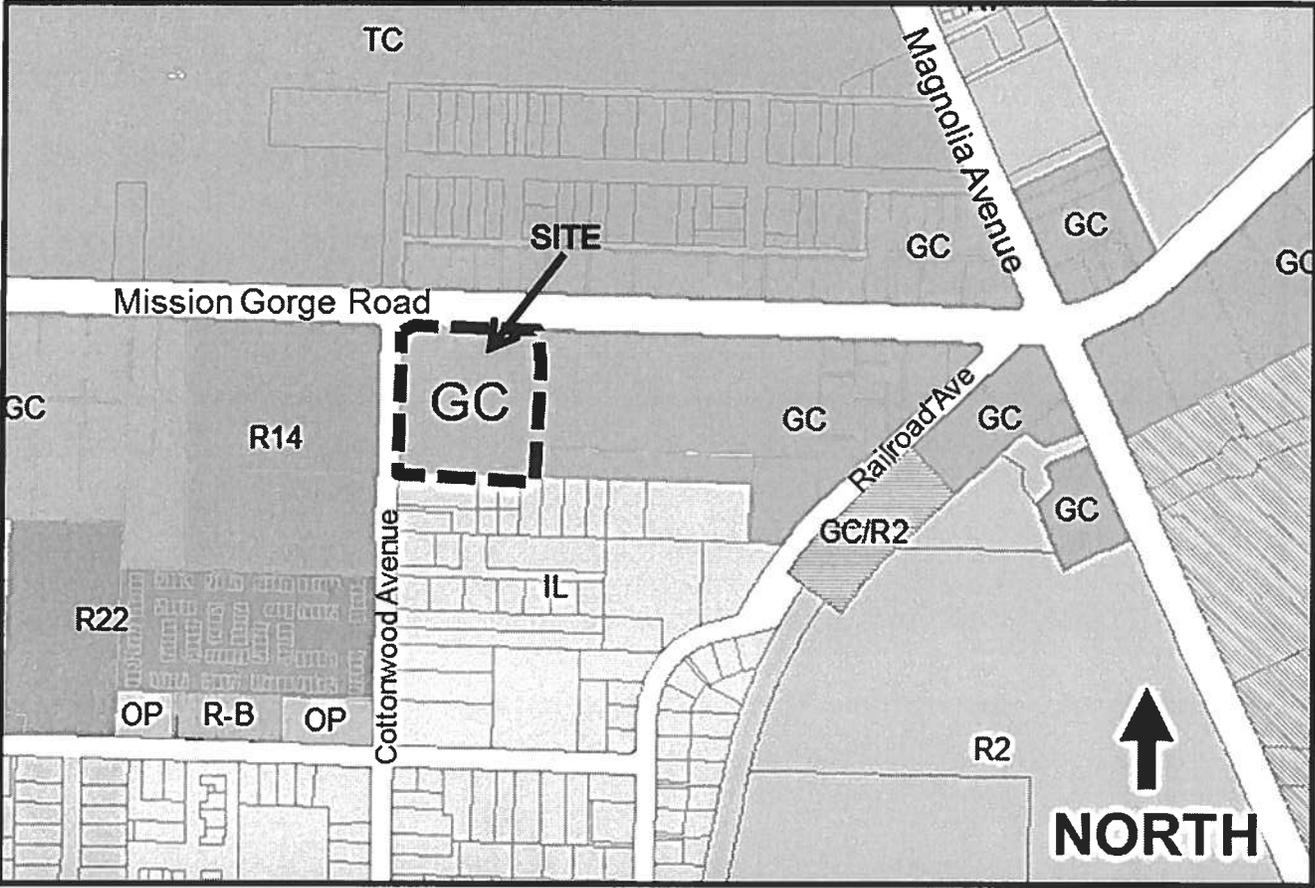


GENERAL PLAN DESIGNATION	
P/OS – Park Open Space	This designation determines areas of permanent open spaces, biological resource protection, parks and/or areas precluded from major development because of land use constraints such as airport clear zones and established floodways. Recreational uses, such as golf courses with customary support facilities, are considered appropriate within these areas.

RESOLUTION _____

Exhibit B (GPA2014-5, R2014-3, AEIS2014-15)

Proposed General Plan Land Use Designation



GENERAL PLAN DESIGNATION	
GC – General Commercial	This designation provides for commercial areas with a wide range of retail and service activities. Intended uses include community shopping center, department stores, restaurants, financial institutions, automotive uses and other specialized services. This designation encourages the grouping of commercial outlets into consolidated centers. Appropriate areas to be established with general commercial activities should have direct access to major roads, prime arterials or freeways.

ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTEE,
CALIFORNIA AMENDING THE ZONE DISTRICT BASE MAP (R2014-3) TO
RECLASSIFY A 5.06-ACRE PORTION OF A 13.21-ACRE PROPERTY LOCATED AT
10315 MISSION GORGE ROAD FROM THE PARK/OPEN SPACE (P/OS) ZONE TO
THE GENERAL COMMERCIAL (GC) ZONE, WITH FINDINGS IN ACCORDANCE
WITH ORDINANCE 175 (SPORT FIELD DISPLACEMENT) AND A MITIGATED
NEGATIVE DECLARATION (AEIS2014-15) PURSUANT TO THE CALIFORNIA
ENVIRONMENTAL QUALITY ACT (APPLICANT: SANTEE SCHOOL DISTRICT)
ASSESSOR'S PARCEL NUMBERS 384-091-01,-13 & -14.
(RELATED CASE FILES: GPA2014-5, AEIS2014-15)**

WHEREAS, on August 27, 2014, the City Council authorized staff to consider a General Plan Amendment and Rezone of a 5.06-acre portion of a 13.21-acre site from Park/Open Space to GC General Commercial to match the existing commercial designation of the remaining 8.15-acres of the site located at 10315 Mission Gorge Road; and

WHEREAS, in accordance with Public Utilities Code Section 21670, the project was reviewed by the San Diego County Regional Airport Authority that found the proposed project consistent the by Airport Authority on March 2, 2015; and

WHEREAS, the subject site contains sports fields that will be displaced; and

WHEREAS, in accordance with City Council Ordinance 175, the relocation of the sports fields is feasible and replacement has been accomplished at the Chet F. Harritt Elementary School; and

WHEREAS, in April 2014, the Santee School District completed the final construction phase for relocating three sports fields, a snack bar, bleachers, and other amenities to the Chet F. Harritt Elementary School as part of a \$2.5 million project; and

WHEREAS, pursuant to the requirements of the California Environmental Quality Act ("CEQA"), an Initial Study was conducted for the project that determined that all environmental impacts of the project would be less than significant with mitigation measures imposed related to air quality and traffic/circulation; and

WHEREAS, the City made the Draft Initial Study/Negative Declaration (AEIS2014-15) available to the public and any interested, responsible, and trustee agencies for review and comment from June 30, 2015 to July 29, 2015 by: (1) filing a Notice of Intent to Adopt a Negative Declaration ("NOI") with the State Clearinghouse; (2) filing a NOI with the San Diego County Clerk; (3) placing a NOI in the Union Tribune, a newspaper of General Circulation; (4) posting the NOI at the City's office and the Santee County Library; (5) mailing the NOI to various interested persons and agencies; and (6) posting a NOI and Draft Initial Study/Negative Declaration on the City's website at www.cityofsanteeca.gov

WHEREAS, on September 9, 2015 the City Council held a duly advertised public hearing on General Plan Amendment GPA2014-5, Rezone R2014-3; and

WHEREAS, on September 9, 2015 the City Council held a duly advertised public hearing on General Plan Amendment GPA2014-5, Rezone R2014-3; and

ORDINANCE NO. _____

WHEREAS, the City Council considered the Staff Report, the Initial Study/Mitigated Negative Declaration, all recommendations by staff, and public testimony.

NOW, THEREFORE, BE IT RESOLVED by the City of Santee City Council, after considering the evidence presented at the public hearing, as follows:

SECTION 1: As the decision-making body for the Project, the City Council has reviewed and considered the Final Initial Study/Negative Declaration and administrative record for the General Plan Amendment and Amendment to the Zone Base District Map, and the findings pursuant to Ordinance 175, including all oral and written comments received during the comment period.

- A. The City Council finds that the Final Initial Study/Negative Declaration and the administrative record have been completed in compliance with CEQA, the State CEQA Guidelines, and the City's Local CEQA Guidelines.
- B. The City Council approves and adopts Negative Declaration AEIS 2014-15 pursuant to Public Resources Code section 21080, subdivision (c) and approves the Amendments. The City Council directs staff to file a Notice of Determination with the San Diego County Clerk and the Office of Planning and Research within five (5) working days of approval of the Project.

SECTION 2: The request to change the zoning classification for an approximately 5.06-acre portion of a 13.21 acre parcel identified as Assessor's Parcel Numbers 384-091-01,-13 & -14 from P/O Park Open Space to GC General Commercial as depicted in Exhibit A to unify the site's General Commercial zone classification of the site as depicted in Exhibit B attached hereto and incorporated herein, is consistent with, and furthers the goals and objectives of the General Plan by 1) providing properly zoned land for the future development of conveniently located neighborhood shopping centers consistent with Land Use Element objectives (Objective 4.0) and Policy 4.3 which encourages the location of new neighborhood commercial uses along major roadways in consolidated centers that utilize common access and parking for commercial uses, discourage the introduction of strip commercial uses and require adequate pedestrian links to residential areas.

SECTION 3: The request to change the zoning classification for an approximately 5.06-acre portion of a 13.21-acre parcel identified as Assessor's Parcel Numbers 384-091-01,-13 & -14 from P/OS Park Open Space to GC General Commercial as depicted in Exhibit A to unify the site's General Commercial zone classification of the site as depicted in Exhibit B attached hereto and incorporated herein, is consistent with, and furthers the goals and objectives of the Zoning Ordinance Sections 17.12.010.A because: 1) the project is a commercial location and design that is conveniently accessible by bicycle and foot, as well as by automobile; and 2) unification of the GC General Commercial zone on the site would provide appropriately located retail stores and service establishments to meet the needs of the community.

SECTION 4: The relocation of the sports fields is feasible and replacement has been accomplished at the Chet F. Harritt Elementary School, pursuant to City Council Ordinance 175.

ORDINANCE NO. _____

SECTION 5: The Zoning District Map is hereby amended to establish the GC General Commercial zone classification as depicted in Exhibit B attached hereto and incorporated herein.

INTRODUCED AND FIRST READ at a Regular Meeting of the City Council of the City of Santee, California, on the 9th day of September, 2015, and thereafter **ADOPTED** at a Regular Meeting of said City Council held on the 23rd day of September, 2015, by the following vote to wit:

AYES:

NOES:

ABSENT:

APPROVED:

**_____
RANDY VOEPEL, MAYOR**

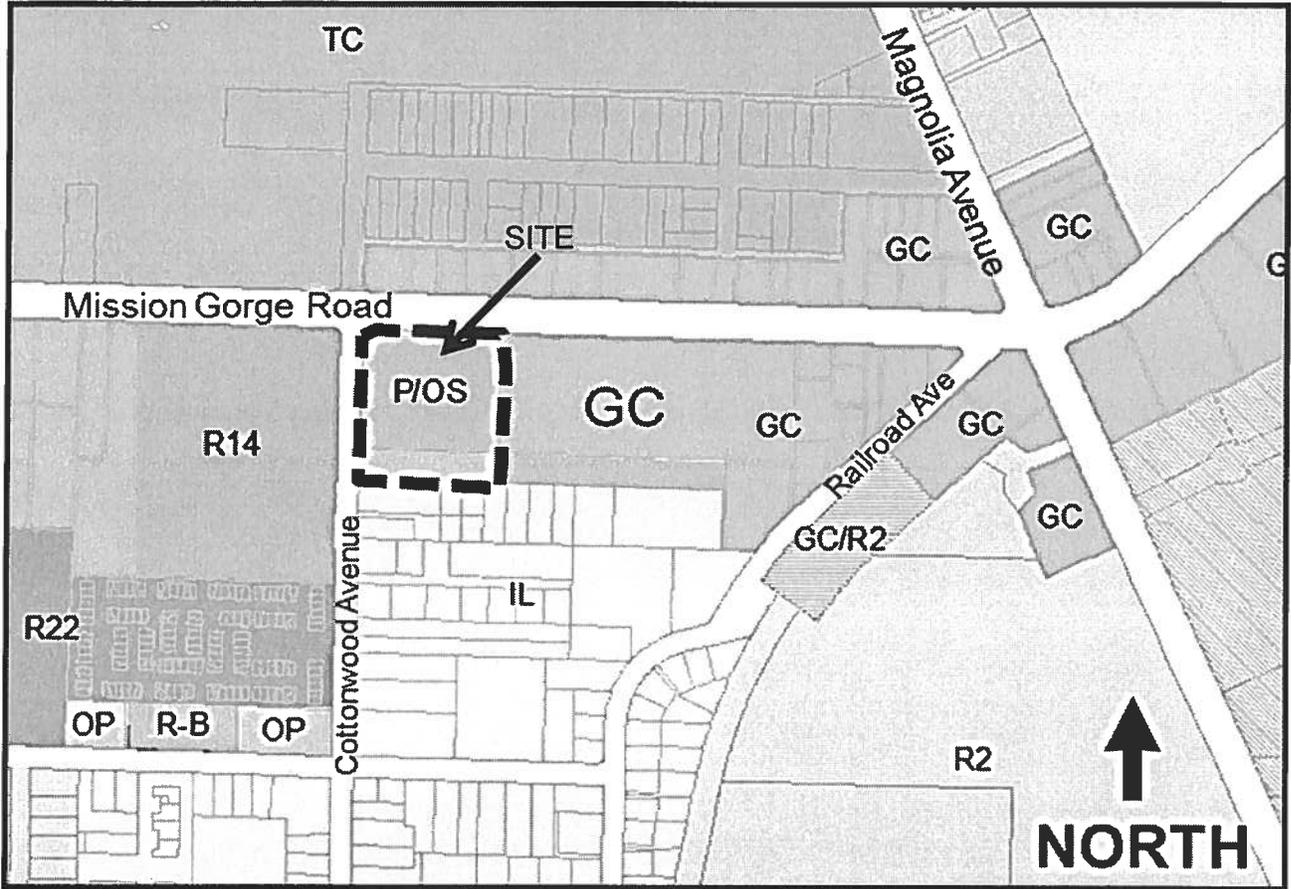
ATTEST:

**_____
PATSY BELL, CMC, INTERIM CITY CLERK**

EXHIBITS

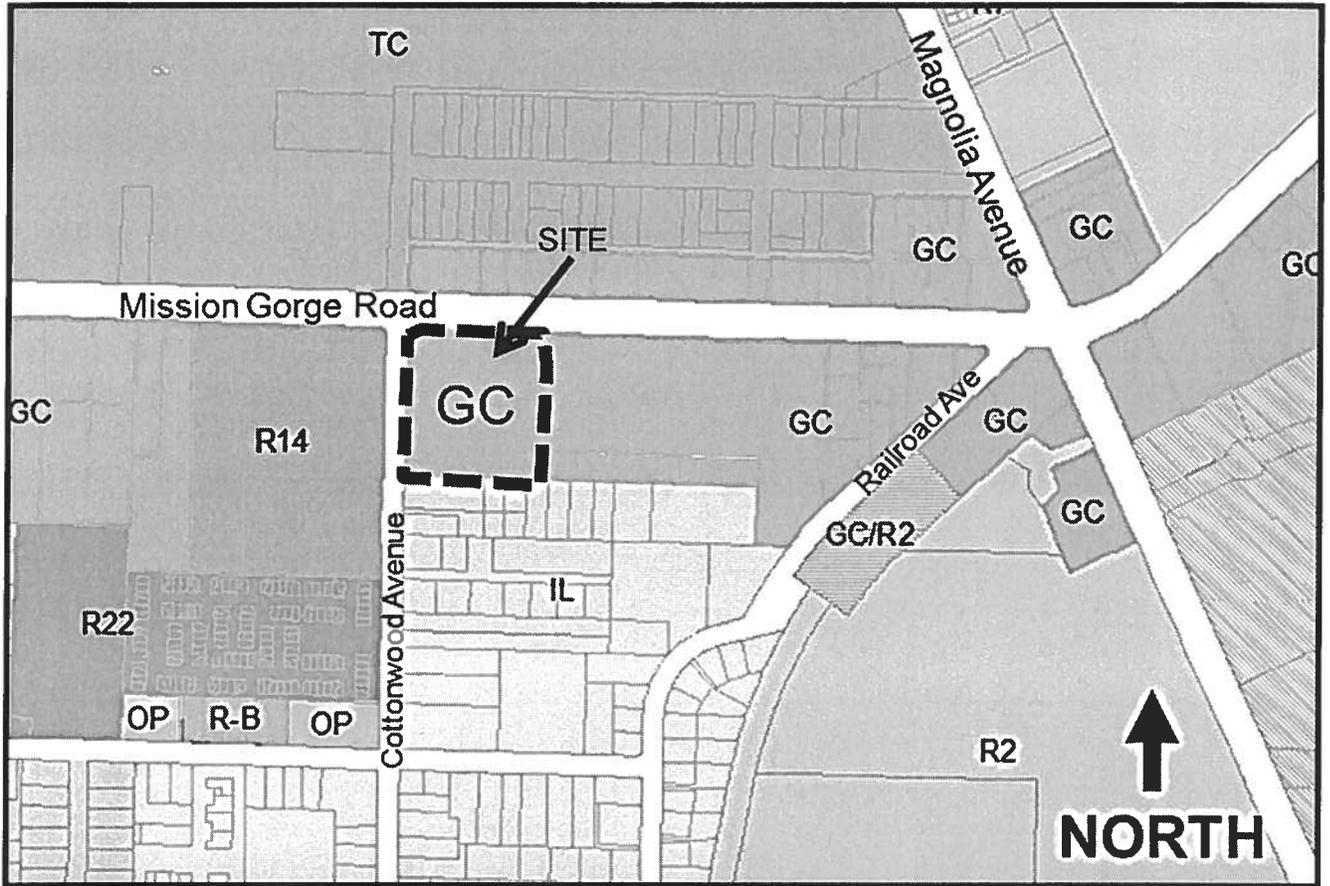
- Exhibit A – Existing Zone District
- Exhibit B – Proposed Zone Reclassification

Exhibit A (GPA2014-5, R2014-3, AEIS2014-15)
Existing Zone District



	ZONE DISTRICT
P/OS – Park Open Space	The Park/Open space district indicates areas of permanent open spaces, biological resource protection, parks and/or areas precluded from major development because of land constraints or habitat preservation. The use regulations, development standards, and criteria are intended to provide low intensity development and encourage recreational activities and the preservation and management of natural resources. Recreational uses such as golf courses with customary support facilities are considered appropriate for these areas.

Exhibit B (GPA2014-5, R2014-3, AEIS2014-15)
 Proposed Zone District



ZONE DISTRICT	
GC – General Commercial	This district is intended for general commercial activities and services of more intensive nature. These uses would be located primarily along major transportation routes and would include major shopping facilities, major service-oriented uses, and major financial and corporate headquarters which are designed to serve the city or the region as a whole

Aerial Vicinity Map



Santee School District • Mission Gorge Rd & Cottonwood Ave
AERIAL PHOTOGRAPH/EXISTING SETTING
 Figure 2

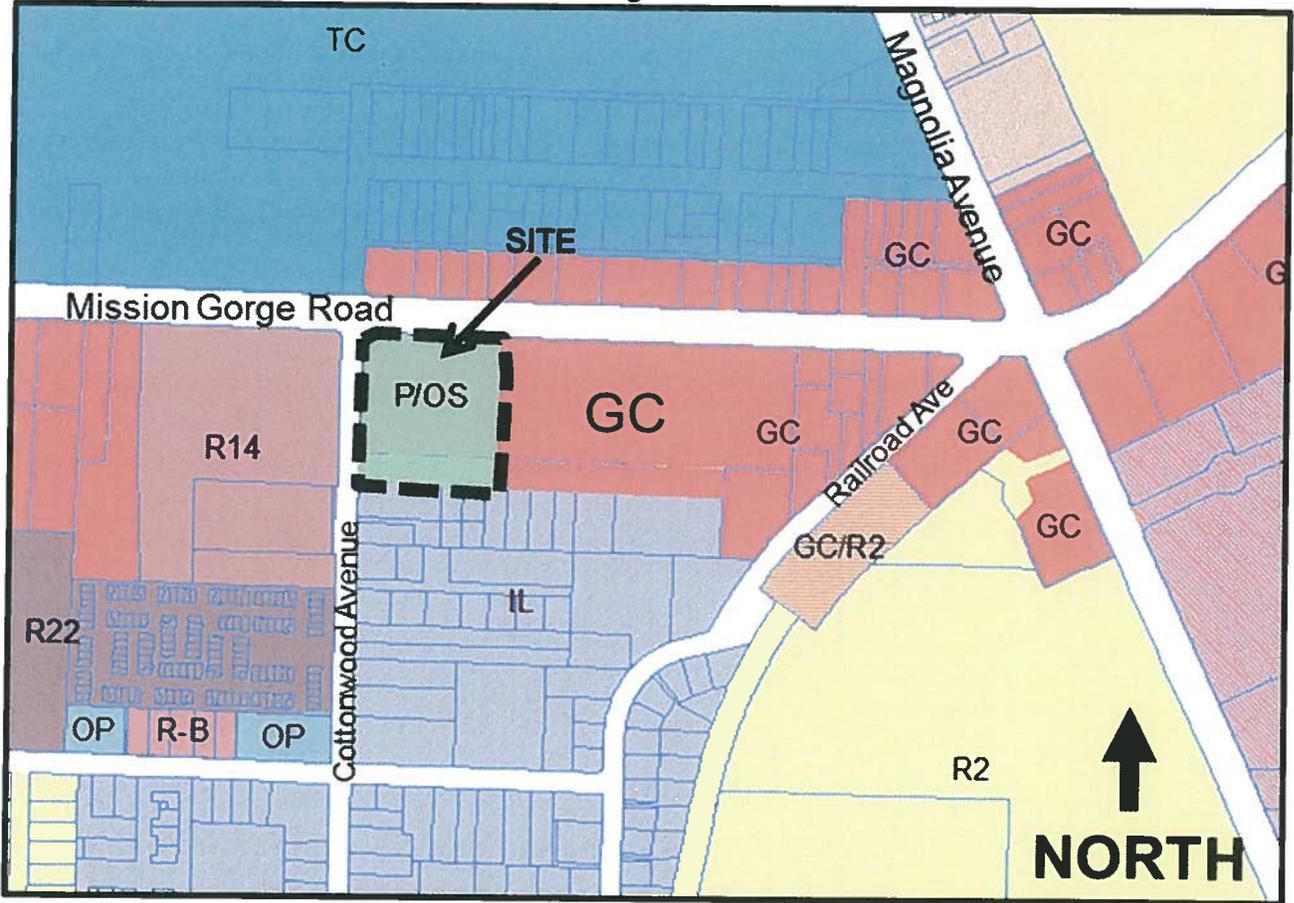
SF - Single-Family
 MF - Multi-Family
 *Assessor Parcel Numbers of overall 13.21-acre property under ownership of Santee School District.



Michael Baker INTERNATIONAL
 13100 Springdale

(GPA2014-5, R2014-3, AEIS2014-15)

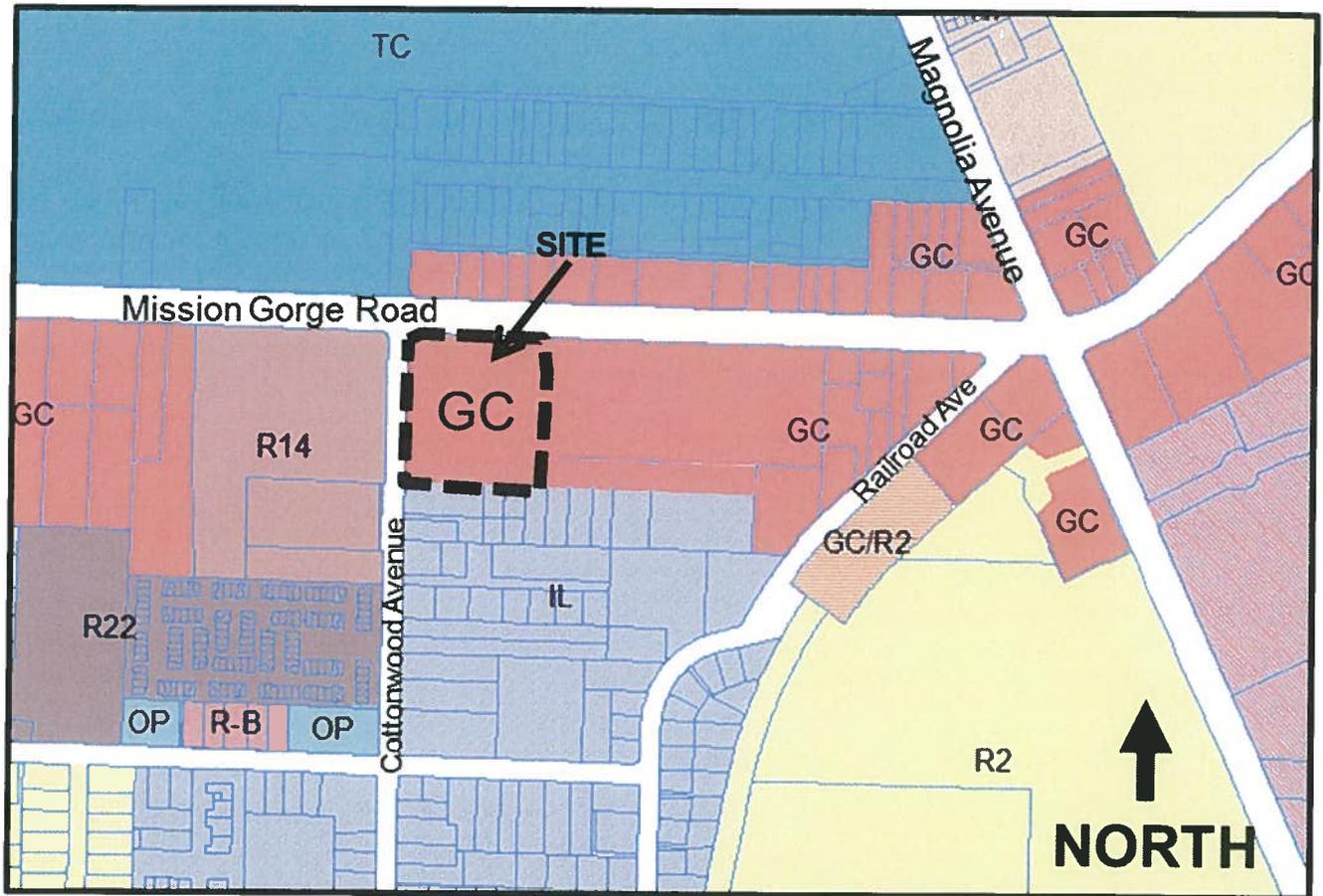
Existing General Plan Land Use Designation and Zone District



	GENERAL PLAN DESIGNATION	ZONE DISTRICT
P/OS – Park Open Space	This designation determines areas of permanent open spaces, biological resource protection, parks and/or areas precluded from major development because of land use constraints such as airport clear zones and established floodways. Recreational uses, such as golf courses with customary support facilities, are considered appropriate within these areas.	The Park/Open space district indicates areas of permanent open spaces, biological resource protection, parks and/or areas precluded from major development because of land constraints or habitat preservation. The use regulations, development standards, and criteria are intended to provide low intensity development and encourage recreational activities and the preservation and management of natural resources. Recreational uses such as golf courses with customary support facilities are considered appropriate for these areas.

(GPA2014-5, R2014-3, AEIS2014-15)

Applicant's Proposed General Plan Land Use Designation and Zone District



	GENERAL PLAN DESIGNATION	ZONE DISTRICT
GC – General Commercial	This designation provides for commercial areas with a wide range of retail and service activities. Intended uses include community shopping center, department stores, restaurants, financial institutions, automotive uses and other specialized services. This designation encourages the grouping of commercial outlets into consolidated centers. Appropriate areas to be established with general commercial activities should have direct access to major roads, prime arterials or freeways.	This district is intended for general commercial activities and services of more intensive nature. These uses would be located primarily along major transportation routes and would include major shopping facilities, major service-oriented uses, and major financial and corporate headquarters which are designed to serve the city or the region as a whole

ORDINANCE NO. 175

AN ORDINANCE OF THE CITY OF SANTEE, CALIFORNIA
REQUIRING A PUBLIC HEARING AND FINDINGS
PRIOR TO APPROVAL OF DEVELOPMENT PROJECTS
THAT WILL DISPLACE SPORTS FIELDS

The City Council of the City of Santee does ordain as follows;

SECTION 1: Sports Fields Defined:

"Sports Fields" as used herein shall mean and include any and all property used as of the date of this Ordinance, for baseball, softball or soccer by one or more identifiable groups. "Sports field" shall also include those structures or improvements constructed or installed to facilitate use of the property for sports activities, such as lights, buildings, or bleachers.

SECTION 2: Public Hearing Required:

Prior to approval of a development project that would result in the displacement of sports fields, the City Council of the City of Santee shall conduct a public hearing to determine arrangements for relocation of those facilities

SECTION 3: Notice of Hearing:

- (a) Notice of said hearing shall be given by mail to the property owner, the proponent of the development project, and all organizations known to the City that have within the twelve (12) months prior to the hearing used the sports facilities. Notice shall also be posted at the site of the sports facilities.
- (b) Notice of said hearing shall be mailed, posted and published in a newspaper of general circulation no less than ten (10) days prior to the hearing.

SECTION 4: Findings Required:

At the close of said hearing and prior to approval of a development project that would result in displacement of sports fields, the Council shall either

1. Find that relocation of the sports fields is feasible and direct the appropriate actions be taken to accomplish such relocation; or
2. Find that relocation of the sports facilities is not feasible.

SECTION 5: Criteria to Determine Feasibility:
 In making its finding that relocation is feasible or infeasible, Council shall consider the following:

- (1) The geographical requirements placed on past users by their respective athletic charters.
- (2) The cost to relocate facilities should be borne by the developer, the property owner, and then, if necessary, by the City.
- (3) Improvements at relocated facilities should be equal to or better than facilities displaced.

INTRODUCED AND FIRST READ at a regular meeting of the City Council of the City of Santee, held the 8th day of October 1986 and thereafter PASSED AND APPROVED at a regular meeting of said City Council held the 22nd day of October, 1986 by the following vote to wit:

AYES: GALLARDO, SOLOMON, CLARK, BARTELL, DOYLE
 NOES: NONE
 ABSTAIN: NONE
 ABSENT: NONE

APPROVED:

Jack Doyle
 JACK DOYLE, MAYOR

APPROVED:

Loretta H. Roper
 LORETTA H. ROPER, CITY CLERK

CERTIFICATE OF CITY CLERK

I, Loretta H. Roper, City Clerk of the City of Santee, California, do hereby certify the foregoing to be a true and exact copy of Ord. 175 passed and adopted by the City Council of said City on the date thereon recited.

THIS ORDINANCE HAS BEEN PUBLISHED OR POSTED PURSUANT TO LAW

Loretta H. Roper
 City Clerk

Initial Study

MITIGATED NEGATIVE DECLARATION

1. Name or description of project: City of Santee School District Rezone Project (R2014-5; GPA2014-5; AEIS2014-15): The approximately 5.06-acre project site is currently zoned Park/Open Space with a General Plan land use designation of Park/Open Space. The project proposes a zone reclassification (rezone) and General Plan Amendment (GPA) to change the existing Park/Open Space zone and General Plan land use designation that affect the site to the General Commercial zone and General Plan land use designation. As no physical development is proposed as part of the project, the proposed rezone and GPA would be processed by the City without a concurrent land development application. The purpose of the project is to allow the District to sell the property to a commercial developer for future development.
2. Project Location – Identify street address and cross streets or attach a map showing project site (preferably a USGS 15' or 7 1/2' topographical map identified by quadrangle name): The 5.06-acre project site is located at the southeast corner of Mission Gorge Road and Cottonwood Avenue, at 10315 Mission Gorge Road, within the City of Santee, California. The affected County Assessor's Parcel Numbers are (portions of) 384-091-01 and -14. See Attachment A, USGS Quadrangle Map.
3. Entity or Person undertaking project:
 - A. Entity: Santee School District
 - (1) Name: Karl Christensen, Assistant Superintendent
 - B. Other (Private): N/A
 - (1) Name:
 - (2) Address:

The Lead Agency, having reviewed the Initial Study of this proposed project, having reviewed the written comments received prior to the public meeting of the Lead Agency, and having reviewed the recommendation of the Lead Agency's Staff, does hereby find and declare that the proposed project will have a significant effect on the environment. A brief statement of the reasons supporting the Lead Agency's findings are as follows:

The project site is located within an urbanized area and is presently disturbed/developed. The project does not propose any physical development on the site. The City, acting as the Lead Agency, has evaluated the project relative to the Significance Criteria provided in Appendix G of the California Environmental Quality Act Guidelines. Through such evaluation, the City has determined that the project would result in a significant adverse effect on an environmental resource analyzed, and mitigation measures are required. Refer to the attached Initial Study.

The Lead Agency hereby finds that the Mitigated Negative Declaration reflects its independent judgment. A copy of the Initial Study is attached.

The location and custodian of the documents and any other material which constitute the record of proceedings upon which the Lead Agency based its decision to adopt this **Mitigated Negative Declaration** are as follows:

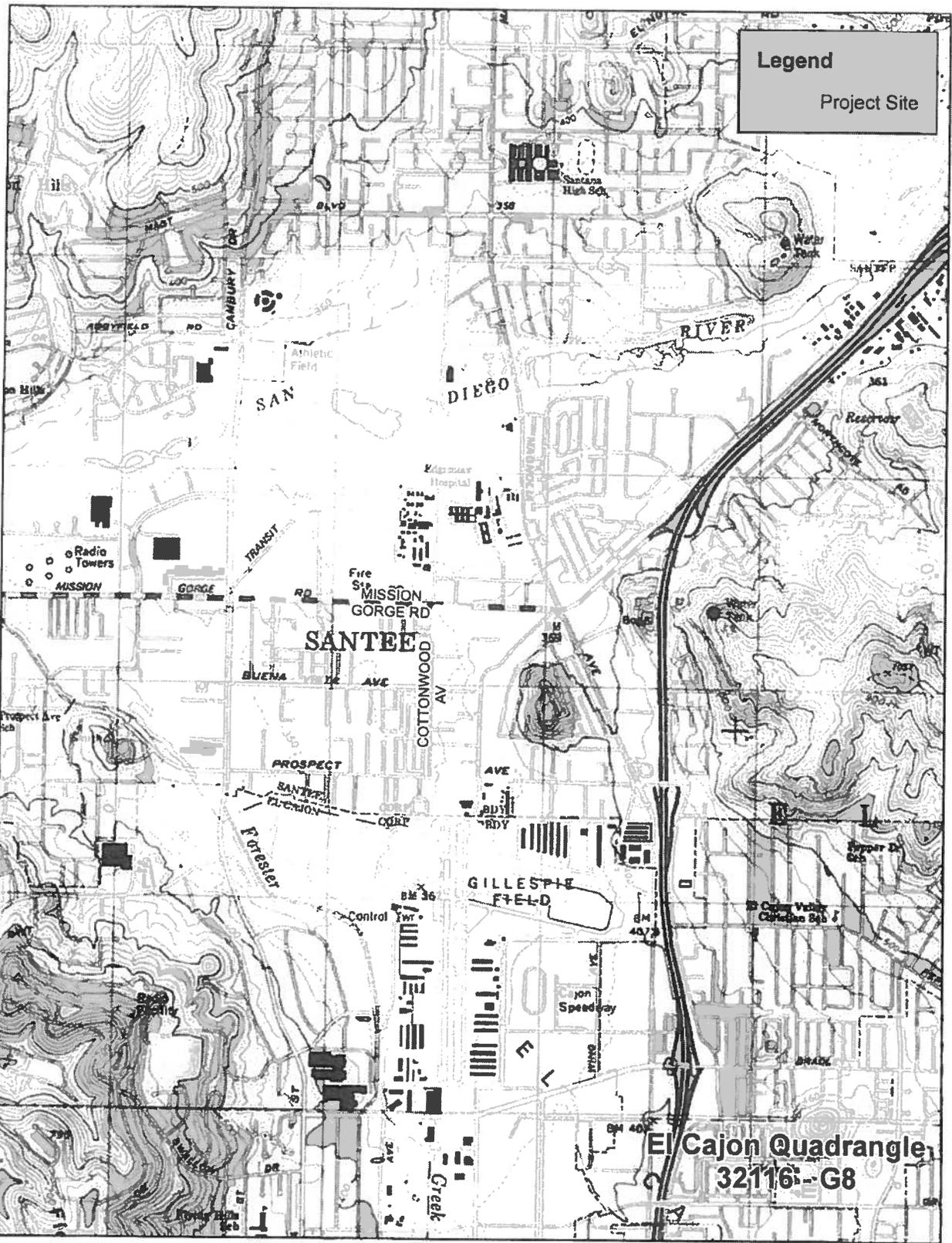
City of Santee
Planning and Zoning Services
Santee City Hall, Building 4
10601 Magnolia Avenue, Santee, CA 92071
Contact: Kevin Mallory, Acting City Planner

Comments will be received from June 30, 2015 to July 29, 2015. Any person wishing to comment on this matter must submit such comments, in writing, to the Lead Agency by July 29, 2015 no later than 5:00 p.m.

Phone No.: (619) 258-4100, Ext. 173

Date Received
for Filing: JUNE 30, 2015

Staff



5/20/2015 10:11 AM \\msd\14434\GIS\Map\Happy Lane_Quad.mxd

Michael Baker
INTERNATIONAL



Santee School District Rezone Project
USGS Quadrangle Map

Attachment A



CITY OF SANTEE

MAYOR
Randy Voepel

CITY COUNCIL
Jack E. Dale
Ronn Hall
Rob McNelis
John W. Minto

**ACTING
CITY MANAGER**
Pedro Orso-Delgado

DEPARTMENT OF DEVELOPMENT SERVICES MITIGATED NEGATIVE DECLARATION AEIS 2014-15

I. PROJECT DESCRIPTION

1. Entitlement: General Plan Amendment (GPA2014-5) /
Zone Reclassification (R2014-3)
Application for an Environmental Initial Study (AEIS2014-15)
2. Applicant: Santee School District
3. Proposal: The Santee School District (District) owns approximately 13.21 acres located at the southeast corner of Mission Gorge Road and Cottonwood Avenue within the City of Santee, California (10315 and 10335 Mission Gorge Road). Of these 13.21 acres, 8.15 acres are currently zoned as General Commercial (GC) with a General Plan land use designation of General Commercial (GC), thereby allowing for future development of the acres with commercial uses. These 8.15 acres are not a part of the proposed project (project).

The remaining 5.06 acres of the property are currently zoned Park/Open Space (P/OS) with a General Plan land use designation of Park/Open Space (P/OS). The project proposes a zone reclassification (rezone) and General Plan Amendment (GPA) to change the existing Park/Open Space zone and General Plan land use designation that affect these 5.06 acres to the General Commercial zone and General Plan land use designation. The proposed rezone and GPA will enable the Santee School District to sell the property to a commercial developer. As no physical development is proposed as part of the project, the proposed rezone and GPA would be processed without a concurrent land development application.
4. Location: The 5.06-acre project site is located at 10315 and 10335 Mission Gorge Road, at the southeast corner of Mission Gorge Road and Cottonwood Avenue in the City of Santee, within southwestern San Diego County. The project site is part of a larger property owned by the Santee School District (District), totaling approximately 13.21 acres in size. The 13.21-acre property is comprised of County Assessor Parcel Numbers (APNs) 384-091-01, 384-091-13, and 384-091-14. Access to the overall property is currently provided from Mission Gorge Road, Cottonwood Avenue, and Railroad Avenue; main

access to the 5.06-acre project site is currently provided from Cottonwood Avenue.

5. Lead Agency: City of Santee
Department of Development Services
10601 Magnolia Avenue
Santee, California 92071

6. Responsible Agencies: Not Applicable.

II. **STATEMENT OF ENVIRONMENTAL FINDINGS**

An Initial Study was conducted by the City of Santee Department of Development Services, Planning and Zoning Services, to evaluate the potential effects of the project on the environment. Based on the findings contained in the attached Initial Study it has been determined that the project would not have a significant effect upon the environment with mitigation.

III. **PUBLIC REVIEW**

1. Legal Notice Method: San Diego Union-Tribune; Posted June 30, 2015

2. Document Posting Period: June 30, 2015 to July 29, 2015 (30 days)

Prepared by:


Kevin Mallory
Acting City Planner

Approved by:


Melanie Kush
Acting Director Development Services

INITIAL STUDY
AEIS 2014-15

1. **Project Title:** Santee School District Rezone Project
2. **Lead Agency Name and Address:** City of Santee
Department of Development Services
10601 Magnolia Avenue
Santee, California 92071
3. **Contact Person and Phone Number:** Kevin Mallory, Acting City Planner; (619) 258-4100 Ext. 173
4. **Project Location:**

The approximately 5.06-acre site affected by the proposed project (project) is located at the southeast corner of Mission Gorge Road and Cottonwood Avenue in the City of Santee (City), within southwestern San Diego County. The project site is part of a larger property owned by the Santee School District (District), totaling approximately 13.21 acres in size. The 13.21-acre property is comprised of County Assessor Parcel Numbers (APNs) 384-091-01, 384-091-13, and 384-091-14; however, the project is limited to an approximately 5.06-acre portion of the 13.21 acres. The remaining 8.15 acres are not a part of the proposed project. Access to the overall property is provided from Mission Gorge Road, Cottonwood Avenue, and Railroad Avenue; main access to the 5.06-acre project site is provided from Cottonwood Avenue. Refer to Figure 1, Regional/Local Vicinity Map, and Figure 2, Aerial Photograph/Existing Setting.

5. **Project Sponsor's Name and Address:** Santee School District
Karl Christensen, Assistant Superintendent
9625 Cuyamaca Street
Santee, California 92071
6. **General Plan Designation:** Park/Open Space (P/OS)
7. **Zoning:** Park/Open Space (P/OS)
8. **Description of Project (describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or offsite features necessary for its implementation. Attach additional sheet(s) if necessary):**

Project Background

During the 2003 update of the City of Santee General Plan 2020 (adopted on August 23, 2003), the City of Santee City Council opted not to automatically process General Plan Amendments (GPAs) and Zone Amendments, but rather to have such requests first be considered by the City Council as discussion items for preliminary review. Subsequently, in January 2004, the City Council approved a request by the Santee School District to change the existing General Plan land use of the overall 13.21-acre property from Public to General Commercial (8.15 acres) and Park/Open Space [5.06 acres (which comprise the proposed Project site)], and to change the existing zone from Low Medium Density Residential (R-2) to General Commercial (8.15 acres) and Park/Open Space (5.06 acres). The effects of rezoning the 13.21-acre property were evaluated in an Environmental Initial Study/Mitigated Negative Declaration (AEIS 03-13; dated September 18, 2003) which determined that the requested Zone Amendment (ZA 03-03) would not have a significant adverse effect on the environment, and that all potential impacts of the action could be mitigated to a level of less than significant.

Additionally, in August 2014, the School District submitted a request to the City for consideration of a GPA and Zone Base District Amendment (PA 2014-9) to change the existing General Plan land use designation and zone classification of the 5.06-acre portion of the property from Park/Open Space to General Commercial; refer to Appendix A, Application for Rezone and General Plan Amendment (PA 2014-9). This recent request for a GPA and zone reclassification represents the proposed project, as described further below.

Proposed Actions / Purpose of the Project

The overall 13.21-acre property is currently under the ownership of the Santee School District. As described above, of the 13.21 acres, 8.15 acres are currently designated for General Commercial development, and 5.06 acres are designated as Park/Open Space. The proposed project is limited to the 5.06-acre portion of the property; the remaining 8.15 acres are not a part of the project.

With the proposed project, the School District is requesting to change the existing Park/Open Space General Plan land use designation and Park/Open Space zone classification that apply to the 5.06 acre-portion of the property to the General Commercial land use designation and the General Commercial zone; refer to *Figure 4, Existing and Proposed Land Use*, and *Figure 5, Existing and Proposed Zoning*. Subsequent to City approval of the GPA and Zone Base District Amendment, the District intends to sell the entire 13.21-acre property to a commercial developer through a competitive bidding process, consistent with the Education Code, for future commercial development (by others).

No physical improvements or development would occur onsite as a direct result of implementation of the proposed project. As such, the proposed amendments would be processed without a concurrent land development application. Any future development proposed on the 13.21-acre property would be subject to environmental review, as required under CEQA.

Since 2004, the Santee School District Governing Board has made several attempts to allow for the sale of the larger 13.21-acre property; however, such efforts have been unsuccessful to date for various reasons. The proposed project is intended to minimize potential uncertainty as to how future development would occur on the site by establishing a uniform General Commercial General Plan land use designation and zoning classification on the 5.06-acre portion, consistent with the existing General Commercial General Plan land use designation and zone on the adjoining 8.15-acre portion of the overall property. The proposed project would allow the District to maximize the sale price by achieving one consistent General Commercial zone over the 13.21-acre property, thereby alleviating the need for a potential purchaser/developer of the property to undertake the task of changing the existing General Plan designation and zoning to enable commercial development.

9. Surrounding Land Uses and Setting (briefly describe the project's surroundings):

The larger 13.21-acre property formally supported the Santee Elementary School; however, in May 2003, the school was permanently closed due to a decline in student enrollment within the overall District. Later in the same year, all structures on the site were demolished, due to occurrences of vandalism.

Presently, the 5.06-acre project site is developed with a portable building (modular trailer) occupied by the Santee Chamber of Commerce, three baseball fields and associated equipment storage sheds formerly used by the Santee Pioneer National Little League for practices and games, a recreation building occupied by the City of Santee Community Services Department, a playground, and surface parking. In April 2014, the District completed the final construction phase for relocating the three ball fields, snack bar, bleachers, and other amenities to the Chet F. Harritt Elementary School as part of a \$2.5 million project, initiated in response to the City's direction to comply with applicable ordinances regarding the displacement of recreational facilities for the 13.21-acre former Santee School site. Use by the Santee Pioneer National Little League has been permanently terminated, and the facilities

at Chet F. Harritt Elementary School are intended to replace and compensate for the loss of all recreational facilities at the subject site and adjacent 8-acres, the entirety of which comprises the 13.21-acre former Santee School site (City of Santee Ordinance No. 175). Further, the onsite modular trailer currently used by the Chamber of Commerce is owned by the School District. The Chamber of Commerce has agreed to relocate to another office complex in Santee when the site is no longer available for Chamber use. Refer to Figures 3A and 3B which show onsite and offsite conditions, respectively.

To the north of the project site, across Mission Gorge Road, existing land uses include a number of small-scale commercial uses including several auto-oriented businesses, retail shops, a rental car establishment, a bail bonds operation, a salon, and a restaurant, among others. To the east is a disturbed vacant lot which represents the remainder (8.15 acres) of the 13.21-acre property under the ownership of the Santee School District. The westerly portion of this lot supports a youth soccer field used by the Santee American Youth Soccer Organization (AYSO) for practices and games. To the south are single-family residential uses, and to the west, across Cottonwood Road, are a large apartment complex and other multi-family residential uses. Refer also to Figure 2, Aerial Photograph/Existing Setting, which shows the surrounding land uses, and Figures 3A and 3B, which show onsite and offsite conditions, respectively.

The project site lies approximately 0.5 mile to the north of Gillespie Field, the largest of eight airports operated by the County of San Diego. The site is located within the Airport Influence Area (AIA) of the Gillespie Field Airport Land Use Compatibility Plan (ALUCP).

10. Other public agencies whose approval is required (e.g. permits, financing approval, or participation agreement): Not applicable.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | |
|--|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture & Forest Resources | <input checked="" type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology/Soils |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology/Water Quality |
| <input type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise |
| <input type="checkbox"/> Population/Housing | <input type="checkbox"/> Public Service | <input type="checkbox"/> Recreation |
| <input checked="" type="checkbox"/> Transportation/Traffic | <input type="checkbox"/> Utilities/Service Systems | <input type="checkbox"/> Mandatory Findings of Significance |

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature: 
Printed Name & Title: Kevin Mallory, Acting City Planner
Development Services

Date: 6-29-2015
For: City of Santee

EVALUATION OF ENVIRONMENTAL IMPACTS:

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as onsite, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4. "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," as described in (5) below, may be cross-referenced).
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a. **Earlier Analysis Used.** Identify and state where they are available for review.
 - b. **Impacts Adequately Addressed.** Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c. **Mitigation Measures.** For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measure which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
8. The explanation of each issue should identify:
 - a. the significance criteria or threshold, if any, used to evaluate each question; and,
 - b. the mitigation measure identified, if any, to reduce the impact to less than significance.

ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
1. AESTHETICS -- Would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>1a. Response: (Source: City of Santee General Plan 2020, Community Enhancement Element; City of Santee Final Master EIR, Section 5.9, Visual Quality/Aesthetics; Google Earth, 2015)</p> <p>The subject property is located within a highly urbanized area within the City of Santee, and adjacent lands are generally developed and/or disturbed in nature. The property fronts onto Mission Gorge Road which serves as a commercial corridor supporting a variety of retail uses. All other properties on both the north and south sides of Mission Gorge Road in the same block as the project site (between Cottonwood Avenue and N. Magnolia Avenue to the east), including the adjacent 8-acre parcel owned by the District, have a land use designation of General Commercial and are zoned General Commercial; refer to <u>Figure 4, Existing and Proposed Land Use</u>, and <u>Figure 5, Existing and Proposed Zoning</u>. As stated previously, such uses are varied and generally consist of several auto-oriented businesses, retail shops, a rental car establishment, a bail bonds operation, a salon, and a restaurant, among others. Additionally, the majority of other properties further to the north (to the north of those fronting onto Mission Gorge Road) and to the northwest of the site have a land use designation and zone of Town Center (TC) which allows for a mixture of community commercial, civic, park/open space, and residential uses. As such, rezone of the project site would allow for future commercial development that would be consistent with existing uses already present along the Mission Gorge Road corridor.</p> <p>As stated above, the 5.06-acre project site is developed with a (portable) building occupied by the Santee Chamber of Commerce, three baseball fields formerly used by the Santee Pioneer National Little League for practices and games, a recreation building occupied by the City of Santee Community Services Department, a playground, and surface parking. Use by the Santee Pioneer National Little League has been permanently terminated, and the other uses will be terminated when the site is commercially developed by others in the future. The facilities recently constructed at Chet F. Harritt Elementary School are intended to replace and compensate for the loss of the recreational facilities at the subject site (City of Santee Ordinance No. 175). No physical development or disturbance of the project site will occur with project implementation, and therefore, there will be no change in the physical appearance of the site, and analysis of a future specific development proposal would be speculative.</p> <p>Scenic resources and vistas within the City generally include the southerly undeveloped areas of Fanita Ranch and Rattlesnake Mountain, Mission Trails Regional Park, Mast Park, and the San Diego River corridor. According to the City's General Plan Community Enhancement Element, Mission Gorge Road is identified as a local scenic roadway. In accordance with the Objectives and Policies of the General Plan, design standards for coordinating the architecture, access, signage and landscaping of properties within the Mission Gorge Road corridor are part of the City's zoning permit and subdivision map review processes. As applicable, future development of the site by others may be subject to City review for consistency with the Mission Gorge Road Design Standards. In applying these design standards, the objective of the General Plan is to both improve the appearance and enhance the viability of commercial properties within the Mission Gorge Road corridor. At the time when a future development proposal is submitted, such development would be evaluated by the City for potential impacts on aesthetic resources and identification of proper mitigation and/or design measures to reduce potential impacts to the maximum extent feasible, as appropriate.</p>				

ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
As no development is proposed, the project would not change the existing visual setting or conditions onsite. Therefore, there will be no impact to scenic vistas with project implementation. No impact will occur.				
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>1b. Response: (Source: City of Santee General Plan 2020, Community Enhancement Element; City of Santee Final Master EIR, Section 5.9, Visual Quality/Aesthetics)</p> <p>Refer to Response 1a), above. No officially designated State Scenic Highways are presently located within the City's boundaries. The project site is highly disturbed and/or developed and does not support any scenic resources, rock outcroppings, or historic buildings. Further, a number of mature trees are presently onsite; however, as the proposed project will not result in physical development on the property, the removal or disturbance of any trees would not occur with project implementation.</p> <p>The project will result in no impact with regard to causing substantial damage to scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway.</p>				
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>1c. Response: (Source: City of Santee General Plan 2020, Community Enhancement Element; City of Santee Final Master EIR, Section 5.9, Visual Quality/Aesthetics)</p> <p>Refer to Responses 1a) and 1b), above. The project would not result in physical development onsite, and therefore, the project will not directly result in a change to the existing visual setting; however, as stated above, removal of the onsite structures will ultimately occur with future development of the property by others. The project will not create direct visual impacts to other uses on neighboring ownerships. No trees or any designated visual resources will be removed with the proposed project.</p> <p>As stated above, the project site fronts onto Mission Gorge Road which serves as a commercial corridor supporting a variety of retail uses. Properties within the vicinity of the site to the north and east are all zoned for commercial use, with a General Plan designation of General Commercial, and are therefore intended for commercial development. Similar commercial development is also allowed on properties further to the north and to the northwest (Town Center); refer to <i>Figure 4, Existing and Proposed Land Use</i>, and <i>Figure 5, Existing and Proposed Zoning</i>.</p> <p>Further, as stated in Response 1a), above, development along Mission Gorge Road would be subject the Objectives and Policies of the City's General Plan Community Enhancement Element which provides design standards for coordinating the architecture, access, signage and landscaping of properties within the Mission Gorge Road corridor as part of the City's zoning permit and subdivision map review processes. As applicable, future development of the project site by others may be subject to City review for consistency with the Mission Gorge Road Design Standards. In applying these design standards, the objective of the General Plan is to both improve the appearance and enhance the viability of commercial properties within the Mission Gorge Road</p>				

ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>corridor. As such, all future development by others on the subject site will therefore be subject to review and approval by the City to evaluate at a project-specific level whether commercial development proposed on the site will conform to requirements of the City General Plan and Municipal Code and for the potential for such development to adversely affect or degrade the existing visual quality or character of the site. Specific measures, appropriate to the type and character of the development proposed and the existing visual setting at that time, would then be identified, as applicable, to reduce any potential effects on aesthetic resources. Therefore, the project will not substantially alter or damage any scenic resource that will ultimately affect the existing visual character or quality of the project area or its surroundings. The project will result in no impact in this regard.</p>				
<p>d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>1d. Response: <i>(Source: City of Santee General Plan 2020, Community Enhancement Element; City of Santee Final Master EIR, Section 5.9, Visual Quality/Aesthetics)</i></p> <p>Refer to Response 1a), above. The project would not result in physical development of the site. Therefore, the installation of any outdoor lighting will not occur, and no structural elements would be constructed that would have the potential to result in adverse glare effects (i.e. building materials, glazing, etc.).</p> <p>All future development onsite by others will be subject to review by the City for consistency with the Municipal Code relative to outdoor nighttime lighting requirements for the General Commercial zone to ensure that adverse lighting effects on adjacent lands (i.e., spillover) do not occur. Further, as appropriate, future development on the site may be subject to City review for consistency with the goals and policies of the General Plan and the Mission Gorge Road Design Standards with regard to architecture and building materials which would limit the potential for glare effects to occur.</p> <p>Therefore, the project will not result in a new substantial source of light or glare. No impact would occur.</p>				
<p>2. AGRICULTURE AND FOREST RESOURCES</p>				
<p>In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effect, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and the forest carbon measurement methodology provided in the Forest Protocols adopted by the California Air Resources Board. -- Would the project:</p>				
<p>a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Monitoring Program of the California Resources Agency, to non-agricultural use?				
<p>2a. Response: (Source: City of Santee Zoning District Map; City of Santee General Plan Final Master EIR - Figure 4.2-1, Proposed General Plan Land Use Designations; California Resources Agency, California Department of Conservation Farmland Mapping and Monitoring Program (FMRP), San Diego County Important Farmland 2010, Sheet 1 of 2, Map Published March 2013)</p> <p>The land area affected by the proposed project is located within an urbanized area in the City of Santee. The maps prepared pursuant to the California Department of Conservation Farmland Mapping and Monitoring Program (FMRP) of the California Resources Agency indicate that the area affected by the proposed project is located on land designated as (D) Urban and Built-up Land. Urban and Built-Up Land is categorized as "Land occupied by structures with a building density of at least 1 unit to 1.5 acres, or approximately 6 structures to a 10-acre parcel. This land is used for residential, industrial, commercial, construction, institutional, public administration, railroad and other transportation yards, cemeteries, airports, golf courses, sanitary landfills, sewage treatment, water control structures, and other developed purposes."</p> <p>Therefore, the project will result in no impact to classified Farmland, either directly or indirectly, or result in the conversion of Farmland to non-agricultural use.</p>				
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>2b. Response: (Source: City of Santee General Plan 2020 – Land Use Element; City of Santee Zoning District Map; City of Santee General Plan Final Master EIR - Figure 4.2-1, Proposed General Plan Land Use Designations)</p> <p>Refer to Response 2a), above. As shown on the City of Santee Zoning District Map, no lands zoned for agricultural use are located within the City's boundaries. The proposed project site is not zoned for agricultural use and is not located within the vicinity of any lands zoned as such. No lands affected by the proposed project are currently under a Williamson Act contract. The land area affected by the project is located within an urban environment and is currently developed and/or disturbed. Therefore, the proposed project will have no impact on a Williamson Act contracted property or conflict with existing zoning for agricultural use.</p>				
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined in Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>2c. Response: (Source: City of Santee General Plan 2020 – Land Use Element; City of Santee Zoning District Map; City of Santee General Plan Final Master EIR - Figure 4.2-1, Proposed General Plan Land Use Designations)</p> <p>The City of Santee has no designated forest land or timberland within its boundaries. The project site is not zoned for Timberland Production, nor is the project site located within proximity to any lands zoned as forest land. The</p>				

ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
land area affected by the proposed project is located within an urbanized area of the City and does not support forest land or timberland resources or operations. Therefore, no impact will occur from project implementation with regard to conflict with existing zoning for, or cause rezoning of, forest land or timberland.				
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>2d. Response: (Source: City of Santee Zoning District Map; City of Santee General Plan Final Master EIR - Figure 4.2-1, Proposed General Plan Land Use Designations)</p> <p>Refer to Response 2c), above. The proposed project area does not include any lands designated as forest land and proposes a rezone of the current Park/Open Space zone to General Commercial. Therefore, the project will have no impact with regard to the potential loss or conversion of forest land to non-forest use.</p>				
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>2e. Response: (Source: City of Santee Zoning District Map; City of Santee General Plan Final Master EIR - Figure 4.2-1, Proposed General Plan Land Use Designations)</p> <p>As discussed in Response 2a to 2d), above, the land area affected by the proposed project is not located within proximity to any lands zoned as forest land or for agricultural use, or under a Williamson Act Contract. Therefore, no impact will occur from the with regard to changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use.</p>				
3. AIR QUALITY				
Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>3a. Response: (Source: City of Santee General Plan 2020, Land Use Element; City of Santee General Plan Final Master EIR, Section 5.8, Air Quality)</p> <p>The project site is located within the San Diego Air Basin (SDAB) and is regulated by the San Diego Air Pollution Control District (SDAPCD). The SDAPCD monitors air pollution, implementation of the County's portion of the State Implementation Plan (SIP), and application of the SDAPCD Rules and Regulations. The SIP contains strategies</p>				

ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>and tactics to be applied in order to attain and maintain acceptable air quality in the County, called the Regional Air Quality Strategy (RAQS). The RAQS is the applicable air quality plan for the proposed project.</p>				
<p>Consistency with the RAQS is determined by two standards: (1) whether the proposed project would exceed assumptions contained in the RAQS; and, (2) whether a project would increase the frequency or severity of violations of existing air quality standards, contribute to new violations, or delay the timely attainment of air quality standards or interim reductions as contained in the RAQS.</p>				
<p>The air quality emission projections and emission reduction strategies in the RAQS are based on information from the California Air Resources Board (CARB) and San Diego Association of Governments (SANDAG) regarding mobile and area source emissions, as well as growth in the County (including the City of Santee). The CARB mobile source emissions projections and SANDAG growth projections are derived from population and vehicle use trends, and land use plans developed by the cities and County as part of their general plans. A project that proposed development consistent with the growth anticipated in a general plan would be consistent with the RAQS.</p>				
<p>The project would result in a rezone and General Plan Amendment that will allow for the site to be developed at a higher intensity (General Commercial) than allowed under current conditions (Park/Open Space). While the project does not propose any physical developments onsite, there is potential for the project site to be fully built-out with commercial uses. Therefore, the air quality analysis within this section assumes full build-out of the project site as a commercial use to provide a worst-case-scenario analysis. Under a worst-case-scenario, development of the project site with a commercial use would serve the local population and not result in construction of new residential homes resulting in substantial population growth. As the project is not anticipated to result in substantial population growth, it can be assumed that the project would be consistent with SANDBAG's growth projections for the City, and not exceed assumptions contained in the RAQS or conflict with the RAQS strategies developed for the reduction of emissions through regulatory controls. Additionally, as discussed in Response 3b) below, construction and operational emissions would not exceed the SDAPCD thresholds. As a result, the project would not result in violations or affect air quality attainment status in the SDAPCD. Impacts would be less than significant.</p>				
<p>b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3b. Response: (Source: City of Santee General Plan 2020; City of Santee General Plan Final Master EIR, Section 5.8, Air Quality)</p>				
<p>Short-Term Construction Emissions</p>				
<p>As stated in Response 3a) above, this analysis assumes a worst-case-scenario in which the entire project site is built-out as a commercial use. In a worst-case-scenario, the project would involve construction activities associated with, demolition, grading, paving, building construction, and architectural coating applications. These construction activities would result in temporary increases in air pollutant emissions at the project site. <u>Table 3-1, Construction Air Emissions</u>, depicts the construction emissions associated with the project. Emitted pollutants would include volatile organic compounds (VOCs), carbon monoxide (CO), nitrogen oxides (NO_x), sulfur dioxide (SO_x), respirable particulate matter (PM₁₀), and fine particulate matter (PM_{2.5}). VOC emissions would be the greatest during the paving and architectural coating phases of construction. The largest amount of CO and NO_x</p>				

ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact

emissions would occur during the construction phase. PM₁₀ and PM_{2.5} emissions would occur from fugitive dust (due to earthwork and excavation) and from construction equipment exhaust. The majority of PM₁₀ and PM_{2.5} emissions would be generated by fugitive dust from earthwork activities.

Table 3-1. Construction Air Emissions

Emissions Source	Pollutant (pounds/day) ^{1,2}					
	VOC	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Unmitigated Emissions	34.50	42.78	34.52	0.04	8.34	5.24
Mitigated Emissions	34.50	42.78	34.52	0.04	3.27	2.50
SDAPCD Thresholds	75	250	550	250	100	55
<i>Is Threshold Exceeded After Mitigation?</i>	<i>No</i>	<i>No</i>	<i>No</i>	<i>No</i>	<i>No</i>	<i>No</i>

- Notes:
1. Emissions were calculated using CalEEMod, as recommended by the SDAPCD.
 2. The reduction/credits for construction emission mitigations are based on mitigation included in the CalEEMod model and as typically required by the SDAPCD. The mitigation includes the following: properly maintain mobile and other construction equipment; replace ground cover in disturbed areas quickly; water exposed surfaces twice daily; cover stock piles with tarps; water all haul roads twice daily; and limit speeds on unpaved roads to 15 miles per hour.
 3. Refer to *Appendix B, Air Quality/Greenhouse Gas Data*, for assumptions used in this analysis.

The California Emissions Estimator Model (CalEEMod) calculates criteria pollutants associated with construction activity emissions. As depicted in *Table 3-1*, unmitigated construction-related emissions would not exceed the established SDAPCD thresholds for criteria pollutants. Therefore, the project would not violate any air quality standard or contribute substantially to an existing or projected air quality violation. Air quality impacts from construction of the proposed project would be **less than significant**; however, to ensure that such impacts remain less than significant, mitigation is proposed to reduce potential fugitive dust emissions during project construction.

Naturally Occurring Asbestos

Asbestos is a term used for several types of naturally occurring fibrous minerals that are a human health hazard when airborne. The most common type of asbestos is chrysotile, but other types such as tremolite and actinolite are also found in California. Asbestos is classified as a known human carcinogen by State, Federal, and international agencies and was identified as a toxic air contaminant by the California Air Resources Board in 1986.

Asbestos can be released from serpentinite and ultramafic rocks when the rock is broken or crushed. At the point of release, the asbestos fibers may become airborne, causing air quality and human health hazards. These rocks have been commonly used for unpaved gravel roads, landscaping, fill projects, and other improvement projects in some localities. Asbestos may be released to the atmosphere due to vehicular traffic on unpaved roads, during grading for development projects, and at quarry operations. All of these activities may have the effect of releasing potentially harmful asbestos into the air. Natural weathering and erosion processes can act on asbestos bearing rock and make it easier for asbestos fibers to become airborne if such rock is disturbed. According to the Department of Conservation Division of Mines and Geology, *A General Location Guide for Ultramafic Rocks in California – Areas More Likely to Contain Naturally Occurring Asbestos Report* (August 2000), serpentinite and ultramafic rocks are not known to occur within the project area. Thus, there would be **no impact** in this regard.

Long-Term Operational Emissions

Long-term air quality impacts would consist of mobile source emissions generated from project-related traffic and from stationary source emissions. Emissions associated with each of these sources were calculated and are discussed below.

Mobile Source Emissions

Mobile sources are emissions from motor vehicles, including tailpipe and evaporative emissions. Depending upon the pollutant being discussed, the potential air quality impact may be of either regional or local concern. For example, VOCs, NO_x, SO₂, PM₁₀, and PM_{2.5} are all pollutants of regional concern (NO_x and VOCs react with sunlight to form O₃ [photochemical smog], and wind currents readily transport SO_x, PM₁₀, and PM_{2.5}). However, CO tends to be a localized pollutant, dispersing rapidly at the source.

Project-generated vehicle emissions have been estimated using CalEEMod. Trip generation rates associated with the proposed project (40 trips/thousand square feet) were based on data from SANDAG. If the project site was fully built-out as a commercial use, the proposed project would result in 2,400 daily trips. Table 3-2, Long-Term Air Emissions, presents the anticipated mobile source emissions. As shown in Table 3-2, emissions generated by vehicle traffic associated with the proposed project would not exceed established SDAPCD thresholds.

Area Source Emissions

Area source emissions would be generated due to an increased demand for natural gas associated with the development of the proposed project. The primary use of natural gas producing area source emissions by the project would be for consumer products, architectural coating, and landscaping. As shown in Table 3-2, unmitigated area source emissions from the proposed project would not exceed SDAPCD thresholds for VOCs, NO_x, CO, SO_x, PM₁₀, or PM_{2.5}.

Table 3-2. Long-Term Air Emissions

Emissions Source	Pollutant (pounds/day) ¹					
	VOC	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Unmitigated Area Source Emissions	1.67	0.00	0.00	0.00	0.00	0.00
Unmitigated Energy Emissions	0.00	0.37	0.03	0.00	0.03	0.00
Unmitigated Mobile Emissions	9.33	16.22	77.84	0.12	8.44	2.40
Total Unmitigated Emissions	11.00	16.59	77.87	0.12	8.47	2.40
<i>SDAPCD Threshold</i>	<i>75</i>	<i>250</i>	<i>550</i>	<i>250</i>	<i>100</i>	<i>55</i>
<i>Is Threshold Exceeded? (Significant Impact?)</i>	<i>No</i>	<i>No</i>	<i>No</i>	<i>No</i>	<i>No</i>	<i>No</i>

Notes:

1. Based on CalEEMod modeling results, worst-case seasonal emissions for area, energy, and mobile emissions have been modeled. Refer to Appendix B, Air Quality/Greenhouse Gas Data, for assumptions used in this analysis.

Energy Source Emissions

Energy source emissions would be generated as a result of electricity and natural gas usage associated with the proposed project. The primary use of electricity and natural gas by the project would be for space heating and cooling, water heating, ventilation, lighting, appliances, and electronics. As shown in Table 3-2, unmitigated energy source emissions from the proposed project would not exceed SDAPCD thresholds for ROG, NO_x, CO, SO_x, PM₁₀, or PM_{2.5}.

ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>As indicated in <u>Table 3-2</u>, unmitigated operational emissions from the proposed project would not exceed SDAPCD thresholds. If stationary sources, such as backup generators, are installed onsite, they would be required to obtain the applicable permits from SDAPCD for operation of such equipment. The SDAPCD is responsible for issuing permits for the operation of stationary sources in order to reduce air pollution, and to attain and maintain the national and California ambient air quality standards in the SDAB. Backup generators would be used only in emergency situations, and would not contribute a substantial amount of emissions capable of exceeding SDAPCD thresholds. Thus, operational air quality impacts would be less than significant.</p> <p>Mitigation Measures</p> <p>AQ-1: Prior to issuance of any Grading Permit, the City Engineer and the Chief Building Official shall confirm that the Grading Plan, Building Plans, and specifications stipulate that excessive fugitive dust emissions shall be controlled by regular watering or other dust prevention measures. Implementation of the following measures would reduce short-term fugitive dust impacts on nearby sensitive receptors:</p> <ul style="list-style-type: none"> ▪ All active portions of the construction site shall be watered every three hours during daily construction activities and when dust is observed migrating from the project site to prevent excessive amounts of dust; ▪ Pave or apply water every three hours during daily construction activities or apply non-toxic soil stabilizers on all unpaved access roads, parking areas, and staging areas. More frequent watering shall occur if dust is observed migrating from the site during site disturbance; ▪ Any on-site stockpiles of debris, dirt, or other dusty material shall be enclosed, covered, or watered twice daily, or non-toxic soil binders shall be applied; ▪ All grading and excavation operations shall be suspended when wind speeds exceed 25 miles per hour; ▪ Disturbed areas shall be replaced with ground cover or paved immediately after construction is completed in the affected area; ▪ Gravel bed trackout aprons (3 inches deep, 25 feet long, 12 feet wide per lane and edged by rock berm or row of stakes) shall be installed to reduce mud/dirt trackout from unpaved truck exit routes; ▪ On-site vehicle speed shall be limited to 15 miles per hour; ▪ All on-site roads shall be paved as soon as feasible, watered twice daily, or chemically stabilized; ▪ Visible dust beyond the property line which emanates from the project shall be prevented to the maximum extent feasible; ▪ All material transported off-site shall be either sufficiently watered or securely covered to prevent excessive amounts of dust prior to departing the job site; ▪ Reroute construction trucks away from congested streets or sensitive receptor areas; ▪ Track-out devices shall be used at all construction site access points; and, 				

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<ul style="list-style-type: none"> All delivery truck tires shall be watered down and/or scraped down prior to departing the job site. 				
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>3c. Response: (Source: Source: City of Santee General Plan 2020; City of Santee General Plan Final Master EIR, Section 5.8, Air Quality)</p> <p>Cumulative Short-Term Construction Impacts</p> <p>The County of San Diego is designated as non-attainment area for the federal ozone standard, and is also a non-attainment area for the state standards for ozone, PM₁₀, and PM_{2.5}. As such, significant cumulative impacts to air quality for VOCs (ozone precursor), NO_x (ozone precursor), PM₁₀, and PM_{2.5} could exist. The greatest concern involving criteria air pollutants is whether a project would result in a cumulatively considerable net increase of PM₁₀ and/or PM_{2.5}, or exceed screening level thresholds of ozone precursors (VOCs and NO_x). According to the <i>County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Air Quality</i>, cumulatively considerable net increases during the construction phase would typically happen if two or more projects near each other are simultaneously constructing projects, or if a project's PM₁₀, PM_{2.5}, NO_x, and/or VOCs emissions are in exceedance of SDAPCD thresholds. As discussed in Response 3b) above, the proposed project would not generate construction air pollutant emissions in exceedance of SDAPCD thresholds. In addition, implementation of Mitigation Measure AQ-1, which requires dust-minimizing Best Management Practices (BMPs) to be implemented during all construction activities, would reduce potential PM₁₀ and PM_{2.5} emissions to a less than significant level.</p> <p>Cumulative Long-Term Operational Impacts</p> <p>As discussed previously, the proposed project would not result in long-term air quality impacts, as emissions would not exceed the SDAPCD adopted operational thresholds. Additionally, adherence to ADAPCD rules and regulations would alleviate potential impacts related to cumulative conditions on a project-by-project basis. Emission reduction technology, strategies, and plans are constantly being developed. As a result, the proposed project would not contribute a cumulatively considerable net increase of any nonattainment criteria pollutant. Therefore, cumulative operational impacts associated with implementation of the proposed project would be less than significant.</p>				
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>3d. Response: (Source: Source: City of Santee General Plan 2020; City of Santee General Plan Master Final EIR, Section 5.8, Air Quality)</p>				

ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>Sensitive receptors are defined as facilities or land uses that include members of the population that are particularly sensitive to the effects of air pollutants, such as children, the elderly, and people with illnesses. Examples of these sensitive receptors are residences, schools, hospitals, and daycare centers. The California Air Resources Board (CARB) has identified the following groups of individuals as the most likely to be affected by air pollution: the elderly over 65, children under 14, athletes, and persons with cardiovascular and chronic respiratory diseases such as asthma, emphysema, and bronchitis.</p> <p>The closest sensitive receptors to the project site consist of residences located adjacent to the west and south of the site. Construction activities in close proximity to these locations would potentially expose adjacent residents to fugitive dust. In order to avoid potential impacts to adjacent residents, the project would be required to comply with Mitigation Measure AQ-1, which would require implementation of fugitive dust-control BMPs during all construction activities. Construction activities would be short-term in nature, and would cease upon completion. As noted above in <i>Table 3-2</i>, operational emissions from the proposed project would be below SDAPCD thresholds. Therefore, a less than significant impact would occur.</p>				
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>3e. Response: <i>(Source: City of Santee General Plan 2020; City of Santee General Plan Master Final EIR, Section 5.8, Air Quality)</i></p> <p>Individual responses to odors are highly variable and can result in a variety of psychological effects (i.e., irritation, anger, or anxiety) to physiological (i.e., circulatory and respiratory effects, nausea, vomiting, and headache). Generally, the impact of an odor results from a variety of interacting factors such as frequency, duration, offensiveness, location, and sensory perception. The frequency is a measure of how often an individual is exposed to an odor in the ambient environment. The intensity refers to an individual's or group's perception of the odor strength or concentration. The duration of an odor refers to the elapsed time over which an odor is experienced. The offensiveness of the odor is the subjective rating of the pleasantness or unpleasantness of an odor. The location accounts for the type of area in which a potentially affected person lives, works, or visits; the type of activity they are engaged in; and, the sensitivity of the impacted receptor.</p> <p>Odor impacts may be addressed in a qualitative manner. Such analysis can determine whether a project will result in excessive nuisance odors, as defined under the California Code of Regulations and Section 41700 of the California Health and Safety Code, and thus, will constitute a public nuisance related to air quality. Land uses typically considered associated with odors include wastewater treatment facilities, waste disposal facilities, and/or agricultural operations. The project does not propose any land uses typically associated with emitting objectionable odors. Additionally, the project will not involve any physical construction or operation of any new land uses onsite. Therefore, no such activities having the potential to emit objectionable odors will occur as a result of the project.</p> <p>Future development of the site by others may involve the emission of diesel exhaust and VOCs during construction activities, which may be considered objectionable to some; however, emissions will disperse rapidly from the site and will be temporary and limited to the construction phase. The closest sensitive receptors consist of residences located adjacent to the west and south of the site. Because of the rapid dispersion of potentially objectionable odors, it is not anticipated that such odors will reach a level to induce a negative response at any nearby sensitive receptor. Further, dependent upon the specific uses proposed as part of future commercial</p>				

ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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development by others on the site, additional evaluation of the potential for odors to be generated may be required by the City; however, such conditions will be evaluated at the time when development is proposed. All such development will be required to occur in compliance with General Plan goals and policies and the Municipal Code with regard to reducing the potential for odors to occur.

Therefore, the proposed project will not create objectionable odors affecting a substantial number of people. No impacts will occur.

4. BIOLOGICAL RESOURCES -- Would the project:

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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4a. Response: (Source: City of Santee General Plan 2020, Conservation Element; City of Santee Final Master EIR, Section 5.6, Biological Resources)

The Multiple Species Conservation Program (MSCP) is a comprehensive habitat conservation planning program that addresses multiple species habitat needs and the preservation of native vegetation communities for a 900-square-mile (582,243 acres) area in southwestern San Diego County. The MSCP includes 11 city jurisdictions, portions of the unincorporated County of San Diego, and several special districts. It is one of three subregional habitat planning efforts in San Diego County that contribute to the preservation of regional biodiversity through coordination with other habitat conservation planning efforts throughout southern California.

According to the City's General Plan Final Master EIR, the City of Santee has completed a Draft Santee Subarea Habitat Conservation Plan/Natural Communities Conservation Plan (Subarea Plan) under the umbrella of the MSCP to preserve a minimum of approximately 2,600 acres of open space within the City. The MSCP identifies those areas within the City's boundaries that are intended to be conserved as permanent open space for the preservation of both habitat and plant and animal species. The Plan is intended to guide future development and habitat preservation and to identify appropriate mitigation for future development projects; however, this Plan has not yet been adopted.

There are no areas of natural habitat on or within the vicinity of site that will be affected by the proposed project, as the site is located within a highly urbanized environment largely surrounded by developed lands, with exception of the adjacent parcel to the east which is disturbed, but generally undeveloped. The project does not propose any physical disturbance or construction on the property, and therefore, no adverse effects on biological resources will occur.

Future development of the site by others will occur consistent with any applicable federal, State, and/or local regulations pursuant to the protection of biological resources. If required by the City, a biological resources report may be prepared to assess existing biological conditions on the site and in the surrounding area at the present time when development is proposed. As appropriate, site-specific impacts relative to candidate or special status

ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>species would be evaluated and appropriate mitigation and/or design measures would be identified, if required, to reduce such impacts, at that time. Further, without a proposed future project (i.e. footprint of proposed development area, time of year and length of construction period, etc.), it would be speculative to analyze site-specific impacts to biological resources at this time.</p> <p>Therefore, no impacts will occur with the proposed project with regard to species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service.</p>				
<p>b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>4b. Response: (Source: City of Santee General Plan 2020, Conservation Element; City of Santee Final Master EIR, Section 5.6, Biological Resources)</p> <p>Refer to Response 4a), above. No riparian habitat or other sensitive natural community is present on or within the vicinity of the site that will be affected by the proposed project. The site is developed/disturbed and currently supports the sports fields, surface parking, supporting structures, and limited civic uses. The project does not propose any physical disturbance or construction on the property, and therefore, no adverse effects on biological resources will occur.</p> <p>Future development of the site by others will occur consistent with applicable federal, State, and/or local regulations pursuant to the protection of biological resources. If required by the City, a biological resources report may be prepared to determine site-specific impacts relative to candidate or special status species and to identify appropriate mitigation and/or design measures to reduce such impacts, as appropriate.</p> <p>Therefore, the proposed project will have no impact with regard to any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service.</p>				
<p>c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>4c. Response: (Source: City of Santee General Plan 2020, Conservation Element; City of Santee Final Master EIR, Section 5.6, Biological Resources)</p> <p>The United States Army Corps of Engineers (USACE) regulates discharges of dredged or fill material into waters of the United States. The State of California also regulates waters of the State and streambeds under regional</p>				

ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>board and California Department of Wildlife (CDFW) jurisdiction. These waters include wetlands and non-wetland bodies of water that meet specific criteria.</p> <p>The project site does not contain any features that are jurisdictional under the Clean Water Act or State regulation for isolated waters or streambeds. Further, no physical development will occur onsite with project implementation. Therefore, no impacts will occur with the proposed project with regard to federally protected waters.</p>				
<p>d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>4d. Response: <i>(City of Santee General Plan 2020, Conservation Element; City of Santee Final Master EIR, Section 5.6, Biological Resources)</i></p> <p>The project site is generally developed/disturbed and is located within a highly urbanized environment in the City of Santee. The General Plan Final Master EIR indicates there are two primary large-scale habitat connections in the City and one potential "stepping stone" corridor: (1) The MCAS Miramar to Fanita Ranch habitat linkage; (2) the San Diego River corridor; and, (3) Rattlesnake Mountain to Fanita Ranch potential stepping stone corridor. The MCAS Miramar to Fanita Ranch habitat linkage maintains connectivity for wildlife movement from the Fanita Ranch and the County lands farther east to MCAS Miramar and Mission Trails Regional Park. The subject site is not located adjacent to these areas, and due to its developed/disturbed nature, does not function as a wildlife corridor. No physical development will occur onsite with project implementation.</p> <p>Therefore, the proposed project will not substantially interfere with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites. No impacts will occur.</p>				
<p>e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>4e. Response: <i>(Source: City of Santee General Plan 2020, Conservation Element; City of Santee Final Master EIR, Section 5.6, Biological Resources; City of Santee Municipal Code)</i></p> <p>The project will not result in physical development and/or disturbance on the subject site and is not anticipated to conflict with any local policies or ordinances protecting biological resources. Future development onsite by others will be subject to all applicable federal, State, and local policies and regulations pertaining to the protection of biological resources and tree preservation.</p> <p>Several trees are present in the central and eastern portions of the site, and a number of street trees are planted along the project frontage along Mission Gorge Road; refer to <i>Figures 3A and 3B</i>. No tree species considered to be sensitive biological resources (i.e., threatened or endangered species at the State or federal level) are present</p>				

ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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onsite or within the right-of-way. As appropriate, all future development on the site will be subject to the City's Urban Forestry Ordinance (Ord. 421, Section 2(part), 002) relative to the removal of trees on public property and within public rights-of-way. Any trees removed as part of future development of the site by others may require replacement consistent with the requirements of the Ordinance; however, without a proposed future project (i.e., footprint of proposed development area), it would be speculative to analyze specific impacts to trees (i.e., removal) located on the project site at this time.

The proposed project does not propose any physical development on the site that would result in disturbance to existing biological resources or mature trees. Therefore, the proposed project will have a **less than significant impact** as the result of conflict with local policies or ordinances protecting biological resources or tree preservation.

f) Conflict with the provisions of an adopted Habitat Conservation Plan (HCP), Natural Community Conservation Plan (NCCP), or other approved local, regional, or State habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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4f. Response: (Source: City of Santee General Plan 2020, Conservation Element; City of Santee Final Master EIR, Section 5.6, Biological Resources; City of Santee Municipal Code)

Refer to Response 4a), above. The project does not propose any physical disturbance or construction on the property, and therefore, no adverse effects on biological resources will occur. The project site is located within a highly urbanized area, fronting onto Mission Gorge Road, which supports various commercial uses ranging from small-scale to higher-intensity uses. As stated above, the City has prepared a MSCP Draft Subarea Plan; however, this Plan has not yet been officially adopted. The project site does not lie within the boundaries of the proposed preserve area.

Future development of the site by others will occur consistent with any applicable federal, State, and/or local regulations pursuant to the protection of biological resources. If required by the City, a biological resources report may be prepared to determine site-specific impacts relative to candidate or special status species and to identify appropriate mitigation and/or design measures to reduce such impacts.

Therefore, there will be **no impact** as a result of the proposed project with regard to conflict with the provisions of an adopted HCP, NCCP, or other approved local, regional, or State habitat conservation plan.

5. CULTURAL RESOURCES -- Would the project:

a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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5a. Response: (Source: City of Santee General Plan 2020, Conservation Element; City of Santee Final Master EIR, Section 5.12, Cultural Resources).

The National Register of Historic Places (NRHP) was established by the National Historic Preservation Act (NHPA) of 1966 as "an authoritative guide to be used by federal, State, and local governments; private groups; and

ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>citizens to identify the nation's historic resources and indicate what properties should be considered for protection from destruction or impairment" (36 CFR 60.2). The NRHP recognizes both historical-period and prehistoric archaeological properties that are significant at the national, State, and local levels. In the context of the proposed project, which does not involve any historical-period structures, the following NRHP criteria are given as the basis for evaluating archaeological resources.</p>				
<p>To be eligible for listing in the NRHP, a resource must be significant in American history, architecture, archaeology, engineering, or culture. A property (districts, sites, buildings, structures, and objects of potential significance) is eligible for the NRHP if it is significant under one or more of the following criteria:</p>				
<ul style="list-style-type: none"> ▪ Criterion A: It is associated with events that have made a significant contribution to the broad patterns of our history; ▪ Criterion B: It is associated with the lives of persons who are significant in our past; ▪ Criterion C: It embodies the distinctive characteristics of a type, period, or method of construction or represent the work of a master or possess high artistic values or represent a significant and distinguishable entity whose components may lack individual distinction; or, ▪ Criterion D: It has yielded, or may be likely to yield, information important in prehistory or history. 				
<p>In general, a resource must be at least 50 years of age to be considered for the NRHP, unless it satisfies a standard of exceptional importance.</p>				
<p>Additionally, a "historic resource" is defined in the CEQA Guidelines (14 California Code of Regulations [CCR] 15064.5) as: (1) a resource listed in, or determined to be eligible for listing in the California Register of Historical Resources (CRHR); (2) a resource included in a local register of historical resources, as defined in PRC Section 5020.1(k) or identified as significant in a historical resource survey meeting the requirements of PRC Section 5024.1(g); and, (3) any object, building, structure, site, area, place, record, or manuscript that a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California by the lead agency, provided the lead agency's determination is supported by substantial evidence in light of the whole record.</p>				
<p>The project site is not located within an established historic district. Presently, the project site is developed with a portable building (modular trailer) occupied by the Santee Chamber of Commerce, three baseball fields and associated equipment storage sheds formerly used by the Santee Pioneer National Little League for practices and games, a recreation building occupied by the City of Santee Community Services Department, a playground, and surface parking. No onsite structures are of 50 years of age or greater, and therefore, would not be considered to have the potential to be a historic resource with respect to the criteria above. Therefore, the site does not support any historic resources or structures. The existing structures would be removed and/or relocated as part of future development proposed onsite, the specifics of which would be determined at a time in the future when an application for development is submitted to the City. Therefore, the project will not cause a substantial adverse change in the significance of a historical resource as defined in §15064.5, and no impact will occur in this regard.</p>				

ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Cause a substantial adverse change in the significance of an archeological resource pursuant to § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>5b. Response: (Source: City of Santee General Plan 2020, Conservation Element; City of Santee Final Master EIR, Section 5.12, Cultural Resources, Figure 5.12-1, Potential Cultural Resource Sensitivity Map).</p> <p>Although much of the City is urbanized, a number of significant cultural resources are known to occur within its boundaries. As shown in Figure 5.12-1, Potential Cultural Resource Sensitivity Map, of the General Plan Final Master EIR, the project site is not considered to have the potential to support unknown cultural resources onsite. Further, the site is developed/disturbed and not pristine in nature.</p> <p>The City initiated and completed Native American consultation requirements consistent with Senate Bill 18 (SB 18), which is a government to government process initiated by the local governmental agency. The City contacted the Native American Heritage Commission (NAHC) which provided a listing of Native American tribal representatives who may have further knowledge of cultural sites within the project area. Subsequently, the City contacted those tribal representatives by certified mail to solicit any further information regarding known Traditional Cultural Properties and Native American heritage sites. No requests for consultation were received by any of the tribes contacted during the 90-day period during which they have the opportunity to request such consultation.</p> <p>All future development onsite will be subject to City review and approval to assess the potential for cultural resources to be affected by ground disturbance activities. If appropriate, a cultural resources impact analysis may be required by the City to determine potential effects and to identify mitigation and/or design measures, to reduce potential effects of any site development. Without a proposed future project footprint, it would be speculative to analyze specific impacts to potential cultural resources located on the project site at this time.</p> <p>The project will not result in any physical development or disturbance on the site. Therefore, the project will not cause a substantial adverse change in the significance of an archaeological resource as defined in §15064.5, and no impact will occur in this regard.</p>				
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>5c. Response: (Source: City of Santee General Plan 2020, Conservation Element; City of Santee Final Master EIR, Section 5.13, Paleontological Resources, and Section 5.10, Geology and Soils – Figure 5.10-1A, Soils and Geologic Hazards Map).</p> <p>As shown in Figure 5.10-1, Soils and Geologic Hazards Map, of the General Plan Master Final EIR, both the Friars Formation and Stadium Conglomerate cover a large portion of developable land in the City. These two formations also exist in infill areas within the City where potentially significant paleontological resources may occur. If paleontological resources occur in undeveloped areas, grading and excavation activities would be considered to impact such resources. Impacts to these resources would be considered significant.</p>				

ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Soils underlying the project site are identified as Terrace Deposits/Older Alluvium. As such, the potential for unknown paleontological resources to occur onsite is considered to be low. Further, the project will not result in physical development onsite, and no disturbance of the ground surface (i.e. excavation or grading) will occur.				
Any future development of the site by others, particularly if grading and/or excavation are required, will be evaluated by the applicant at that time for the potential to impact unknown paleontological resources, and to identify appropriate mitigation and/or design measures in order to reduce potential impacts to the extent feasible. As the project footprint (i.e., area of disturbance) is unknown at this time, it would be speculative to analyze specific impacts to potential paleontological resources located on the project site; however, all future development would be required to comply with standard procedures in place should paleontological resources be discovered during site development.				
Due to the nature of the project, no physical disturbance of the subject property would result. No impact on paleontological resources or unique geologic features will occur in this regard.				
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5d. Response: (Source: City of Santee General Plan 2020, Conservation Element; City of Santee Final Master EIR, Section 5.12, Cultural Resources, Figure 5.12-1, Potential Cultural Resource Sensitivity)				
Refer to Responses 5b) and 5c), above. The project will not result physical disturbance (i.e., grading and/or excavation) on the site, and no construction is proposed. Any future development of the site by others, particularly if grading and/or excavation are required, would be evaluated at that time for potential impact to human remains during construction and to identify appropriate mitigation and/or design measures in compliance with State CEQA Guidelines section 15064.5. Therefore, no impact with regard to the disturbance of human remains will occur with the project.				
6. GEOLOGY AND SOILS -- Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>6. a)i. Response: (Source: City of Santee General Plan 2020, Safety Element; City of Santee General Plan Final Master EIR, Section 5.10, Geology and Soils – Figure 5.10-1A, Soils and Geologic Hazards Map)</p> <p>As stated in Chapter 8, Safety Element, of the City of Santee General Plan 2020, there are no active or potentially active faults are known to occur within or adjacent to the City. No known Alquist-Priolo Earthquake Fault Zones are located within the boundaries of the City of Santee. The Rose Canyon Fault Zone, located approximately 10 miles west of the City of Santee, is the closest known active fault and is the dominant source of potential ground motion in the City; however, seismic activity along other faults within the southern California and northern Baja California area are also considered potential generators of significant ground motion within the City, as these faults have the potential to create moderate to large earthquake events.</p> <p>The proposed project does not propose any physical development onsite. All future construction on the property by others would be required to occur in compliance with applicable local and State building codes (i.e. California Building Code) to minimize the risk of damage or loss as the result of a seismic event, and as reviewed and approved by the City. Therefore, no impact from the rupture of a known earthquake fault will occur with the proposed project.</p>				
<p>ii. Strong seismic ground shaking?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>6.a)ii. Response: (Source: City of Santee General Plan 2020, Safety Element; City of Santee General Plan Final Master EIR, Section 5.10, Geology and Soils – Figure 5.10-1A, Soils and Geologic Hazards Map)</p> <p>Refer to Response 6.a.i), above. The City of Santee is located in southern California which is a seismically-active region that typically experiences relatively small to larger earthquakes on a frequent basis. The project site is not located within a known fault zone or within one-half mile of a known fault, as discussed above in 6a.i), above. Any future structures proposed onsite by others will be built to applicable local and State building codes (i.e. California Building Code) to minimize the potential risk of damage or loss from strong seismic ground shaking; however, the project proposes a change to the existing zoning and General Plan land use designation on the site and would not result in any physical development. Therefore, no impacts from strong seismic ground shaking will occur with the proposed project.</p>				
<p>iii. Seismic-related ground failure, including liquefaction?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>6.a)iii. Response: (Source: City of Santee General Plan 2020, Safety Element; City of Santee General Plan Final Master EIR, Section 5.10, Geology and Soils – Figures 5.10-1A and 1B, Soils and Geologic Hazards Map)</p> <p>As shown in Figure 5.10-1B of the General Plan Final Master EIR, the majority of the area affected by the project is underlain by Terrace Deposits/Older Alluvium which have a low to moderate potential for liquefaction to occur. Any construction occurring onsite in the future by others will be in compliance with applicable local and State building codes (i.e., California Building Code) to minimize the potential risk of damage or loss from liquefaction; however, the project proposes a change to the existing zoning and General Plan land use designation on the site and would not result in any physical development. Therefore, no impact from liquefaction will occur with the proposed project.</p>				

ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>6.a)iv. Response: (Source: City of Santee General Plan 2020, Safety Element; City of Santee General Plan Final Master EIR, Section 5.10, Geology and Soils – Figures 5.10-1A and 1B, Soils and Geologic Hazards Map)</p> <p>Refer to Response 6.a.i), above. The project site is generally flat and does not support hillsides that would be susceptible to landslides. As shown in Figure 5.10-1B of the General Plan Final Master EIR, the majority of the area affected by the project is underlain by Terrace Deposits/Older Alluvium which have a generally to marginally susceptible (where underlain by Friars Formation) potential for landslides to occur. Any future construction occurring onsite by others will be in compliance with applicable local and State building codes (i.e., California Building Code) to minimize the potential risk of damage or loss from landslides; however, the project proposes a change to the existing zoning and General Plan land use designation on the site and would not result in any physical development. Therefore, no impact relative to landslides will occur with the proposed project.</p>				
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>6b. Response: (Source: City of Santee General Plan 2020, Safety Element; City of Santee General Plan Final Master EIR, Section 5.10, Geology and Soils)</p> <p>The project will not result in physical improvements or disturbance on the subject site, and therefore, will not cause substantial erosion or the loss of topsoil. All future development onsite by others will be subject to applicable State and federal regulations requiring preparation and implementation of a Storm Water Pollution Prevention Plan (SWPPP) to establish erosion and sediment controls for construction activities. Such development would also be required to comply with the National Pollutant Discharge Elimination System (NPDES) regulations. In addition, the Subdivision Code (Title 18) identifies erosion control standards for which development must comply. Additionally, conformance with the City's Grading Ordinance (Title 15 of the Santee Municipal Code) and other local requirements will be required.</p> <p>The project will not result in physical disturbance or development on the site. Therefore, no impact relative to soil erosion or the loss of topsoil will occur with the proposed project.</p>				
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>6c. Response: (Source: City of Santee General Plan 2020, Safety Element; City of Santee General Plan Final Master EIR, Section 5.10, Geology and Soils – Figure 5.10-1A, Soils and Geologic Hazards Map)</p> <p>Refer to Response 6a), above. The project will have no impact on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or offsite landslide, lateral spreading, subsidence, liquefaction or collapse.</p>				

ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>6d. Response: (Source: City of Santee General Plan 2020, Safety Element; City of Santee General Plan Final Master EIR, Section 5.10, Geology and Soils – Figures 5.10-1A and 1B, Soils and Geologic Hazards Map)</p> <p>As shown in Figure 5.10-1B of the General Plan Final Master EIR, the majority of the area affected by the project is underlain by Terrace Deposits/Older Alluvium which have a variable potential for expansion to occur. Any future construction occurring onsite by others will be in compliance with applicable local and State building codes (i.e. California Building Code) to minimize the potential risk of damage or loss from expansive soils; however, the project proposes a change to the existing zoning and General Plan land use designation on the site and would not result in any physical development. Therefore, no impact relative to expansive soils will occur with the proposed project.</p>				
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>6e. Response: (Source: City of Santee General Plan 2020, Safety Element and Conservation Element; City of Santee General Plan Final Master EIR, Section 5.10, Geology and Soils – Figure 5.10-1B, Soils and Geologic Hazards Map)</p> <p>The project does not propose the construction of habitable structures, nor does the project propose the use of septic tanks. Therefore, soil suitability for septic tanks or alternative wastewater disposal systems is not applicable to the project. Any future development onsite by others will receive public service for wastewater treatment (from PDMWD) and will not utilize septic systems. Therefore, no impact with regard to soils being incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems will occur with the project as proposed.</p>				
<p>7. GREENHOUSE GAS EMISSIONS -- Would the project:</p>				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>7a. Response: (Source: City of Santee General Plan 2020, Conservation Element and Safety Element; City of Santee Municipal Code)</p> <p>The Intergovernmental Panel on Climate Change (IPCC) has constructed several emission trajectories of greenhouse gases (GHGs) needed to stabilize global temperatures and climate change impacts. It concluded that</p>				

ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant impact	No Impact
<p>a stabilization of GHGs at 400 to 450 parts per million (ppm) carbon dioxide equivalent (CO₂eq)¹ concentration is required to keep global mean warming below 2 degrees Celsius (°C), which in turn is assumed to be necessary to ultimately avoid dangerous effects of climate change.</p>				
<p>Executive Order S-3-05 was issued in June 2005, which established the following GHG emission reduction targets:</p>				
<ul style="list-style-type: none"> ▪ 2010: Reduce GHG emissions to 2000 levels; ▪ 2020: Reduce GHG emissions to 1990 levels; and, ▪ 2050: Reduce GHG emissions to 80 percent below 1990 levels. 				
<p>Additionally, Assembly Bill (AB) 32 requires that the California Air Resources Board (CARB) determine what the Statewide GHG emissions level was in 1990 and approve a Statewide GHG emissions limit that is equivalent to that level, to be achieved by year 2020. CARB has approved a 2020 emissions limit of 427 million metric tons (MMT) of CO₂eq. Due to the nature of global climate change, it is not anticipated that any single development project would have a substantial effect on global climate change. In actuality, GHG emissions from any future development on a project site would combine with emissions emitted across California, the United States, and the world to cumulatively contribute to global climate change.</p>				
<p>In June 2008, the California Governor’s Office of Planning and Research (OPR) published a Technical Advisory, which provides informal guidance for public agencies as they address the issue of climate change in CEQA documents.² This is assessed by determining whether a proposed project is consistent with or obstructs the 39 Recommended Actions identified by CARB in its Climate Change Scoping Plan which includes nine Early Action Measures (qualitative approach). The Attorney General’s Mitigation Measures identify areas where GHG emissions reductions can be achieved in order to achieve the goals of AB 32. CEQA Guidelines Section 15064.4 sets forth guidelines for determining the significance of impacts from GHG emissions, based on qualitative and performance based standards (CEQA Guidelines Section 15064.4(a)(1) and (2).</p>				
<p>The City of Santee is currently developing a Climate Action Plan (CAP) that will provide measures aimed at the reduction of GHG emissions to meet State requirements.³ The CAP is anticipated to identify project-level emissions thresholds to assist in evaluating whether a technical GHG study is required for a project.</p>				
<p>The project would result in a rezone and General Plan Amendment that will allow for the site to be developed at a higher intensity (General Commercial) than allowed under current conditions (Park/Open Space). While the project does not propose any physical development onsite, there is potential for the project site to be fully built out with commercial uses. Therefore, the GHG emissions analysis within this section assumes full buildout of the project site as a commercial use to provide a worst-case-scenario analysis.</p>				

¹ Carbon Dioxide Equivalent (CO₂eq) – A metric measure used to compare the emissions from various greenhouse gases based upon their global warming potential.

² Governor’s Office of Planning and Research, CEQA and Climate Change: Addressing Climate Change through California Environmental Quality Act (CEQA) Review, 2008.

³ Understanding the San Diego Region: Climate Action Planning Progress in the San Diego Region. Prepared by The San Diego Foundation. Revised January 2013. <http://www.sdfoundation.org/Portals/0/Newsroom/PDF/Reports/ClimateActionPlanning.pdf>. Accessed February 27, 2015.

Greenhouse Gas Emissions Threshold

The proposed project is located within the jurisdiction of the San Diego Air Pollution Control District (SDAPCD), and is thus subject to the SDAPCD Climate Regulations and Activities. According to the SDAPCD website, there is no established Threshold of Significance for construction or operational related GHG impacts. A lead agency could work with the SDAPCD in determining which threshold would be best for the particular project. Alternatively, the lead agency could adopt its own thresholds, provided that the decision is supported by substantial evidence.

The lead agency should quantify and disclose GHG emissions that occur during the construction stage of the project, and make a determination on the significance of the generated GHG emission impacts in relation to meeting AB 32 GHG reduction goals or other adopted GHG thresholds of significance. The California Air Pollution Control Officers Association's (CAPCOA) white paper: "CEQA and Climate Change" provides additional methods and concepts on the development of a threshold.

Although the SDAPCD and the City have not yet established GHG thresholds of significance, San Diego County has developed a range of substantiated significance thresholds designed to apply to different project types.⁴ The GHG significance guidelines provides a "bright line" screening level threshold of 2,500 MTCO₂eq per year is used as the significance threshold, in addition to the qualitative thresholds of significance set forth below from Section VII of Appendix G to the CEQA Guidelines. Therefore, this analysis of GHG emissions utilizes the 2,500 MTCO₂eq per year threshold.

Project-Related Sources of Greenhouse Gas Emissions

Project-related GHG emissions would include emissions from direct and indirect sources. The proposed project would result in direct and indirect emissions of CO₂, N₂O, and CH₄, and would not result in other GHGs that would facilitate a meaningful analysis. Therefore, this analysis focuses on these three forms of GHG emissions. Direct project-related GHG emissions include emissions from construction activities, area sources, and mobile sources, while indirect sources include emissions from electricity consumption, water demand, and solid waste generation. Operational GHG estimations are based on energy emissions from natural gas usage and automobile emissions. The California Emissions Estimator Model (CalEEMod) was utilized to determine direct and indirect GHG emissions. CalEEMod relies upon project specific land use data to calculate emissions. Table 7-1, Estimated Greenhouse Gas Emissions, presents the estimated CO₂, N₂O, and CH₄ emissions of the proposed project. CalEEMod outputs are contained within Attachment A, Greenhouse Gas Emissions Data.

Table 7-1 Estimated Greenhouse Gas Emissions

Source	CO ₂	CH ₄		N ₂ O		Total Metric Tons of CO ₂ eq
	Metric Tons/yr ¹	Metric Tons/yr ¹	Metric Tons of CO ₂ eq ²	Metric Tons/yr ¹	Metric Tons of CO ₂ eq ²	
Direct Emissions						
Construction (amortized over 30 years)	11.17	0.08	2.00	0.00	0.00	13.17
Area Source	0.00	0.00	0.00	0.00	0.00	0.00
Mobile Source	1,617.30	0.08	2.00	0.00	0.00	1,619.30
Total Unmitigated Direct Emissions³	1,628.47	0.16	4.00	0.00	0.00	1,632.47
Indirect Emissions						
Energy	282.64	0.01	0.25	0.00	0.00	282.89

ISSUES:			Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
	Water Demand	30.21	0.15	3.80	0.00	0.00
Solid Waste Generation	12.79	0.76	19.00	0.00	0.00	31.79
Total Unmitigated Indirect Emissions³	325.64	0.92	23.05	0.00	0.00	348.69
Total Unmitigated Project-Related Emissions³	1,981.16 MTCO₂eq/yr					
900 MTCO₂eq Threshold Exceeded?	No					
Notes:						
1. Emissions calculated using CalEEMod.						
2. CO ₂ Equivalent values calculated using the EPA Website, <i>Greenhouse Gas Equivalencies Calculator</i> , http://www.epa.gov/cleanenergy/energy-resources/calculator.html , accessed June 2015.						
3. Totals may be slightly off due to rounding.						
Refer to <u>Attachment A, Greenhouse Gas Emissions Data</u> , for detailed model input/output data.						

Direct Project-Related Greenhouse Gas Emissions

- **Construction Emissions.** Construction GHG emissions are typically summed and amortized over the lifetime of the project (assumed to be 30 years), then added to the operational emissions.⁵ As seen in Table 7-1, the proposed project would result in 13.17 MTCO₂eq/yr from direct construction-related sources of GHG emissions.
- **Area Source.** Area source emissions were calculated using CalEEMod and project-specific land use data. As noted in Table 7-1, the project would result in a nominal amount of area source GHG emissions.
- **Mobile Source.** CalEEMod relies upon trip generation data and project specific land use data to calculate mobile source emissions. As shown in Table 7-1, the project is estimated to result in 1,619.30 MTCO₂eq/yr of mobile source-generated GHG emissions.

Indirect Project-Related Greenhouse Gas Emissions

- **Energy Consumption.** Energy consumption emissions were calculated using CalEEMod and project-specific land use data. Electricity would be provided to the project site via San Diego Gas & Electric. The proposed project would indirectly result in 282.89 MTCO₂eq/yr due to energy consumption; refer to Table 7-1.
- **Water Demand.** Water demand associated with operation of the proposed project was calculated using CalEEMod and project-specific land use data. Emissions from indirect energy impacts due to water demand would result in an approximate net increase of 34.01 MTCO₂eq/yr; refer to Table 7-1.
- **Solid Waste.** Solid waste associated with operations of the proposed project would result in 31.79 MTCO₂eq/yr; refer to Table 7-1.

⁴ San Diego County, *Guidelines for Determining Significance: Climate Change*, June 20, 2012.

⁵ The project lifetime is based on the standard 30 year assumption of the South Coast Air Quality Management District, *Draft Guidance Document – Interim CEQA Greenhouse Gas (GHG) Significance Threshold*, October 2008.

ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Total Project-Related Greenhouse Gas Emissions				
<p>As shown in <u>Table 7-1</u>, the total amount of proposed project-related GHG emissions from direct and indirect sources combined would total 1,981.16 MTCO₂eq/yr, which is below the 2,500 MTCO₂eq per year threshold. Further, the City implements the California Green Building Standards Code, Part 11, Title 24 of the California Code of Regulations for the purpose of having a reduced negative impact or positive environmental impact and to encourage sustainable construction practices. Although not originally aimed at the reduction of GHG emissions, California's Energy Efficiency Standards for Residential and Nonresidential Buildings (24 California Code of Regulations (CCR) Part 6) were established in 1978 as a result of a legislative mandate to reduce energy consumption in California. The standards are updated to reflect new energy efficiency methods and technologies that are developed over time. The standards are intended to increase the energy efficiency of buildings (residential and non-residential) through reduction in the use of electricity, natural gas, and/or other fuels. GHG emissions are partially generated by electricity production from fossil fuels and fuel combustion (i.e. space heating, water heating, etc.). As such, by implementing Title 24 measures, greater energy efficiency for buildings can be achieved, thereby reducing the generation of GHG emissions. All future commercial buildings constructed on the site (by others) would be subject to Title 24 standards.</p> <p>Additionally, it is anticipated that future commercial uses on the site would serve local residents in the surrounding area. Locating such commercial uses on the property would have the potential to contribute to a reduction in vehicle use (vehicle miles traveled, or VMT) currently required by local residents to access similar goods and services. A reduction in VMT would therefore potentially contribute to an overall reduction in the generation of GHGs. Additionally, residents living in the surrounding residential areas to the south and west of the site (and beyond) could also access the future commercial uses by walking or biking, rather than by the use of vehicles, thereby also potentially contributing to an overall reduction in GHG emissions.</p> <p>At the City's discretion, all future development within the project area would be considered on a case-by-case basis to determine whether additional technical analysis is required to evaluate GHG emissions. Preparation of a project-specific GHG analysis is anticipated to be required at the time when development is proposed on the site to determine potential impacts with regard to GHG emissions and to identify appropriate mitigation and/or design measures to reduce such effects below established thresholds, as applicable. Further, such development will be required to occur consistent with the CAP, if in effect at the time when development is proposed onsite.</p> <p>As applicable, any future development within the project area will be implemented in conformance to relevant local, State, and federal regulations pertaining to GHG emissions. As such, a less than significant impact will occur in this regard.</p>				
b) Conflict with any applicable plan, policy or regulation adopted for the purpose of reducing the emission of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>7b. Response: (Source: City of Santee General Plan 2020, Conservation Element and Safety Element; City of Santee Municipal Code)</p> <p>Refer to Response 7a), above. Due to the nature of the proposed project (rezone and General Plan Amendment – no physical development), the project is not anticipated to result in a conflict with any applicable plan, policy,</p>				

ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
or regulation adopted for the purpose of reducing the emission of greenhouse gases. A less than significant impact will occur.				
8. HAZARDS & HAZARDOUS MATERIALS – Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>8a. Response: (Source: City of Santee General Plan 2020, Public Safety Element and Land Use Element; City of Santee General Plan Final Master EIR, 5.14, Public Health and Safety; Google Earth 2015)</p> <p>Presently, the 5.06-acre project site is developed with a portable building (modular trailer) occupied by the Santee Chamber of Commerce, three baseball fields and equipment storage structures formerly used by the Santee Pioneer National Little League for practices and games, a recreation building occupied by the City of Santee Community Services Department, a playground, and surface parking. The project would result in a change to the existing zoning and General Plan land use designation, and no physical improvements would be undertaken in the near future as a result. No known hazardous materials (i.e. asbestos, lead paint, etc.) occur onsite, and due to the date and type of structures (i.e. modular trailer), no such materials are anticipated to be present. Refer also to Response 3b), above.</p> <p>With development of the site by other parties in the future, the use, transport, or disposal of hazardous materials or substances (particularly during the construction phase) may occur, thereby resulting in potential exposure of people to hazardous materials or substances, or accidental release of hazardous materials into the environment; however, a determination will be made based on site-specific analysis at the time when development is proposed. All future development would be subject to applicable local, State, and/or federal regulations pertaining to the handling and disposal of such substances to ensure that potential impacts are minimized to the extent feasible. As such, no impact will occur as a result of the proposed project.</p>				
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>8b. Response: (Source: City of Santee General Plan 2020, Public Safety Element and Land Use Element; City of Santee General Plan Final Master EIR, 5.14, Public Health and Safety; Google Earth 2015)</p> <p>Refer to Response 8a), above. No hazardous conditions or uses are present onsite, nor are any such conditions anticipated to occur on lands immediately adjoining the site. As the project does not propose any physical development onsite, the project will not result in a new land use that will create a significant hazard to the public or the environment. Any future development onsite will be evaluated on a project-specific basis to determine the potential for public hazards to occur. Therefore, the project will have no impact with regard to creation of a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.</p>				

ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>8c. Response: (Source: City of Santee General Plan 2020, Public Safety Element and Land Use Element; City of Santee General Plan Final Master EIR, 5.14, Public Health and Safety; Google Earth 2015)</p> <p>Refer to Responses 8a) and 8b), above. The project site is under the ownership of the Santee School District. The nearest school is Rio Seco School (grades kindergarten through 8th), located approximately one mile to the northwest of the site at 9545 Cuyamaca Street. Additionally, Pepper Drive School (grades kindergarten through 8th) is located approximately 1.3 miles to the southeast of the site at 1935 Marlinda Way.</p> <p>The project will not directly result in land uses that could have the potential to result in the emission of hazardous materials, and instead, will result in a rezone and General Plan Amendment with no physical construction proposed. All future development on the project site by others will be evaluated with regard to hazardous materials and public safety, and will be required to adhere to applicable local, State and federal requirements regulating the emission or handling of hazardous materials. Therefore, no impact will occur with the project relative to hazardous emissions or handling of hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.</p>				
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>8d. Response: (Source: City of Santee General Plan 2020, Public Safety Element and Land Use Element; City of Santee General Plan Final Master EIR, 5.14, Public Health and Safety; Google Earth 2015)</p> <p>Refer to Responses 8a and 8b), above. The project does not propose any physical development, and the project site (as well as the adjacent 8-acre parcel under ownership by the District) is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. All future development by others on the site will be subject to applicable local, State, and federal regulations pertaining to the handling and disposal of such substances, as applicable, to ensure that potential impacts are minimized to the extent feasible. Conditions would be evaluated on a project-specific basis, and at the time when specific improvements are proposed. As such, the project will not create a significant hazard to the public or the environment, and no impacts will occur.</p>				
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>8e. Response: (Source: City of Santee General Plan 2020, Safety Element; City of Santee General Plan Final Master EIR; MCAS Miramar ALUCP (Adopted October 2008); Gillespie Field ALUCP (Adopted January 25, 2010; Last Amended December 20, 2010); Montgomery Field ALUCP (Adapted December 20, 2010).</p> <p>Montgomery Field, a public County-operated air field, lies approximately 9.4 miles to the southwest of the project site; Marine Corps Air Station (MCAS) Miramar lies approximately 9.3 miles to the northwest. The project site is not located within any safety zones, noise zones, or airport influence areas, for either of these two airfields.</p> <p>Additionally, the project site lies approximately 0.5 mile to the north of Gillespie Field, the largest of eight airports operated by the County of San Diego. The airport is open to the public and supports three runways, two business parks, aircraft storage, and food and beverage services, among other services.</p> <p>The subject site is located within the Airport Influence Area (AIA) of the Gillespie Field Airport Land Use Compatibility Plan (ALUCP), adopted by the San Diego County Regional Airport Authority (RAA) in January 2010. The entire site is affected by two safety zones: Zone 2 which is part of the Airport's inner approach/departure zone, and Zone 4 which is part of the Airport's outer approach/departure zone. Pursuant to State law, the proposed Zone Reclassification and General Plan Amendment are subject to review by the RAA for consistency with the ALUCP. The project applicant submitted a request to the RAA for a consistency review and received a letter from the RAA which indicated that the project is consistent with the Gillespie Field ALUCP; refer to Appendix C, Airport Land Use Commission Consistency Determination (March 2, 2015). As such, the proposed land use (General Commercial) is considered to be consistent with land uses allowed within the Safety Zones of the Gillespie Airport. No land use conflicts or increase in safety hazards are anticipated to occur with project implementation.</p> <p>With City approval of the proposed Zone Reclassification and General Plan Amendment, it is anticipated that the project site would be developed by others in the future with commercial uses. All future development on the site would be required to conform to applicable development restrictions for the General Commercial zone. Therefore, future development on the site would require preparation of a Site Plan for review and approval by the City to ensure that any proposed structures are consistent with applicable height restrictions and allowable land use regulations. Further, future development applications would be subject to a consistency determination by the RAA; however, the ALUCP identifies general commercial uses located within Safety Zones 2 and 4 as conditionally compatible with airport uses, subject to various ALUCP intensity limitations by use type.</p> <p>Due to the nature of the proposed project, and the determination of consistency with the ALUCP, the project will comply with the land use standards in the ALUCP for Gillespie Field Airport. Therefore, the project will not result in a safety hazard for people residing or working in the project area. Impacts related to hazards with regard to airport operations will be less than significant.</p>				
<p>f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>8f. Response: (Source: City of Santee General Plan 2020, Safety Element; City of Santee General Plan Final Master EIR, Section 5.14, Public Health and Safety)</p>				

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<p>No private airstrips are located within the City of Santee, and therefore, the vicinity of the site. The project will not result in a safety hazard for people residing or working in the area, as no physical development is proposed. Therefore, there will be no impact as a result of the proposed project.</p>				
<p>g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>8g. Response: (Source: City of Santee General Plan 2020, Safety Element; City of Santee General Plan Final Master EIR, Section 5.14, Public Health and Safety)</p> <p>The City has adopted an Emergency Operations Plan, which addresses the planned response to extraordinary emergency situations associated with natural and man-induced disasters. The Plan describes the overall responsibilities of federal, State, and County entities, as well as the City's Emergency Management Organization for protecting life and property in the City. The City is also a member of the Unified San Diego County Emergency Services Organization (ESO) which is comprised of the 18 incorporated cities within the County of San Diego. The ESO operates under a Joint Powers Agreement (JPA) that provides for cooperation and coordination of disaster response and recovery activities between member jurisdictions.</p> <p>Main access to the 5.06-acre project site is currently provided from Cottonwood Avenue. As no physical improvements will occur with the project, no changes in the existing local circulation pattern will occur, and no construction activities will occur that will have the potential to (temporarily) affect movement along local roadways. Adequate emergency access is presently provided to all project areas, and implementation of the proposed project will not interfere with the provision of such access. All future development on the site proposed by others will be subject to City review to ensure that such development does not temporarily or permanently interfere with the provision of emergency access or with evacuation routes. Therefore, the project will result in no impact with regard to inadequate emergency access.</p>				
<p>h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>8h. Response: (Source: City of Santee General Plan 2020, Safety Element; City of Santee General Plan Final Master EIR, Section 5.14, Public Health and Safety)</p> <p>Wildland urban interface (WUI) areas typically have steep slopes, limited precipitation, and plenty of available fuel/combustible plant material. As indicated in the City's General Plan, the City is subject to wildland fire risks, particularly due to large tracts of vacant land in the northern, southeastern, and southwestern portions of the City. These areas where brush-covered hillsides are present represent areas considered to have a medium fire hazard risk. Further, these areas are somewhat difficult to access with emergency equipment, thereby adding to potential fire hazards within the City.</p> <p>The subject property is currently served by the City of Santee Fire Department from its Station #4, located at 8950 Cottonwood Avenue, approximately 0.1 mile to the northwest of the site. All future development on the project</p>				

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<p>site would be required to conform to City requirements to reduce the risks of wildfire. The City's Fire Department administers a weed abatement ordinance to minimize the risk of structural damage from wildfires, conducts an annual inspection of the entire City, and notifies property owners to maintain a defensible space around structures and to clear undeveloped lots of weeds. Further, the Fire Department participates in plan checks for new development, requiring that sites near potentially flammable brush prepare a fire management plan, incorporating fire buffers between structures and wildland fire areas. In addition, all new construction in the City requires the installation of fire sprinklers to further reduce the potential for loss due to fire.</p> <p>The project site is located within a highly urbanized area of the City of Santee and is not considered to be located in an area susceptible to a high risk of fire. Rather, the potential for wildfire to occur is considered to be low. No physical development will occur with the proposed project that will expose people or structures to a significant risk caused by wildfire. Therefore, no impact with regard to wildfire will occur.</p>				
<p>9. HYDROLOGY AND WATER QUALITY -- Would the project:</p>				
<p>a) Violate any water quality standards or waste discharge requirements?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>9a. Response: (Source: City of Santee General Plan 2020, Conservation Element; City of Santee General Plan Final Master EIR, Section 5.11, Hydrology and Water Quality; City of Santee Standard Urban Stormwater Mitigation Plan (SUSMP))</p> <p>No physical improvements will occur onsite with implementation of the proposed project. Therefore, the project will not have the potential to result in short-term or long-term impacts from stormwater runoff. The project will not result in any ground-disturbance from excavation or grading activities, thereby loosening onsite soils and increasing the potential for erosion and sedimentation deposition, and/or polluted runoff from the site to occur.</p> <p>All future development onsite by others would be required to prepare a Storm Water Pollution Prevention Plan (SWPPP) to minimize or avoid potential impacts on water quality during construction. Further, future development would be required to comply with the latest adopted National Pollution Discharge Elimination System (NPDES) permit. Compliance with the NPDES Permit would mitigate any project-level impacts to water quality to a level of less than significant. Best Management Practices (BMPs) would also be implemented as appropriate to future development during construction to prevent pollutants from leaving the site and to avoid any significant short-term water quality impacts. Future development would be required to comply with applicable local, State, and federal regulations pertaining to water quality to ensure that any development would not result in adverse effects on water quality from alteration of existing drainage patterns, increased runoff, erosion, flooding, and/or siltation. All future development by others would be evaluated by the City on a project-specific basis to determine potential impacts on water quality.</p> <p>Therefore, the project will result in no impact, and will not violate any water quality standards or waste discharge requirements.</p>				
<p>b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				
<p>9b. Response: (Source: City of Santee General Plan 2020, Conservation Element; City of Santee General Plan Final Master EIR, Section 5.11, Hydrology and Water Quality)</p> <p>The majority of the subject site is currently disturbed and/or supports recreational sports fields (unpaved surface); however, limited areas of surface parking are present in the western portion of the site; refer to <i>Figure 2, Aerial Photograph/Existing Setting</i>. As no development will occur onsite with the project, no improvements are proposed that will have the potential to increase impervious surfaces on the property or demand for groundwater. As such, the project will not result in the depletion of groundwater supplies or interfere substantially with groundwater recharge such that there will be a net deficit in aquifer volume or a lowering of the local groundwater table level.</p> <p>The site is currently served by the City's public water system, and all future development will continue to receive such services from PDMWD. The use of groundwater will not occur with future development of the project site by others. It is anticipated that any future development will result in an increase in impervious surfaces, thereby reducing the potential for stormwater to infiltrate through the soil and recharge groundwater supplies; however, all future development will be required to conform to applicable local, State and/or federal regulations, as applicable, to reduce any effects on groundwater recharge.</p> <p>Therefore, the proposed project will have no impact on groundwater supplies or recharge.</p>				
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>9c. Response: (Source: City of Santee General Plan 2020, Conservation Element; City of Santee General Plan Final Master EIR, Section 5.11, Hydrology and Water Quality)</p> <p>Refer to Response 9a), above. No physical improvements will occur onsite with implementation of the proposed project, and therefore, the project will not have the potential to substantially alter the existing drainage pattern of the site or area. No streams or rivers are present onsite. Onsite drainage patterns would remain in their current state with project implementation. As stated previously, all future development onsite by others would be evaluated by the City on a project-specific basis to determine potential impacts on drainage and water quality. The project will therefore not significantly alter existing drainage patterns, including through the alteration of the course of a stream or river, in a manner which will result in substantial erosion or siltation on- or offsite. No impacts will occur.</p>				
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
rate or amount of surface runoff in a manner which would result in flooding on- or off-site?				
<p>9d. Response: (Source: City of Santee General Plan 2020, Conservation Element; City of Santee General Plan Final Master EIR, Section 5.11, Hydrology and Water Quality, and Section 5.14, Public Health and Safety)</p> <p>Refer to Response to 9c), above. The project will have no impact with regard to the alteration of existing drainage patterns and the potential for resultant flooding onsite or offsite.</p>				
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>9e. Response: (Source: City of Santee General Plan 2020, Conservation Element; City of Santee General Plan Final Master EIR, Section 5.11, Hydrology and Water Quality, and Section 5.14, Public Health and Safety)</p> <p>Refer to Responses 9a) and 9c), above. No impact will occur with project implementation.</p>				
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>9f. Response: (Source: City of Santee General Plan 2020, Conservation Element; City of Santee General Plan Final Master EIR, Section 5.11, Hydrology and Water Quality, and Section 5.14, Public Health and Safety)</p> <p>Refer to Responses 9a), 9c), and 9e), above. The majority of the project site is presently unsurfaced, although several small-scale paved parking lots and supporting structures are present onsite. The proposed Zone Reclassification and General Plan Amendment will not change the existing physical conditions onsite, and no improvements or disturbance of onsite soils will occur. As such, stormwater runoff from the site will continue to flow in its present pattern, and no change will occur following project implementation.</p> <p>All future development onsite by others will be required to implement standard BMPs in order to reduce or avoid any adverse impacts on water quality resulting from improvements, and will be in compliance with applicable federal, State, and local regulations pertaining to stormwater runoff and treatment.</p> <p>Therefore, the project will have no impact relative to the substantial degradation of water quality.</p>				
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>9g. Response: Source: City of Santee General Plan 2020, Safety Element; City of Santee General Plan Final Master EIR, Section 5.11, Hydrology and Water Quality, and Section 5.14, Public Health and Safety; FEMA Flood Hazard Maps – Map No. 06073C1653G)</p>				

ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>The project does not propose construction of any residential housing or other physical improvements. Further, the site is not located within a 100-year flood hazard area as depicted on Figure 5.14-1, Primary Waterways, 100-Year Floodplain, and Water Storage Tank Locations, of the General Plan Final Master EIR. According to Federal Emergency Management (FEMA) Map No. 06073C1653G, the project site is located within Zone X, which indicates the site is located outside of the 500-year floodplain limits.</p> <p>Additionally, the proposed Zone Reclassification and General Plan Amendment will allow for future development of the site by others with commercial uses. It is therefore not anticipated that development of any residential housing will occur.</p> <p>Therefore, the project will have no impact with regard to placing housing within a 100-year flood hazard area.</p>				
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>9h. Response: (Source: City of Santee General Plan 2020, Safety Element; City of Santee General Plan Final Master EIR – Section 5.14, Public Health and Safety, Figure 5.14-1, Primary Waterways, 100-Year Floodplain, and Water Storage Tank Location; FEMA Flood Hazard Maps – Map No. 06073C1653G)</p> <p>See Response 8g), above. The project site is located outside of the 500-year floodplain limits. Further, the project does not propose any physical development onsite, and therefore, no changes to onsite drainage patterns will occur with the project. As such, the project will not place a structure within a 100-year flood hazard area that will impede or redirect flood flows. Therefore, no impact will occur with project implementation.</p>				
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>9i. Response: (Source: City of Santee General Plan 2020, Safety Element; City of Santee General Plan Final Master EIR – Section 5.14, Public Health and Safety, Figure 5.14-2, Potential Areas of Inundation; FEMA Flood Hazard Maps – Map No. 06073C1653G)</p> <p>Refer to Responses 9g) and 9h), above. The project site is not located within a 100-year floodplain or 500-year floodplain that would be subject to the potential risk of flooding, and therefore, future commercial development onsite would not be subject to hazards relative to substantial flooding.</p> <p>The site is located within the dam inundation area of the lake Jennings Reservoir, as shown on Figure 5.14-2, Potential Areas of Inundation, of the General Plan Final Master EIR; however, the project does not propose any physical development onsite. Therefore, the project will not place a structure within a flood hazard or dam inundation area that will expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam.</p> <p>Additionally, on October 19, 2004, the County of San Diego Board of Supervisors adopted its Multi-Jurisdictional Hazard Mitigation Plan (HMP) in compliance with federal and State regulations to address mitigation planning and planning for disasters. The HMP addresses such hazards as coastal storms, tsunamis, dam failure, earthquakes, floods, wildfire, and other such hazards. The Plan is intended to increase public awareness and understanding,</p>				

ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>create a decision tool for management, promote compliance with State and Federal program requirements, enhance local policies for hazard mitigation capability, and provide inter-jurisdictional coordination of mitigation-related programming.⁶ The City of Santee defers to the County's HMP to address the potential for dam failure to occur and for prevention measures. Chapter 5.18 of the HMP identifies specific hazards within the City and measures, goals, objectives, and actions through which to address potential hazards relative to dam failure. Future development on the site would occur in compliance with any applicable measures of the HMP, as appropriate.</p> <p>With implementation of the HMP, potential impacts with regard to adverse effects from the result of the failure of a levee or dam would be minimized. Therefore, no impact will occur with project implementation.</p>				
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>9j. Response: (Source: City of Santee General Plan 2020, Land Use Element; City of Santee General Plan Final Master EIR – Section 5.10, Geology and Soils; Google Earth 2015)</p> <p>The project site is not located in the vicinity of any large water body that is susceptible to the occurrence of seiche or tsunami; however, three large lakes are located upstream at a distance from the City and include the San Vicente Dam, the El Capitan Dam, and the Chet Harritt Dam (Lake Jennings).</p> <p>The project site is located approximately 16.5 miles to the east of the Pacific Ocean. Additionally, the proposed project is not located in an area where mudflows occur, and the site and surrounding lands are relatively flat.</p> <p>As stated above, the City defers to the County for implementation of the County's HMP. The City coordinates with other appropriate agencies in implementing the HMP to minimize the effects of potential natural and manmade hazards and to address potential emergency evacuation situations. With continued implementation of the HMP, the potential for inundation by seiche, tsunami, or mudflow would be further reduced.</p> <p>Therefore, the project will have no impact with regard to the exposure of people or structures to inundation by seiche, tsunami, or mudflow.</p>				
<p>10. LAND USE AND PLANNING -- Would the project:</p>				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>10a. Response: (Source: City of Santee General Plan 2020, Land Use Element; City of Santee General Plan Master Final EIR – Section 5.1, Land Use; City of Santee General Plan Land Use Map – Figure 1-1)</p> <p>The project site is located within an urbanized area in the City of Santee. The site is largely surrounded by developed and/or disturbed lands. To the north of the project site, across Mission Gorge Road, existing land uses include a number of small-scale commercial uses including several auto-oriented businesses, retail shops, a rental car establishment, a bail bonds operation, a salon, and a restaurant, among others. To the east is a disturbed vacant lot which represents the remainder (8.15 acres) of the 13.21-acre property under the ownership of the Santee School District. The westerly portion of this lot supports a youth soccer field used by the Santee American</p>				

⁶ County of San Diego General Plan Safety Element. Adopted August 2011.

ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>Youth Soccer Organization for practices and games. To the south are single-family residential uses, and to the west, across Cottonwood Avenue, are a large apartment complex and other multi-family residential uses. Refer also to <i>Figure 2, Aerial Photograph/Existing Setting</i>, which shows the surrounding land uses.</p> <p>The General Plan identifies Mission Gorge Road within proximity of the project site as a Major Arterial roadway. Along its length, the corridor supports a variety of commercial and residential land uses, as well as substantial volumes of traffic. The project does not propose any physical development on the site; however the project would allow for a zone reclassification and General Plan land use change that would allow for future commercial development onsite, consistent with existing zoning and General Plan land use (General Commercial) on adjoining properties to the north and east. As such, the proposed project is not anticipated to result in a land use that would cause a physical division within the community, and instead, would allow for future development consistent with surrounding lands. Additionally, the project does not propose the construction of any new roadways that could create a physical barrier or restrict existing circulation patterns. Therefore, the proposed project will not physically divide an established community. The project will result in a less than significant impact with regard to physical division of a community.</p>				
<p>b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>10b. Response: (Source: City of Santee General Plan 2020, Land Use Element; City of Santee General Plan Master Final EIR – Section 5.1, Land Use; City of Santee General Plan Land Use Map – Figure 1-1)</p> <p>The site is not located within the boundaries of a Specific Plan or Local Coastal Program. According to the City General Plan (Figure 1-1, Land Use Map), the current General Plan land use designation for the site is P/OS (Park/Open Space). The City Municipal Code indicates that the site is zoned P/OS. The project proposes to change the existing zone and land use to General Commercial to allow for future development of the site as commercial use, consistent with lands currently designated as General Commercial adjacent to the north and east of the subject site. Although a change in land use would occur, the project will not conflict with any plans, ordinances, or other policies adopted for the purpose of avoiding or mitigating an environmental effect. No physical development is proposed that would result in significant environmental effects on the site.</p> <ul style="list-style-type: none"> As approved with the proposed project, under the General Commercial General Plan land use designation and zone, is anticipated that the 5.06-acre project site could ultimately be developed to accommodate an estimated 60,000 s.f. of commercial uses (plus or minus); however, this number will ultimately vary based on the type of commercial uses proposed and related square footage requirements to support the use(s), design of the intended product, and placement of buildings, parking, and landscaping within the interior of the site. At this time, there is no specific commercial design for the project site; however, assuming an integrated design, it is estimated that the 5.06-acre site could accommodate the following, based upon development regulations that will apply to any future development under the GC zone: 60,000 square feet of building floor area. 				

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<ul style="list-style-type: none"> ▪ 240 parking spaces [assumed at a ratio of four spaces per 1,000 square feet of floor area (no restaurants)] ▪ 15% of site for landscaping (includes 10% minimum landscaping of parking area, 5-foot perimeter landscape strip, and expected stormwater treatment features) <p>All future development proposed onsite will be evaluated by the City to ensure consistency with any such applicable land use policies, goals, and regulations, as appropriate. All future development on the project site by others will be required to demonstrate conformance with the City's General Plan Land Use Element and Municipal Code, unless otherwise approved by the City. Design and/or mitigation measures, as appropriate will be considered to ensure adequate building setbacks, landscaping requirements, building placement, and onsite parking are provided for any new development proposed and to ensure overall compatibility with existing commercial and residential uses in the area.</p> <p>Therefore, the proposed project will not conflict with an applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect, and a less than significant impact will occur.</p>				
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>10c. Response: <i>(Source: City of Santee General Plan 2020; City of Santee Final Master EIR - Section 5.6, Biological Resources)</i></p> <p>Refer to Response 4f, above. No impact will occur as a result of the project.</p>				
<p>11. MINERAL RESOURCES -- Would the project:</p>				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>11a. Response: <i>(Source: City of Santee General Plan 2020, Conservation Element)</i></p> <p>The proposed project would not result in any physical development on the site, and therefore, will not involve the extraction of mineral resources. No mineral resources have been identified on lands affected by the project, and the site has not been historically utilized for purposes of mineral extraction. The site is not identified as, or adjacent to, a locally important mineral resource recovery site in the City General Plan 2020 or other land use plan.</p> <p>Mineral Resource Zones (MRZ) are used to describe the potential for mineral resources to occur in an area. MRZ-2 designates areas where adequate information exists to indicate that significant mineral deposits are present or where it a high likelihood for their presence exists. MRZ-3 areas are areas containing mineral deposits whose significance cannot be determined from available data. In Santee, areas designated as MRZ-2 are generally located along the San Diego River floodplain and on hills underlain by granitic rocks located north of existing development in Carlton Hills, south of Prospect Avenue between Mesa Road and Fanita Drive, and the north end of Magnolia Avenue. The remainder of Santee is designated as MRZ-3.</p>				

ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>The General Plan identifies the project area as within the MRZ-3, indicating that "the area contains known or inferred mineral occurrences of undetermined mineral resource significance." The project will not result in any physical development or disturbance onsite and will not result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State. The project will have no impact on mineral resources.</p>				
<p>b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>11b. Response: <i>(Source: City of Santee General Plan 2020, Conservation Element)</i></p> <p>Refer to Response 11a), above. Lands affected by the proposed project are not identified as, or adjacent to, a locally important mineral resource recovery site as identified in the City General Plan 2020 or any other land use plan. Therefore, the proposed project will not result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan. The project will have no impact on any locally-important mineral resource recovery site.</p>				
<p>12. NOISE -- Would the project result in:</p>				
<p>a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>12a. Response: <i>(Source: City of Santee General Plan 2020, Noise Element; City of Santee General Plan Master Final EIR, Section 5.7, Noise)</i></p> <p>The project site is located adjacent to the south of Mission Gorge Road, which is considered a major traffic thoroughfare within the City of Santee, and is classified as a Prime Arterial (6-lane) within proximity of the project site. The roadway generally supports a variety of commercial retail and automotive-related land uses, and high volumes of traffic along this roadway generate traffic noise within the existing setting. Residential uses are present to the west and south, with much lower traffic volumes on roadways directly serving these areas. Noise-sensitive land uses within the surrounding area include the residential uses adjacent to the site to the west and south.</p> <p>As the project would not result in physical development onsite, the project would not directly generate land uses that would result in an increased level of noise having the potential to adversely affect noise-sensitive land uses within the surrounding area (i.e. residential uses, schools, etc.). No project-related construction or operational activities will occur that will generate noise.</p> <p>All future development onsite by others would be required to demonstrate compliance with the City's General Plan Noise Element and the Municipal Code relative to noise levels for construction and operation. If required by the City, a project-specific noise impact analysis may be required to evaluate potential noise effects of</p>				

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<p>development and to identify appropriate mitigation or design measures to reduce such noise levels to an acceptable level, as appropriate.</p> <p>Therefore, the project will not result in the exposure of persons to or generation of noise levels in excess of standards established in the local General Plan or noise ordinance, or applicable standards of other agencies. No impact will occur.</p>				
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>12b. Response: (Source: City of Santee General Plan 2020, Noise Element; City of Santee General Plan Final Master EIR, Section 5.7, Noise)</p> <p>Refer to Response 12a), above. As the project will not result in physical development onsite, no project-related construction or operational activities would result in any groundborne vibration or noise effects. Therefore, due to the nature of the proposed project, the project will not result in the exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels. No impact will occur with project implementation.</p>				
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>12c. Response: City of Santee General Plan, Noise Element; City of Santee General Plan Final Master EIR, Section 5.7, Noise)</p> <p>Refer to Response 12a), above. Any future development by others on the site would be required to demonstrate compliance with the City's Municipal Code and General Plan Noise Element to limit construction hours (and resulting noise exposure) and to ensure that potential noise levels from long-term operation do not exceed the City's established noise thresholds. Additionally, if deemed appropriate by the City, a site-specific noise analysis would be required when an application was made, depending on the type of development proposed, to identify potentially significant noise impacts and appropriate mitigation and/or design measures to reduce such impacts to the extent feasible.</p> <p>Due to the nature of the project, a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project will not occur. No impacts will result with project implementation.</p>				
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>12d. Response: (Source: City of Santee General Plan 2020, Noise Element; City of Santee General Plan Final Master EIR, Section 5.7, Noise - Figure 5.7-3, Existing Transportation Noise Contours and Figure 5.7-5, Future Roadway Noise Contours; Google Earth, 2015)</p>				

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<p>Refer to Response 12a), above. The proposed project will not result in an increase in ambient noise levels, as no physical construction or development would occur with project implementation.</p> <p>Therefore, a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project would not occur. No impacts will result with the proposed project.</p>				
<p>e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>12e. Response: <i>(City of Santee General Plan 2020, Safety Element and Noise Element; City of Santee General Plan Final Master EIR, Section 5.7, Noise)</i></p> <p>Refer to Response 12a), above. The site is located within the Airport Influence Area of the Gillespie Field Airport Land Use Compatibility Plan; however, the property is not located within any noise contours for Gillespie Field, Montgomery Field, or Marine Corps Air Station Miramar.</p> <p>Any future development by others on the site would be required to demonstrate compliance with the City's Municipal Code and General Plan Noise Element to limit construction hours (and resulting noise exposure) and to ensure that potential noise levels from long-term operation would not exceed the City's established noise thresholds. Additionally, if deemed appropriate by the City, a site-specific noise analysis would be required when an application was made, depending on the type of development proposed, to identify potentially significant noise impacts and appropriate mitigation and/or design measures to reduce such impacts to the extent feasible.</p> <p>No physical development will occur onsite as a result of the project. Therefore, the project would not expose people residing or working in the project area to excessive noise levels. No impact will occur.</p>				
<p>f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>12f. Response: <i>(Source: City of Santee General Plan 2020, Safety Element and Noise Element; City of Santee General Plan Final Master EIR - Section 5.14, Public Health and Safety, Chapter 6.0, Cumulative Impacts)</i></p> <p>No private airstrips are located within the City of Santee, and therefore, the vicinity of the site. As such, the project will not result in a safety hazard for people residing or working in the area, as no physical development is proposed. Therefore, there will be no impact as a result of the proposed project.</p>				
<p>13. POPULATION AND HOUSING -- Would the project:</p>				
<p>a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
businesses) or indirectly (for example, through extension of roads or other infrastructure)?				
<p>13a. Response: (Source: City of Santee General Plan 2020, Land Use Element; City of Santee General Plan Master Final EIR – Section 5.1, Land Use; City of Santee General Plan Land Use Map – Figure 1-1)</p> <p>The project site fronts onto an existing commercial corridor (Mission Gorge Road), and a variety of commercial uses located along the roadway currently serve the local population. The proposed project does not involve the construction of new residential homes that would have the potential to generate additional substantial population growth; however, the project will indirectly allow for future development of the site by others with commercial uses. Due to the size of the project site and the potential extent of development that could be accommodated onsite (or in combination with the adjacent 8.15-acre parcel owned by the School District), it is not anticipated that the proposed project will induce substantial population growth in the area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure).</p> <p>Future commercial development on the site (by others) would be supported by existing public infrastructure and roadways, and it is not anticipated that such development will require the expansion or extension of existing infrastructure to serve the site. As applicable, a project-specific evaluation may be required by the City at the time when development is proposed to evaluate potential effects with regard to population and housing. It is anticipated that future commercial uses on the site would generally serve the existing local population, providing access to such goods and services within the community. As stated above, similar commercial uses are found in the surrounding area, and future commercial development on the site would not represent a new unique use within the urban setting not currently accessible at present that might draw substantial numbers of visitors to the area.</p> <p>Therefore, the project is not anticipated to induce substantial population growth in the area. Impacts will be less than significant.</p>				
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>13b. Response: (Source: Photographs from Site Visit, January 2015; Google Earth 2015)</p> <p>The project site is developed with a (portable) building occupied by the Santee Chamber of Commerce, three baseball fields formerly used by the Santee Pioneer National Little League for practices and games, a recreation building occupied by the City of Santee Community Services Department, a playground, and surface parking. No existing residential housing exists on any lands that will be affected by the proposed project, and therefore, the project will not involve the displacement of any existing housing, nor will the project directly impact any existing residential housing adjacent to the project sites. Therefore, the project will have no impact on existing housing, thereby necessitating the construction of replacement housing elsewhere.</p>				
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>13c. Response: (Source: Photographs from Site Visit, January 2015; Google Earth 2015)</p> <p>See Response 13b), above. The project will have no impact with regard to the displacement of substantial numbers of people, thereby necessitating the construction of any replacement housing.</p>				
<p>14. PUBLIC SERVICES -- Would the project:</p> <p>Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:</p>				
a) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>14a. Response: (Source: City of Santee General Plan, Safety Element, Figure 8-1 – Public Safety; City of Santee General Plan FEIR, Section 5.4 - Public Facilities, Services, and Utilities, Figure 5.4-1 - Public Facility Locations; City of Santee, Fire and Life Safety Services Department (website); Google Earth, 2015)</p> <p>Fire protection for the project site is currently provided by the Santee Fire Department from Fire Station No. 4, located approximately 0.12 mile to the northwest at 8950 Cottonwood Avenue. If needed, fire protection services may also be provided by Fire Station No. 5, located approximately 1.9 miles to the northwest at 9130 Carlton Oaks Drive.</p> <p>The proposed project will not result in physical development on the site, and therefore, will not directly increase existing demands on fire protection services. As such, the project will not alter existing onsite land uses to a use that will substantially increase the need for fire protection; however, the proposed project would indirectly allow for future development of the site by others at a greater intensity than that allowed under the current zone and General Plan land use designation.</p> <p>Future applications by others for development of the site will be subject to City review and will be required to demonstrate conformance with the General Plan Safety Element and Uniform Building and Fire Codes, and to provide evidence that fire protection services can be adequately provided to serve the proposed land use.</p> <p>The proposed project will result in a less than significant impact with regard to fire protection services.</p>				
b) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>14b. Response: (Source: City of Santee General Plan 2020, Safety Element, Figure 8-1 – Public Safety; City of Santee General Plan FEIR, Section 5.4 - Public Facilities, Services, and Utilities, Figure 5.4-1 - Public Facility Locations; San Diego County Sheriff's Department (website); Google Earth, 2015)</p> <p>Police protection services for the City of Santee are provided by the San Diego County Sheriff's Department. The Sheriff's Department also serves the unincorporated communities of Lakeside and El Cajon. The Sheriff's</p>				

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<p>Department operates from its Santee Station located approximately 0.6 mile to the southwest of the project site at 8811 Cuyamaca Street.</p> <p>The proposed project will not result in physical development on the site, and therefore, will not directly increase existing demands on police protection services. As such, the project will not alter existing onsite land uses to a use that will substantially increase the need for fire protection; however, the proposed project would indirectly allow for future development of the site by others at a greater intensity than that allowed under the current zone and General Plan land use designation.</p> <p>Future applications for development on the site by others would be required to demonstrate conformance with the General Plan Safety Element and to provide evidence that police protection services can be adequately provided to serve the proposed land use.</p> <p>The proposed project will result in a less than significant impact with regard to police protection services.</p>				
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>14c. Response: (Source: City of Santee General Plan, Land Use and Housing Elements; City of Santee General Plan FEIR, Section 5.4 - Public Facilities, Services, and Utilities, Figure 5.4-1 - Public Facility Locations; Santee School District (website); Google Earth, 2015)</p> <p>The Santee School District currently operates nine elementary schools, eight of which are located within the City limits. The Grossmont Union High School District operates two high schools in Santee: Santana High School and West Hills High School. Additionally, Grossmont Community College, located directly to the south of the City boundary off of Fanita Drive, provides community college services within the area.</p> <p>Future applications for development on the site would be required to demonstrate conformance with Government Code Section 65996 which requires that new development may be assessed a fee by school districts to offset new demands for service, with limits on the assessment established by State law. The Santee Elementary School District and Grossmont Union High School District both collect school fees for the provision of school facilities. The majority of such fees are assessed through a pro-rata share system, based on the magnitude of a development project's potential impact or on the extent of the benefit that will be derived.</p> <p>The project site is currently under the ownership of the Santee School District. The project proposes a rezone of the subject site, and no physical development will occur as a result of project implementation. As such, the project will not result in the construction of any new residential units or businesses that will generate additional school-aged population or increase the number of students in the area. The project will not adversely affect the ability of the School District to provide adequate school services within its boundaries, and the addition of new facilities or the expansion of existing facilities will not be required as a result of the project, due to the nature of the project. Therefore, the project will have a less than significant impact with regard to schools.</p>				
d) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>14d. Response: (Source: City of Santee General Plan 2020, Recreation Element; City of Santee General Plan Final Master EIR - Section 5.5, Parks and Recreation; City of Santee, City Parks Division, available at</p>				

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<p>http://www.ci.santee.ca.us/Index.aspx?page=63; City of Santee, Recreation Services Division, available at http://www.ci.santee.ca.us/Index.aspx?page=426)</p>				
<p>Refer to Responses 15a) and 15b), below. The project will result in a rezone and General Plan Amendment and will not directly result in construction of new housing or businesses that will result in the generation of substantial population growth that could increase the demand for public recreational services within the City. The project will therefore not adversely affect the use of public parks within the area. Future development of the site by others will be evaluated on a project-specific basis, at the time when an application is made, to determine potential effects of the uses proposed with regard to increasing demand for parks and/or recreational facilities. As such, project impacts are considered to be less than significant.</p>				
e) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>14e. Response: (Source: City of Santee General Plan 2020; City of Santee General Plan Final Master EIR)</p>				
<p>Refer to Responses 14a) to 14d), above. The project does not propose any physical development. Future development on the site would be evaluated for potential effects on public facilities at the time when proposed. No residential housing or other land uses are proposed with the project that will result in direct impacts to other public facilities, due to increased population or demand. Therefore, there will be a less than significant impact on the demand for additional public facilities as the result of the proposed project.</p>				
<p>15. RECREATION – Would the project:</p>				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>15a. Response: (Source: City of Santee General Plan 2020, Recreation Element; City of Santee General Plan Final Master EIR – Section 5.5, Parks and Recreation; City of Santee, City Parks Division, available at http://www.ci.santee.ca.us/Index.aspx?page=63; City of Santee, Recreation Services Division, available at http://www.ci.santee.ca.us/Index.aspx?page=426)</p>				
<p>The City of Santee operates a variety of developed public parkland and recreational facilities, including the Santee Lakes Regional Park, which is owned by the Padre Dam Municipal Water District. The City operates eight public parks, including Mast Park, Big Rock Park, Santee Mini-Park, Shadow Hill Park, West Hills Park, and Sky Ranch Park, among others. Additionally, the City is in the process of creating a linear park known as the Santee River Park, to allow for passive recreation opportunities. A portion of Mission Trails Regional Park is also located within the City limits. Further, existing school sites in the Santee School District and Grossmont Union High School District are utilized through joint-use agreements to offer public outdoor recreational areas for City residents, and the Carlton Oaks Country Club is a privately-owned resort that includes a golf course open to the public for a fee. Other local recreational opportunities include the Cameron Family YMCA which operates an aquatic center in partnership with the City; Woodglen Vista Skate & BMX Park; and, Goodan Ranch. The General Plan states the combined acreage of developed public parkland and recreation facilities within the City is 86.5 acres. The City</p>				

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<p>also operates a variety of recreation programs and provides a network of trails for recreational cycling, horseback riding, and walking.</p> <p>The proposed project is subject to City of Santee Ordinance 175 which requires a public hearing and findings, prior to approval of projects that will displace recreational sports fields. In 2009, the City of Santee and the Santee School District collaborated on the improvement of ball fields at the Chet F. Harritt Elementary School, intended to compensate for the eventual removal of the ball fields on the 5.06-acre subject site. In April 2014, the District completed the final construction phase for relocating the three ball fields, snack bar, bleachers, and other amenities to the Chet F. Harritt Elementary School as part of a \$2.5 million project, initiated in response to the City's direction to comply with applicable ordinances regarding the displacement of recreational facilities for the 13.21-acre former Santee School Site.</p> <p>As stated previously, to the east of the project site is a disturbed vacant lot which represents the remainder (8.15 acres) of the 13.21-acre property under the ownership of the Santee School District. The westerly portion of this lot supports a youth soccer field used by the Santee American Youth Soccer Organization (AYSO) (Region 341). The three baseball fields were formally used by the Santee Pioneer National Little League (SNPLL) for practices and games.</p> <p>Subject to City Council's concurrence, compliance with Ordinance 175, through ball field replacement, has been achieved. Notice was provided to SNPLL to permanently terminate use, and SNPLL is no longer using fields on the site of the proposed project. Based upon verbal discussions between the City of Santee and the Santee School District, the City has affirmed that District construction of the sports fields at Chet F. Harritt Elementary School satisfied all requirements contained in City Ordinance 175 (Chapter 16.56 of the Santee Municipal Code: Development Projects – Displacement of Sports Fields) for any sports fields, recreational areas, or improvements on the subject site that may be removed from service due to rezoning, sale, or lease. The facilities at Chet F. Harritt Elementary School are intended to replace and compensate for the loss of all recreational facilities at the subject site and the adjacent eight acres, the entirety of which comprise the 13.21-acre former Santee School Site (City of Santee Ordinance No. 175). Further, the proposed project would result in a change in the zone and General Plan land use designation that currently apply to the subject site from Park/Open Space to General Commercial, thereby allowing for future development of the site with commercial land uses; however, the project will not result in the physical construction of any new residential homes or other land uses that could generate additional population. As such, the project will not result in additional population that will potentially increase the use of existing neighborhood and regional parks or other recreational facilities, such that a substantial physical deterioration of existing recreational facilities will result or be accelerated. Future land uses developed on the site by others would be evaluated by the City at the time when development is proposed. All future development would be evaluated for the potential to increase demands on existing recreational facilities at the time. As appropriate, future applicants would be subject to the payment of park in-lieu of fees to the City (or otherwise provide recreational amenities) to mitigate for any impacts to the City's recreational resources.</p> <p>Therefore, the proposed project will have a less than significant impact on existing recreational resources.</p>				
<p>b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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15b. Response: (Source: City of Santee General Plan 2020 – Recreation Element; City of Santee General Plan Final Master EIR – Section 5.5, Parks and Recreation; City of Santee, City Parks Division, available at <http://www.ci.santee.ca.us/Index.aspx?page=63>; City of Santee, Recreation Services Division, available at <http://www.ci.santee.ca.us/Index.aspx?page=426>)

Refer to Response 15a), above. The project will have a less than significant impact on recreational resources.

16. TRANSPORTATION/TRAFFIC -- Would the project:

a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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16a. Response: (Source: City of Santee General Plan 2020, Circulation Element; City of Santee General Plan Final Master EIR – Section 5.2, Traffic/Circulation; City of Santee Circulation Element Update Existing Conditions Report and Appendices (Draft))

The proposed project would not result in any physical development on the project site, and therefore, would not directly result in development of a land use that would generate new traffic in the area; however, changing the zone classification from Park/Open Space to General Commercial would allow for the site to be developed at a greater intensity than that which is currently allowed.

Level of service (LOS) standards and thresholds provide a basis by which to evaluate the quality of service for a driver, or how well a transportation facility operates from a driver’s perspective. The analysis of LOS along roadway segments is based upon the classification of the roadway, maximum vehicular capacity, roadway geometrics, and Average Daily Traffic (ADT) volumes. LOS is influenced by travel speed, travel time, freedom to maneuver, comfort, convenience and safety from the driver’s perspective. LOS A represents free-flowing operating conditions, while LOS F represents significant delay. LOS A through F are further defined in Table 16-1, below.

TABLE 16-1, Auto Level of Service Definitions

Level of Service	Description
A	Primarily free-flow operation. Vehicles are completely unimpeded in their ability to maneuver within the traffic stream. Controlled delay at the boundary intersections is minimal. The travel speed exceeds 85% of the base free-flow speed.
B	Reasonably unimpeded operation. The ability to maneuver within the traffic stream is only slightly restricted and control delay at the boundary intersections is not significant. The travel speed is between 67% and 85% of the base

ISSUES:		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
	free-flow speed.				
C	Stable operation. The ability to maneuver and change lanes at mid-segment locations may be more restricted than at LOS B. Longer queues at the boundary intersections may contribute to lower travel speeds. The travel speed is between 50% and 67% of the base free-flow speed.				
D	Less stable condition in which small increases in flow may cause substantial increases in delay and decreases in travel speed. This operation may be due to adverse signal progression, high volume, or inappropriate signal timing at the boundary intersections. The travel speed is between 40% and 50% of the base free-flow speed.				
E	Unstable operation and significant delay. Such operations may be due to some combination of adverse signal progression, high volume, and inappropriate signal timing at the boundary intersections. The travel speed is between 30% and 40% of the base free-flow speed.				
F	Flow at extremely low speed. Congestion is likely occurring at the boundary intersections, as indicated by high delay and extensive queuing. The travel speed is 30% or less of the base free-flow speed. Also, LOS F is assigned to the subject direction of travel if the through movement at one or more boundary intersections have a volume-to-capacity ratio greater than 1.0.				

Source: Highway Capacity Manual 2010, Chapter 16.

Roadway Segments

The project site fronts onto Mission Gorge Road which is identified as a Prime Arterial from State Route 125 (SR 125) to Magnolia Avenue and as a Major Arterial from the western City limits to SR 125 in the City's General Plan Circulation Element. Mission Gorge Road extends from Riverdale Road in the west (where Friars Road terminates) to Magnolia Avenue in the east (where it turns into Woodside Avenue). The road is constructed as a 6-lane roadway west of the Santee City limit and continues as a 4-lane roadway to its intersection with State Route 52 (SR 52) westbound ramps, where it again becomes a 6-lane roadway.

To evaluate LOS, the City of Santee utilizes the roadway segment LOS standards and thresholds from the SANTEC/ITE Guidelines for Traffic Impact Studies in the San Diego Region; refer to [Table 16-2](#), below. The City considers an LOS D as acceptable for Circulation Element roadway segments.

TABLE 16-2, Cities of Santee, El Cajon, and San Diego – Roadway Segment Daily Capacity and Level of Service Standards

Roadway Functional Classification	Level of Service				
	A	B	C	D	E
Expressway (6-lane)	< 30,000	< 42,000	< 60,000	< 70,000	< 80,000
Prime Arterial (6-lane)	< 25,000	< 35,000	< 50,000	< 55,000	< 60,000
Major Arterial (6-lane, divided)	< 20,000	< 28,000	< 40,000	< 45,000	< 50,000
Major Arterial (4-lane, divided)	< 15,000	< 21,000	< 30,000	< 35,000	< 40,000
Secondary Arterial / Collector (4-lane w/ center lane)	< 10,000	< 14,000	< 20,000	< 25,000	< 30,000
Collector (4-lane w/o center lane)	< 5,000	< 7,000	< 10,000	< 13,000	< 15,000
Collector (2-lane w/ continuous left-turn lane)					
Collector (2-lane no fronting property)	< 4,000	< 5,500	< 7,500	< 9,000	< 10,000

ISSUES:		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Collector (2-lane w/ commercial fronting)	< 2,500	< 3,500	< 5,000	< 6,500	< 8,000
Collector (2-lane multi-family)					
Sub-Collector (2-lane single-family)	-	-	< 2,200	-	-
Source: SANTEC/ITE Guidelines for Traffic Impact Studies in the San Diego Region Note: Bold numbers indicate the ADT thresholds for acceptable LOS.					

There are currently six (6) Circulation Element roadway segments within Santee that are operating at LOS E or F, as follows (refer also to Appendix D of this Initial Study for average daily traffic counts):

- Pepper Drive, between Graves Avenue and Churchill Drive (LOS F);
- Olive Lane, between Mission Gorge Road and Prospect Avenue (LOS E);
- Magnolia Avenue, between Airport Drive and W. Bradley Avenue (LOS F);
- Magnolia Avenue, between W. Bradley Avenue and Broadway/Fletcher Parkway (LOS E);
- Graves Avenue, between Prospect Avenue and Pepper Drive (LOS F); and,
- Riverford Road, between Woodside Avenue and Riverside Drive (LOS E).

Table 16-3, Existing Roadway Segment Level of Service, identifies key roadway segments that may be affected by traffic generated by future development of the subject site by others. According to available data, the current LOS along Mission Gorge Road within the proximity of the subject site is LOS A. Other key roadways potentially affected by traffic generated by future development of the site by others may include, but are not limited to: State Route 52 (SR 52), Magnolia Avenue, Cuyamaca Street, Riverview Parkway, Cottonwood Avenue, and Buena Vista Avenue. Refer to Appendix D, Traffic Data, for additional information on roadway segment daily traffic counts.

TABLE 16-3, Existing Roadway Segment Level of Service

Roadway	From	To	ADT	Capacity (LOS E)	Remaining Capacity	V/C	LOS
Cottonwood Avenue	Park Avenue	Mission Gorge Road	6,100	8,000	1,900	0.763	D
	Mission Gorge Road	Buena Vista Avenue	3,300	8,000	4,700	0.413	B
Cuyamaca Street	Town Center Parkway	Mission Gorge Road	13,600	50,000	36,400	0.272	A
	Mission Gorge Road	SR-52 WB Ramps	35,200	50,000	14,800	0.704	C
	SR-52 WB Ramps	SR-52 EB Ramps	30,300	50,000	19,700	0.606	C
	SR-52 EB Ramps	Prospect Avenue	22,900	50,000	27,100	0.458	B
Magnolia Avenue	Braveman Drive	Mission Gorge Road	21,500	40,000	18,500	0.538	C
	Mission Gorge Road	SR-52 WB Ramps	27,700	60,000	32,300	0.462	B

ISSUES:			Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	
	SR-52 WB Ramps	SR-52 EB Ramps	25,100	60,000	34,900	0.418	B
	SR-52 EB Ramps	Prospect Avenue	25,900	60,000	34,100	0.432	B
Mission Gorge Road	Civic Center Drive	Cottonwood Avenue	23,500	60,000	36,500	0.392	A
	Cottonwood Avenue	Magnolia Avenue	21,900	60,000	38,100	0.365	A
Prospect Avenue	Cuyamaca Street	Cottonwood Avenue	6,800	15,000	8,200	0.453	B
	Cottonwood Avenue	Magnolia Avenue	7,800	15,000	7,200	0.520	C

Source: NDS, PTD, City of Santee, Chen Ryan Associates; June 2014

Intersections

Table 16-4, Signalized Intersection Level of Service Highway Capacity Manual Operational Analysis Method, displays level of service criteria for signalized intersections. The methodology (HCM 2010) defines intersection level of service as a function of intersection control delay in terms of seconds per vehicle (sec/veh). *Table 16-5, Level of Service Criteria for Stop Controlled Unsignalized Intersections*, provides level of service criteria for unsignalized intersections; refer to Appendix D, Traffic Data, for additional information on intersection level of service for existing conditions.

TABLE 16-4, Signalized Intersection Level of Service Highway Capacity Manual Operational Analysis Method

Average Stopped Delay Per Vehicle (in Seconds)	Level of Service
≤ 10.0	LOS A occurs when the volume-to-capacity ratio is low and either progression is exceptionally favorable or the cycle length is very short. If it is due to favorable progression, most vehicles arrive during the green indication and travel through the intersection without stopping.
10.1 – 20.0	LOS B occurs when the volume-to-capacity ratio is low and either progression is highly favorable or the cycle length is short. More vehicles stop than with LOS A.
20.1 – 35.0	LOS C occurs when progression is favorable or the cycle length is moderate. The number of vehicles stopping is significant, although many vehicles still pass through the intersection without stopping.
35.1 – 55.0	LOS D occurs when the volume-to-capacity ratio is high and either progression is ineffective or the cycle length is long. Many vehicles stop and individual cycle failures are noticeable.
55.1 – 80.0	LOS E occurs when the volume-to-capacity ratio is high, progression is unfavorable, and the cycle length is long. Individual cycle failures are frequent.
>80.0	LOS F occurs when the volume-to-capacity ratio is very high, progression is very poor, and the cycle length is long. Most cycles fail to clear the queue.

Source: 2010 Highway Capacity Manual, Chapter 18

TABLE 16-5, Level of Service Criteria for Stop Controlled Unsignalized Intersections

Average Control Delay (sec/veh)	Level of Service
< 10.0	A
10.1 – 15.0	B

ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
	15.1 – 25.0		C	
25.1 – 35.0		D		
35.1 – 50.0		E		
> 50.0		F		

Source: 2010 Highway Capacity Manual, Chapters 19 & 20

The Cities of Santee, San Diego, and El Cajon, as well as the unincorporated County of San Diego, consider LOS D or better during the AM and PM peak hours to be acceptable intersection LOS. All intersections within the Project area currently operate at acceptable LOS during the AM, midday, and PM peak hour, with exception of the following:

- SR-52 EB Ramps and Cuyamaca Street - LOS F (AM and PM peak hours)

Table 16-6, Existing Peak Hour Intersection Level of Service, identifies key intersections that may be affected by traffic generated by future development of the subject site by others.

Table 16-6, Existing Peak Hour Intersection Level of Service

Intersection	Control	AM Peak Hour	PM Peak Hour
		LOS	LOS
SR-52 EB Off / Mission Gorge Rd	Traffic Signal	A	B
SR-52 WB On / Mission Gorge Rd	Traffic Signal	A	A
Cuyamaca St / Mission Gorge Ave	Traffic Signal	C	D
Cottonwood Ave / Mission Gorge Ave	Traffic Signal	B	B
Magnolia Ave / Mission Gorge Ave	Traffic Signal	C	D
Cuyamaca St / SR-52 EB Ramps	Traffic Signal	F	F
Cuyamaca St / SR-52 WB Ramps	Traffic Signal	A	A
Magnolia Ave / SR-52 WB On-Ramp / SR-67 SB On-Ramp	Traffic Signal	A	B
Magnolia Ave / SR-52 EB Off-Ramp	Traffic Signal	B	B

Source: NDS, PTD, City of Santee, Chen Ryan Associates; June 2014

Notes: **Bold letter** indicates unacceptable LOS E or F.

The proposed project would not result in any physical development on the project site, and therefore, would not directly result in development of a land use that would generate new traffic in the area; however, changing the zone classification from Park/Open Space to General Commercial would allow for the site to be developed at a greater intensity than that which is currently allowed. As discussed above in Section 10, Land Use and Planning, of this Initial Study, it is anticipated that the site could ultimately be developed to support an estimated 60,000 s.f. of commercial uses. Using a standard trip generation rate of 40 vehicle trips per thousand square feet, this would generate an estimated 2,400 daily vehicle trips (72 AM peak hour and 216 PM peak hour trips).⁷ Such trips

⁷ SANDAG (Not So) Brief Guide of Vehicular Traffic Generation Rates for the San Diego Region. April 2002. Available at: http://sandiegohealth.org/sandag/sandag_pubs_2009-7-25/publicationid_1140_5044.pdf. Accessed March 27, 2015.

ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>would utilize local roadways and intersections, thereby contributing to potential congestion, particularly on those roads or intersections that currently (or may be projected to in the future) operate at below an acceptable LOS, which may cause thresholds to be exceeded, thereby resulting in a significant impact; however, as the actual number of trips generated by future construction onsite and the existing conditions of the circulation system at the time development is proposed, a project-specific traffic study would be required for all future development on the site in order to accurately determine any related significant direct, indirect, and/or cumulative impacts and appropriate mitigation to reduce such impacts, if required. As such, a significant impact is assumed, and mitigation is required.</p> <p>Additionally, the project site is accessible by several other modes of transportation. The City of Santee is served by a public light-rail trolley system operated by the Metropolitan Transit Service (MTS) via the Green Line (Route 530). The nearest trolley stop to the project site is located at Santee Trolley Square (which offers a collection of over 45 nationally-recognized retailers), approximately 0.5 miles to the northwest, and within a walkable distance. The line provides service from Santee through Mission Valley, and into Downtown San Diego via the Old Town Transit Center with 15-minute service Mondays through Fridays, and 30-minute service on the weekends. The trolley allows riders to connect with the larger heavy rail system (i.e. Amtrak and the Coaster) which provides regional access in San Diego County and beyond.</p> <p>Bus service within the City of Santee is provided by MTS. Four bus routes are offered with a total of 100 bus transit stops serving the City. Two existing bus routes (Routes 832 and 833) provide service along Mission Gorge Road in the vicinity of the project site. An existing bus stop is located on the south side of Mission Gorge Road, immediately adjacent to the northern project boundary. A second bus stop is located on the north side of Mission Gorge Road, just west of its intersection with Cottonwood Avenue. Access to bus service (Routes 832, 833, 834, and 870) is also provided at Santee Trolley Square, thereby providing trolley riders with access to additional means of public transit when traveling in the area.</p> <p>Additionally, sidewalks are present along both sides of Mission Gorge Road in the project vicinity and the majority of other public streets within the City. Bike lanes are not currently provided along either side of Mission Gorge Road in the vicinity of the project site; however, a range of Class I, II, and III bike lanes are provided along various streets within the City of Santee, thereby offering both local opportunities for cyclists, as well as regional connection to the larger system of bikeways within San Diego County.</p> <p>As such, the project site offers access to a variety of means of alternative transportation. It is anticipated that, as the site is developed with commercial uses by others in the future, a percentage of those traveling to the site to access the commercial services offered would utilize public transit or other alternative means of transportation, thereby potentially contributing to an overall reduction in the use of automobiles.</p> <p>As stated above, any future proposed development on the site would be required to comply with the City of Santee Road Standards, which provide design and construction requirements for road improvement projects. In addition, any future discretionary development would be required to conduct environmental review pursuant to CEQA, prior to approval. Preparation of a traffic impact analysis specific to the type and intensity of the development proposed on the site in the future will allow the City to accurately identify potential impacts on the circulation system, as well as to identify appropriate mitigation measures, as applicable.</p> <p>With consideration for the project as proposed, a significant impact will occur with regard to an applicable traffic-related plan, ordinance, or policy as a result of project development.</p>				

ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Mitigation Measures				
<p>TR-1: Prior to issuance of any Grading Permit, the City shall require the future applicant to prepare a project-specific Traffic Impact Analysis to evaluate potential effects of the development on the existing circulation system, at the time when development is proposed. The applicant shall prepare the TIA consistent with City of Santee requirements applicable at the time when preparation of the technical study is undertaken.</p>				
<p>b) Conflict with an applicable congestion management program, including but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>16b. Response: (Source: City of Santee General Plan 2020, Circulation Element; City of Santee General Plan Final Master EIR – Section 5.2, Traffic/Circulation)</p>				
<p>Refer to Response 16a), above. Future development of the site by others will require preparation of a traffic impact analysis specific to the type and intensity of the development proposed in the future to allow the City to accurately identify potential impacts on the circulation system and evaluate consistency with any applicable transportation programs in effect at that time. The proposed project does not propose physical development on the site and will result in a less than significant impact with regard to creating a conflict with an applicable congestion management program, including but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways.</p>				
<p>c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>16c. Response: (Source: City of Santee General Plan 2020, Safety Element; City of Santee General Plan Final Master EIR; MCAS Miramar ALUCP (Adopted October 2008); Gillespie Field ALUCP (Amended December 20, 2010); Montgomery Field ALUCP (Adopted December 20, 2010))</p>				
<p>Refer also to Response 8e), above. The proposed project will not directly result in any physical development onsite that would have the potential to result in activities that could interfere with or change existing air traffic patterns. The project applicant submitted a request to the RAA for a consistency review and received a letter indicating that the project is consistent with the Gillespie Field ALUCP; refer to Appendix C, <i>Airport Land Use Commission Consistency Determination</i> (March 2, 2015). As such, the proposed land use (General Commercial) is considered to be consistent with land uses allowed within the Safety Zones of the Gillespie Airport affected by the proposed project. No land use conflicts or increase in safety hazards are anticipated to occur with project implementation.</p>				
<p>All future development on the site would be required to conform to the applicable development restrictions for the General Commercial zone. Therefore, future development on the site would require preparation of a Site</p>				

ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>Plan for review and approval by the City to ensure that any proposed structures are consistent with applicable height restrictions and allowable land use regulations. Further, future development applications would be subject to a consistency determination by the RAA; however, the ALUCP identifies general commercial uses located within Safety Zones 2 and 4 as conditionally compatible with airport uses, subject to various ALUCP intensity limitations by use type.</p> <p>As such, the proposed project will have a less than significant impact on air traffic patterns with regard to creating substantial safety risks.</p>				
<p>d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>16d. Response: (Source: City of Santee General Plan 2020 Circulation Element; City of Santee Engineering Division; Santee Fire Department)</p> <p>The proposed project will not involve the construction of any physical improvements on the subject site or on surrounding roadways. Existing ingress/egress to/from the site will continue in its present state with project implementation, and no changes will occur that could potentially result in a hazard with regard to a design feature or incompatible use.</p> <p>Future development on the site will be required to demonstrate that adequate emergency access can be provided consistent with local and State design standards and that any proposed improvements will not result in a new use that is incompatible or that would conflict with surrounding land uses. Further, future development applications would be reviewed by the City of Santee Engineering Division and the Santee Fire Department to ensure that design features are not proposed that would substantially increase the potential for hazards. Future applicants will be required to provide the City with additional information regarding traffic and pedestrian circulation, ingress/egress, and safety to facilitate staff review of the compatibility related to surrounding development and to ensure conformance with applicable engineering and roadway design standards.</p> <p>Therefore, there will be no impact with regard to increased traffic hazards resulting from project implementation.</p>				
<p>e) Result in inadequate emergency access?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>16e. Response: (Source: City of Santee General Plan 2020, Circulation Element; City of Santee Engineering Division; Santee Fire Department; Google Earth 2015)</p> <p>Main access to the 5.06-acre project site is currently provided from Cottonwood Avenue. The proposed project would not result in any physical development onsite or alter ingress/egress to/from the property. Adequate emergency access is presently provided to all project areas, and implementation of the proposed project will not interfere with the provision of such access, as no roadway or access improvements are proposed. Future development on the property by others would occur through preparation of a Site Plan for City review and approval to ensure consistency with City design standards, including the provision of adequate emergency access. Therefore, the proposed project will have no impact with regard to inadequate emergency access.</p>				

ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
f) Conflict with adopted policies, plans or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

16f. Response: (Source: City of Santee General Plan 2020, Circulation Element; Santee Fire Department (website); Google Earth 2015)

The proposed project would result in a change in the existing zoning and General Plan land use designation that apply to the property. As no physical development is proposed with the project, no land uses that will generate traffic will directly result with project implementation. No site modifications will occur that will result in conflicts with adopted policies, plans, or programs supporting alternative transportation modes (e.g. bicycle racks, bus turnouts, etc.).

Future development on the site by others will be evaluated on a project-specific basis for the potential to affect existing public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities. All future development will be required to be in compliance with the goals and policies of the City's General Plan Circulation Element in place at the time when development is proposed.

As such, the project will have no impact relative to conflict with adopted policies, plans, or programs supporting alternative transportation systems.

17. UTILITIES AND SYSTEM SERVICES -- Would the project:

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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17a. Response: (City of Santee General Plan 2020; City of Santee General Plan Final Master EIR - Section 5.4, Public Facilities, Services, and Utilities; City of Santee Municipal Code)

Although the zone reclassification will allow the site to be developed at a greater intensity than as would occur under the existing zone, the proposed project does not involve or propose any habitable structures or other land uses that would have the potential to result in an increase in wastewater generation, nor is the extension of any sewer lines proposed. Treatment of wastewater generated at the site is currently provided by the Padre Dam Municipal Water District, and existing infrastructure and treatment facilities are adequate to serve onsite uses.

As no physical development is proposed, the project will not result in improvements that will cause an exceedance of wastewater requirements of the Regional Water Quality Control Board (RWQCB).

According to the General Plan Final Master EIR, taking into account the City's projected population in 2020, as well as the populations of other areas they serve, PDMWD projects the year 2020 daily wastewater generation rate to be 7.5 million gallons per day (mgd), which has indicated it is prepared to manage. The proposed project would result in a rezone and a change of the General Plan land use designation on the property from Park/Open Space to General Commercial. As such, future commercial development on the site was not accounted for in this projection. It is estimated that approximately 60,000 s.f. of commercial uses could be developed on the subject

ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>site. Using a standard rate for general commercial uses of an estimated 1,500 gallons per day (gpd) per acre, future development would generate an estimated 7,500 gpd of wastewater, which represents a fraction of the amount the PDMWD can accommodate on a daily basis. This is a worst-case scenario of development of the entire 5-acre site; however, a lesser area would ultimately be developed to allow for landscaping and parking. As a specific development plan is not available at this time, it is speculative to determine the amount of wastewater that would be produced by such uses. Additionally, other factors such as water efficient appliances (i.e. number of toilets and sinks, low-flow toilets, automatic faucets, etc.) would influence the overall wastewater quantities generated by future development onsite.</p> <p>As such, although the project would indirectly result in an increase in wastewater treatment needs above that identified for buildout of the General Plan, such an increase is not considered to be substantial or to result in the inability of the PDMWD to provide service to the site or others within the service area. All future development onsite by others will be required to demonstrate that adequate wastewater treatment facilities are available to serve the proposed (commercial) land use(s), and will be subject to City review and approval to ensure that no adverse effects occur as a result.</p> <p>Therefore, the project will have a less than significant impact with regard to exceeding wastewater treatment requirements.</p>				
<p>b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>17b. Response: (Source: City of Santee General Plan 2020; City of Santee General Plan Final Master EIR - Section 5.4, Public Facilities, Services, and Utilities; City of Santee Municipal Code)</p> <p>Refer to Response 17a), above. The proposed project would result in a rezone and a change of the General Plan land use designation on the property from Park/Open Space to General Commercial. As such, future commercial development on the site was not accounted for in this projection. It is estimated that approximately 60,000 s.f. of commercial uses could be developed on the subject site. Using a standard rate for general commercial uses of an estimated 1,500 gpd per acre, future development would generate an estimated water demand of 7,500 gpd of water. This is a worst-case scenario of development of the entire 5-acre site; however, a lesser area would ultimately be developed to allow for landscaping (typically 500 gpd/acre) and parking. As a specific development plan is not available at this time, it is speculative to determine the amount of water that would be produced by such uses. Additionally, other factors such as water efficient appliances (i.e. number of toilets and sinks, low-flow toilets, automatic faucets, etc.) and type of landscaping (i.e. xeriscaping, use of drought-tolerant native plants, etc.) and irrigation techniques would influence the overall water demand generated by future development onsite.</p> <p>The proposed project will not directly result in the construction of new or expanded water or wastewater treatment facilities. No habitable structures or other uses are proposed that will generate a substantial increase in the need for water or wastewater treatment services; however, the proposed project would indirectly allow for the site to be developed at a greater intensity than that under existing conditions, and therefore, an increase</p>				

ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>in the demand for water or wastewater treatment facility may occur at the time when the site is developed by others in the future.</p> <p>All future development onsite by others would be required to demonstrate that adequate water and wastewater treatment facilities are available to serve the proposed land use, and will be subject to City review and approval to ensure that no adverse effects occur as a result. As stated above, the PDMWD will be capable of providing adequate water and wastewater service for anticipated buildout of the General Plan. Further, the Final Master EIR indicates that PDMWD will be capable of serving the year 2020 population (buildout) of the City. Additionally, PDMWD has prepared an Urban Water Management Plan (UWMP) which took into account the 2020 population of the City. The Plan indicates that the PDMWD would be capable of serving this future population. However, as discussed above, the increase in water demand or for wastewater treatment services indirectly generated by the project are not anticipated to be substantial or to adversely affect the provision of services by the PDMWD.</p> <p>Therefore, the project will have a less than significant impact with regard to the construction of new water or wastewater treatment facilities, or the expansion of existing facilities.</p>				
<p>c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>17c. Response: (Source: City of Santee General Plan 2020; City of Santee General Plan Final Master EIR - Section 5.4, Public Facilities, Services, and Utilities; City of Santee Municipal Code)</p> <p>The proposed project will not result in physical disturbance of or construction on the site. Therefore, the project will not require the construction of new stormwater drainage facilities to accommodate stormwater runoff from the subject site.</p> <p>Future development of the site by others will increase the impervious area onsite (i.e. buildings, surface parking, etc.) and result in a change of land use. As such, future development may have the potential to increase stormwater flows from the property; however, all future development onsite will be subject to State and local regulations pertaining to the collection and treatment of stormwater to ensure that potential adverse effects with regard to stormwater quantity or quality do not result. All future development on the site would be subject to City review and approval on a project-specific basis to determine potential effects on the City's existing stormwater facilities at that time and to identify appropriate measures to reduce environmental effects to the extent feasible.</p> <p>As such, the project will not result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects. No impact will occur.</p>				
<p>d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? In making this determination, the Lead Agency shall consider whether the project is subject to the water supply assessment</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
requirements of Water Code Section 10910, et. Seq. (SB 610), and the requirements of Government Code Section 664737 (SB 221).				
<p>17d. Response: (Source: City of Santee General Plan 2020; City of Santee General Plan Final Master EIR - Section 5.4, Public Facilities, Services, and Utilities; City of Santee Municipal Code)</p> <p>Refer to Response 17b), above. The proposed project will not result in physical development of the site. Although the project may indirectly allow for future development of a more water-intensive use on the site, as compared to current conditions, it is not anticipated that such commercial development will require the need for new or expanded entitlements for the provision of water service. All future development by others on the site would be subject to review and approval by the City to ensure that water supplies are adequate to serve any development proposed at that time.</p> <p>Therefore, the project will not have an adverse effect on available water supplies, and existing supplies are anticipated to be sufficient to serve the project without the need for new or expanded entitlements. The project will have a less than significant impact on available water supplies.</p>				
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>17e. Response: (Source: City of Santee General Plan 2020; City of Santee General Plan Final Master EIR - Section 5.4, Public Facilities, Services, and Utilities; City of Santee Municipal Code)</p> <p>See Responses to 17a) and 17b), above. The proposed project will not exceed the wastewater treatment provider's ability to adequately provide service to the project area, due to the nature of the project (rezone and General Plan Amendment with no physical development proposed). Although the project may indirectly allow for an increase in future demand for wastewater treatment services, as compared to current conditions, it is not anticipated that such development would adversely affect the provision of wastewater service; however, all future development by others on the site would be subject to review and approval by the City to ensure that wastewater facilities are adequate to serve any development proposed at that time.</p> <p>Therefore, a less than significant impact will occur with regard to determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments.</p>				
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>17f. Response: (Source: City of Santee General Plan 2020; City of Santee General Plan Final Master EIR - Section 5.4, Public Facilities, Services, and Utilities; CalRecycle – Sycamore Landfill (37-AA-0023),</p>				

ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p><i>http://www.calrecycle.ca.gov/SWFacilities/Directory/37-AA-0023/Detail/, Accessed January 10, 2015; CalRecycle - Otay Landfill (37-AA-0010), http://www.calrecycle.ca.gov/SWFacilities/Directory/37-AA-0010/Detail/; City of Santee Municipal Code)</i></p> <p>The City of Santee currently contracts with Waste Management, Inc. for the provision of solid waste management services for residential and commercial uses. The majority of solid waste from the City of Santee is taken to the Sycamore Landfill, located approximately 3.5 miles to the northwest of the subject site. A minor amount of refuse is taken to a local transfer station, and ultimately to the Otay Landfill, located approximately 16.3 miles to the southwest of the site in the City of Chula Vista.</p> <p>As of February 2011, the Sycamore Landfill had a remaining capacity of 42,246,551 cubic yards (c.y.) of a maximum permitted capacity of 71,233,171 c.y. Closure of the Landfill is anticipated to occur in October 2031. The proposed project does not propose any physical development or land uses that would generate solid waste. The proposed project would result in a rezone of the property to General Commercial (from Park/Open Space), potentially increasing the amount of solid waste generated at the site above that generated by current onsite uses, as well as that anticipated with buildout of the General Plan. The project would indirectly allow for a net increase in solid waste to be placed in the Sycamore Sanitary Landfill and/or Otay Landfill with future development of the site by others; however, the amount of solid waste would only account for a fractional percentage of the annual permitted capacity of these landfills. Therefore, the proposed project would not result in a significant indirect impact on landfill capacity. When future development is proposed by others on the subject site, the applicant would be required to demonstrate that solid waste disposal services adequate to serve the proposed land use are available at that time, or provide measures through which to achieve adequate service.</p> <p>The proposed project will not result in physical development onsite that would generate construction or operational solid waste or increase the demand for solid waste disposal services. Therefore, a less than significant impact on landfill capacity will occur with project implementation.</p>				
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>17g. Response: <i>(Source: City of Santee General Plan 2020; City of Santee General Plan Final Master EIR - Section 5.4, Public Facilities, Services, and Utilities; CalRecycle - Sycamore Landfill (37-AA-0023), http://www.calrecycle.ca.gov/SWFacilities/Directory/37-AA-0023/Detail/, Accessed January 10, 2015; CalRecycle - Otay Landfill (37-AA-0010), http://www.calrecycle.ca.gov/SWFacilities/Directory/37-AA-0010/Detail/, Accessed January 10, 2015; City of Santee Municipal Code)</i></p> <p>Under the California Public Resource Code, the California Integrated Waste Management Act of 1989 (AB 939) requires local jurisdictions to divert a minimum of 50% of all solid waste generated (by January 1, 2000). The California Green Building Code also requires the diversion of a minimum of 50% of non-hazardous construction and demolition debris for all projects, and 100% of excavated soil and land clearing debris for all non-residential projects (as of January 1, 2011). The City adheres to these reduction requirements and implements its Solid Waste Ordinance #339-A which follows State regulations for solid waste and recycling and governs project development and long-term solid waste management.</p> <p>Construction and/or demolition activities required for any future development on the subject property by others will be required to conform to all applicable local, State, and federal solid waste disposal regulations, including</p>				

ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>the California Green Building Code. Further, as stated above, the City's General Plan Final Master EIR indicates that adequate landfill capacity is available at the Sycamore and Otay Landfills to accommodate the City's solid waste needs at buildout. Although the project would allow for an increase in intensity in the use of the site (General Commercial versus Park/Open Space), it is anticipated that solid waste demands generated by approximately 60,000 s.f. of commercial uses (either from construction or operation) would not be substantial and that such waste could be adequately accommodated at the Sycamore Landfill, which has a remaining capacity of 42,246,551 c.y. and an estimated closure date of 2031. Waste indirectly generated by the proposed project would represent a nominal fraction of the remaining capacity of the Landfill.</p> <p>The project would not result in any physical development or land uses that would generate solid waste, and therefore, would not contribute to demands for solid waste disposal. The project will have no impact with regard to compliance with federal, State, or local regulations related to solid waste.</p>				
<p>18. MANDATORY FINDINGS OF SIGNIFICANCE</p>				
<p>a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or an endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>18a. Response: (Source: City of Santee General Plan 2020; City of Santee General Plan Final Master EIR – Chapter 5.6, Biological Resources, and Chapter 5.12, Cultural Resources - Figure 5.12-1, Potential Cultural Resource Sensitivity Map)</p> <p>The proposed project is a rezone and General Plan Amendment, and no physical construction is proposed at this time. The site is located within a highly urbanized area and is disturbed/developed. No impacts will occur, either directly, indirectly, or cumulatively, with regard to species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service. Further, the project site does not contain any features that are jurisdictional under the Clean Water Act or State regulation for isolated waters or streambeds. As no physical development of the site will occur as a result of project implementation, the project will not have the potential to degrade the quality of the environment or reduce the habitat of a fish or wildlife species.</p> <p>Additionally, the site does not support any known cultural or historic resources. Potential impacts to cultural, archaeological, and/or paleontological resources related to major periods of California and/or the City of Santee's history or prehistory are evaluated above in the Cultural Resources Section of this Initial Study. Information provided in this Initial Study supports the conclusion that the project will not result in the substantial degradation of any known environmental or cultural resources, as no physical development or disturbance would occur with project implementation.</p>				

ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>Future development of the site by others will be evaluated on a project-specific basis. Such development will be subject to City review and approval to ensure that potential adverse environmental effects are reduced to the extent feasible through appropriate mitigation and/or design measures.</p> <p>Therefore, based on the analysis and the conclusions identified in this Initial Study, the project will not have the potential to have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or an endangered plant or animal or eliminate important examples of the major periods of California history or prehistory. No impact will occur.</p>				
<p>b) Does the project have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>18b. Response: (Source: City of Santee General Plan 2020; City of Santee General Plan Final Master EIR – Chapter 6.0, Cumulative Effects)</p> <p>The proposed project is a rezone and General Plan Amendment, and no physical construction is proposed at this time. Although approval of the project will allow for future onsite development to occur at a higher intensity (General Commercial) than that under current conditions (Park/Open Space), it is not anticipated that the project will materially affect long-term environmental goals. Rather, the project will allow for a change in land use of the site to enable future development of the subject land by others with commercial uses. Based on the analysis and the conclusions identified in this Initial Study, the project is not considered to have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals. No impact will occur.</p>				
<p>c) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects).</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>18c. Response: (Source: City of Santee General Plan 2020; City of Santee General Plan Final Master EIR – Chapter 6.0, Cumulative Impacts)</p> <p>The proposed project is a rezone and General Plan Amendment. As no physical development is proposed, the project will not result in cumulatively considerable effects. The type and intensity of future development on the site by others is currently unknown at this time, although it is anticipated that such development will occur consistent with that allowed by the General Commercial land use designation and the Municipal Code. At the time when future development of the subject site is proposed by others, such development would be reviewed by City staff to ensure that any development conforms to City goals, policies, and ordinances, as applicable, and</p>				

ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>to assess the potential for such development, on a project-specific basis, to contribute to a cumulatively considerable effect on the environment.</p> <p>It is unknown at this time what the cumulative setting would be at the time when the subject site would be developed in the future. The study area selected for consideration for the cumulative analysis would vary depending on the issue area considered (i.e. biological, traffic, noise, etc.). For example, cumulative traffic conditions, the existing circulation system (i.e. roadways, intersections, average daily traffic, etc.), and the traffic generated by specific future, planned, or reasonably foreseen at the time development is proposed would likely vary from current conditions, thereby influencing the potential for significant impacts to occur.</p> <p>As such, based on the analysis and the conclusions identified in this Initial Study, the project will not have impacts that are individually limited, but cumulatively considerable, with exception of potential traffic impacts resulting with future site-specific development of the site. Therefore, impacts would be less than significant with mitigation incorporated.</p>				
d) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>18d. Response: (Source: City of Santee General Plan 2020; City of Santee General Plan Final Master EIR)</p> <p>The proposed project is a rezone and General Plan Amendment, and no physical construction is proposed at this time. At the time when future development of the subject site is proposed by others, such development would be reviewed by City staff to ensure that such development conforms to City goals, policies, and ordinances relative to the provision of adequate public health and safety objectives identified in the City of Santee General Plan and Municipal Code. As such, based on the analysis and the conclusions identified in this Initial Study, the project will not cause substantial adverse effects, directly or indirectly, to human beings, and no impact will occur.</p>				

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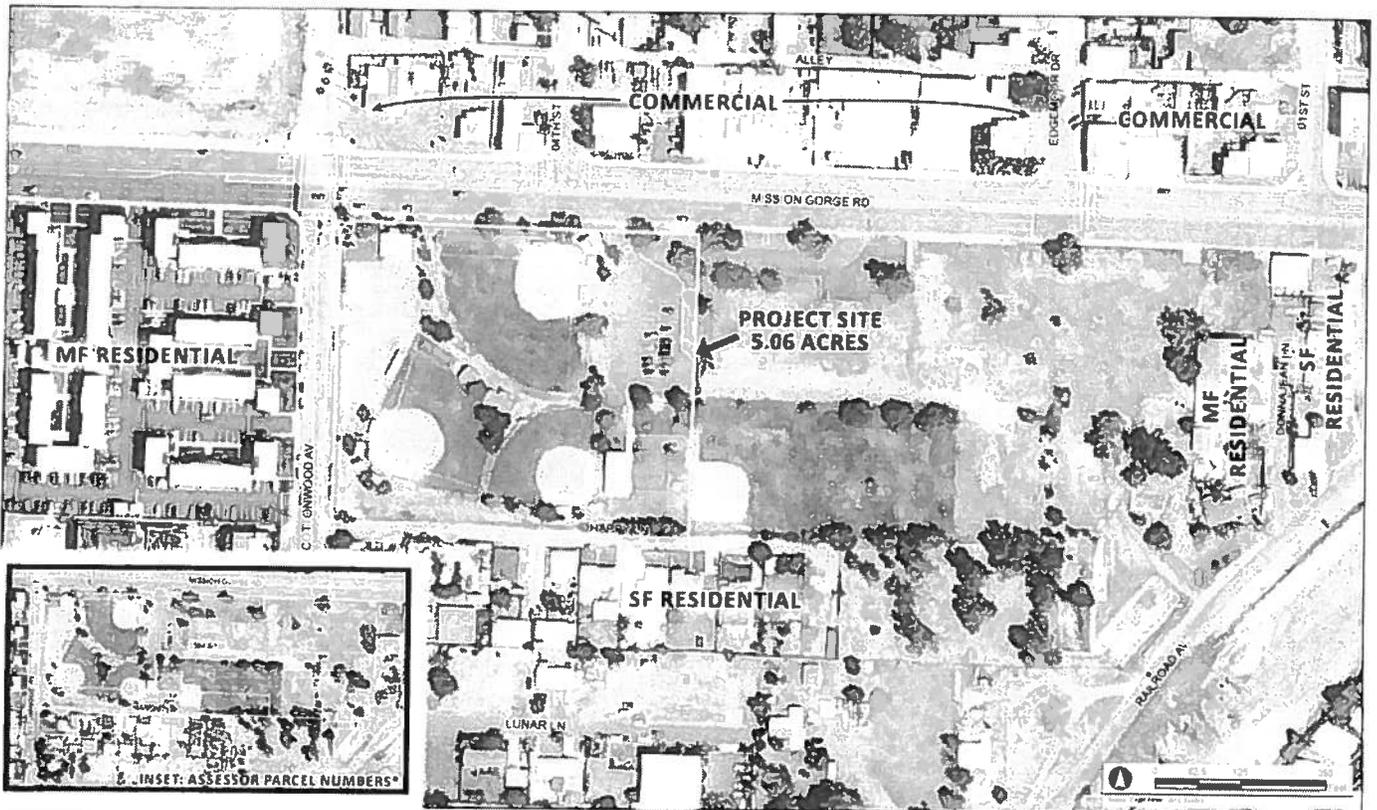
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Michael Baker INTERNATIONAL

SF - Single Family
 MF - Multi Family

*Assessor Parcel Numbers of overall 13.21-acre property under ownership of Santee School District

Santee School District • 1400 S. Gorge Rd & Catterwood Ave
AERIAL PHOTOGRAPH/EXISTING SETTING

Figure 7



PHOTO 1: View of existing onsite structures/ball fields looking west into the site from easterly Project boundary.

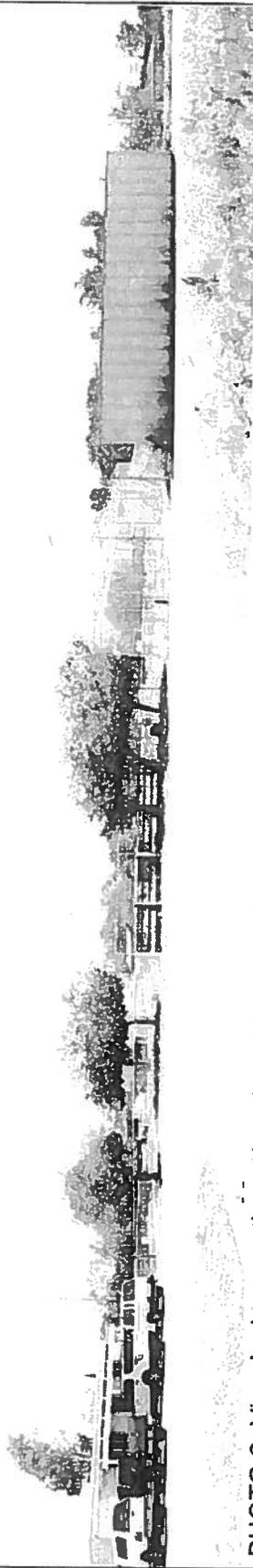


PHOTO 2: View looking northeast/southeast into the site from existing entrance off of Cottonwood Avenue.

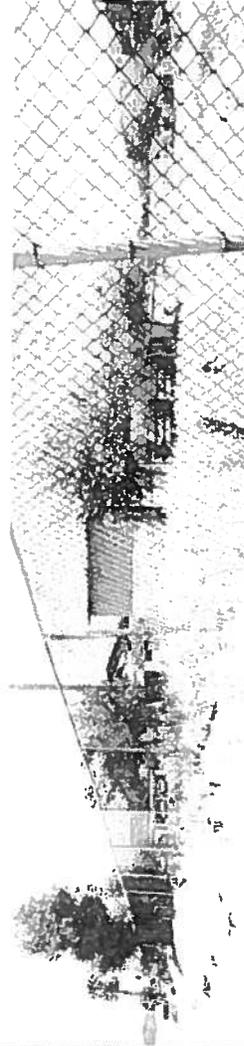


PHOTO 3: View looking northeast into the site from near intersection of Happy Lane/Cottonwood Avenue.



PHOTO 4: View looking southeast into the site from Mission Gorge Road/Cottonwood Avenue.

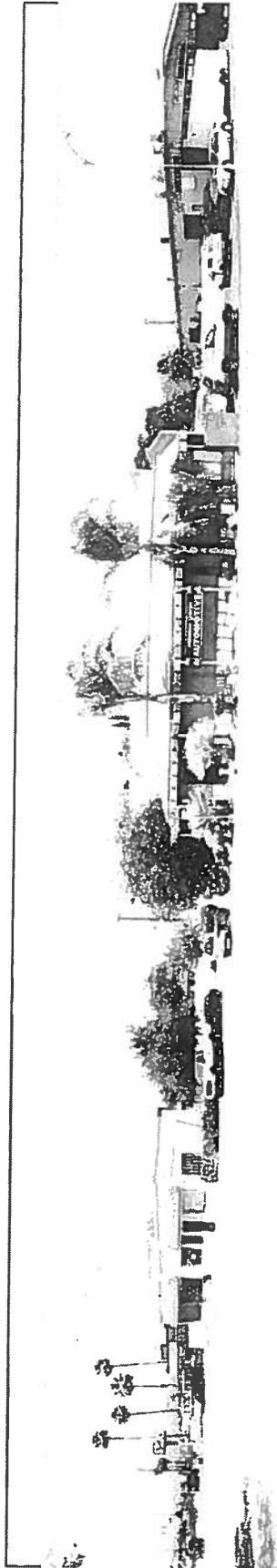


PHOTO 5: View of existing commercial uses, looking north across Mission Gorge Road from northern Project Boundary.

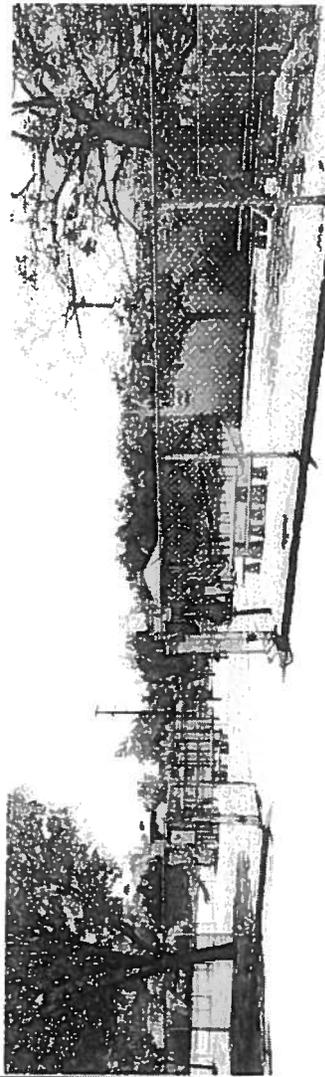


PHOTO 6: View of existing playground facilities, located adjacent to the eastern Project Boundary.

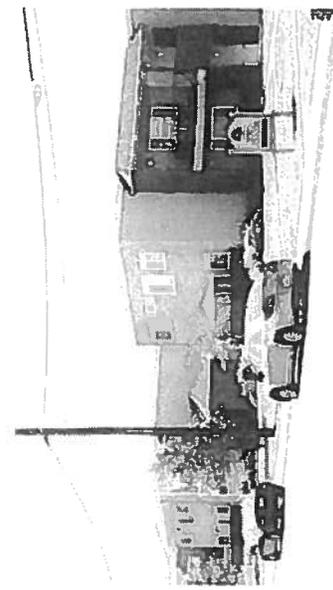
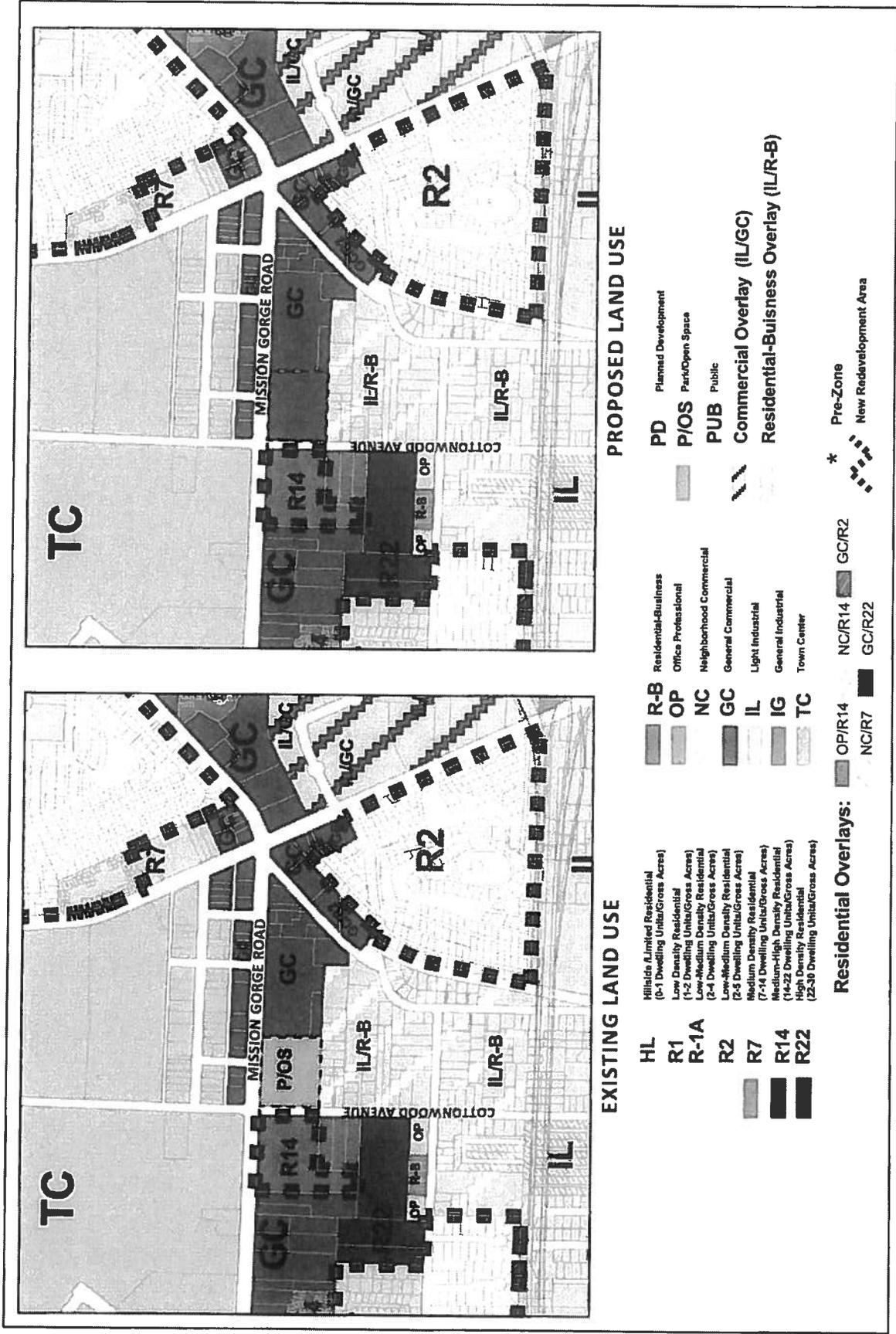
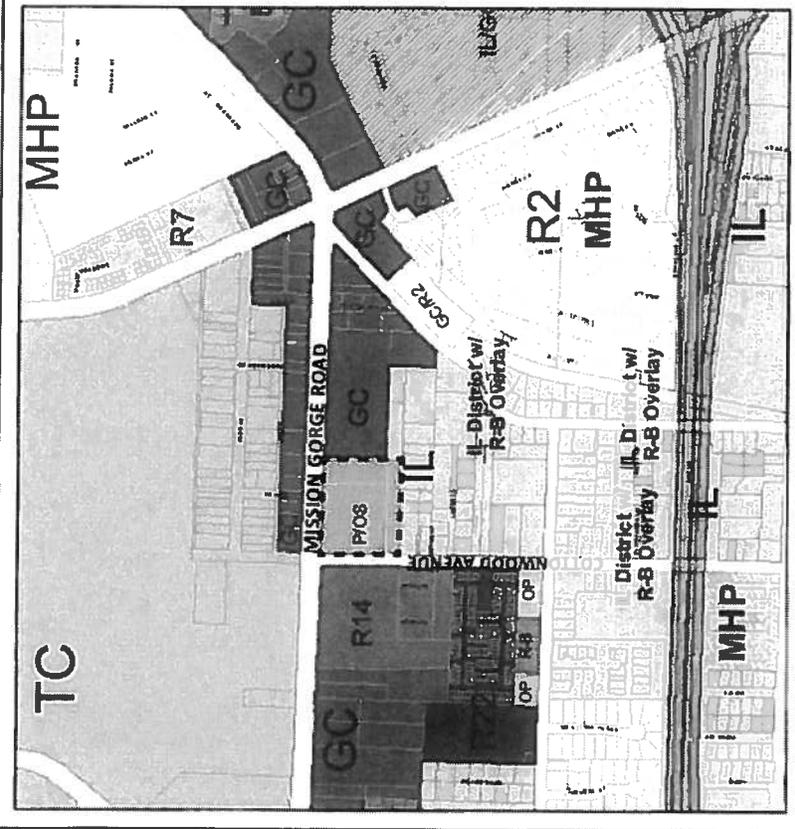
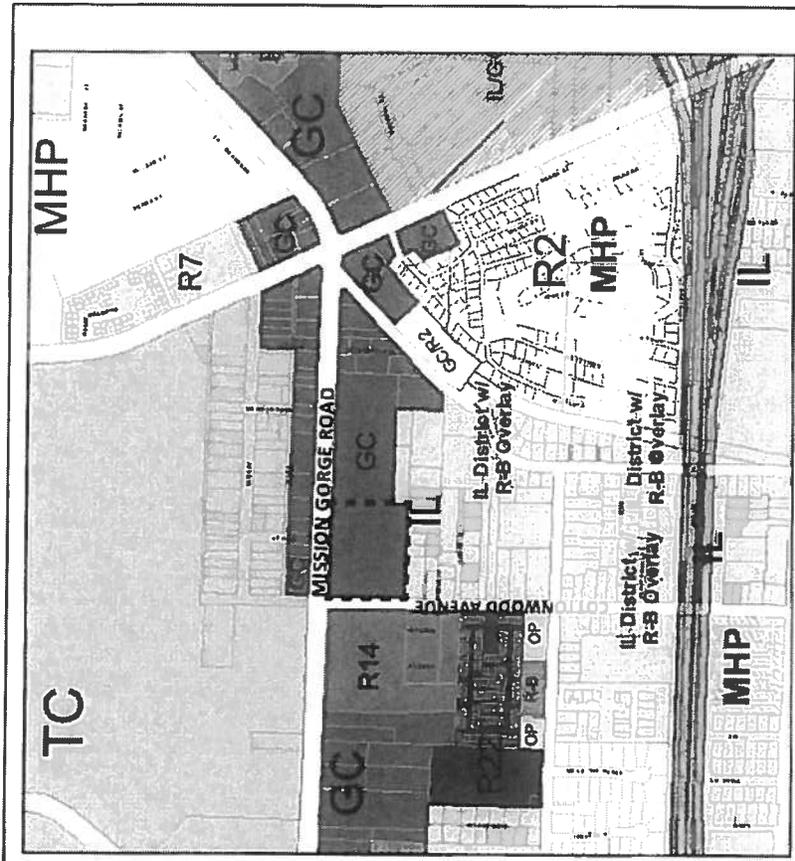


PHOTO 7: View of existing multi-family residential units, looking south along Cottonwood Avenue.





EXISTING ZONING

-  HL - Hillside/Limited (0-1 du/gross ac)
-  R1 - Low Density Residential (1-2 du/gross ac)
-  R1-A - Low Density Residential (2-4 du/gross ac)
-  R2 - Low-Medium Density Residential (2-5 du/gross ac)
-  R7 - Medium Density Residential (7-14 du/gross ac)
-  R14 - Medium-High Density Residential (14-22 du/gross ac)
-  R22 - High Density Residential (22-30 du/gross ac)
-  OP - Office Professional

PROPOSED ZONING

-  NC - Neighborhood Commercial
-  GC - General Commercial
-  TC - Town Center
-  IL - Light Industrial
-  IG - General Industrial
-  P/OP - Park/Open Space
-  PD - Planned Development
-  R-B - Residential/Business

SAN DIEGO COUNTY
REGIONAL AIRPORT AUTHORITY

P.O. BOX 82776, SAN DIEGO, CA 92138-2776
619.400.2400 WWW.SAN.ORG
March 2, 2015

Mr Kevin Mallory
City of Santee
Development Services Department
10601 Magnolia Avenue
Santee, California 92071

Re: Airport Land Use Commission Consistency Determination – General Plan Land Use Designation Amendment and Zone Reclassification from Park/Open Space to General Commercial Use at 10335 Mission Gorge Road, City of Santee; APN 384-091-01, -13 & -14

Dear Mr Mallory:

As the Airport Land Use Commission (ALUC) for San Diego County, the San Diego County Regional Airport Authority acknowledges receipt of an application for a determination of consistency for the project described above. This project is located within the Airport Influence Area (AIA) for the Gillespie Field Airport Land Use Compatibility Plan (ALUCP).

ALUC staff has reviewed your application and accompanying materials and has determined that it meets our requirements for completeness. In accordance with ALUC Policies and applicable provisions of the State Aeronautics Act (Cal. Pub. Util. Code §21670-21679.5), ALUC staff has determined that the proposed project is **consistent** with the Gillespie Field ALUCP based upon the facts and findings summarized below:

- (1) The proposed project involves a land use designation amendment to the City General Plan and a zone reclassification for a property from Park/Open Space to General Commercial Use with no construction proposed.
- (2) The proposed project is located outside the 60 dB CNEL noise contour. The ALUCP identifies all uses located outside the 60 dB CNEL noise contour as compatible with airport uses.
- (3) The proposed project is in compliance with FAA airspace protection surfaces because it does not involve any physical construction.
- (4) The proposed project is located within Safety Zones 2 and 4. The ALUCP identifies general commercial uses located within Safety Zones 2 and 4 as conditionally compatible with airport uses, subject to various ALUCP intensity limitations by use type which will restrict any potential, future development of the property beyond the proposed municipal land use designation and zone classification. The current project does not involve any construction.
- (5) The proposed project is located within the overflight notification area, but does not contain any new residential uses which would require overflight notification.



SAN DIEGO
INTERNATIONAL
AIRPORT

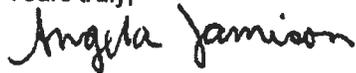
Mr Mallory
Page 2

(6) Therefore, the proposed project is consistent with the adopted Gillespie Field ALUCP.

(7) This determination of consistency is not a "project" as defined by the California Environmental Quality Act (CEQA), Cal. Pub. Res. Code §21065.

Please contact Ed Gowens at (619) 400-2244 if you have any questions regarding this letter.

Yours truly,



Angela Jamison
Manager, Airport Planning

cc: Amy Gonzalez, SDCRAA – General Counsel
Ron Bolyard, Caltrans – Division of Aeronautics
Chris Schmidt, Caltrans – District 11

City of Santee
COUNCIL AGENDA STATEMENT

3A

(Cont. from 8/12/15)

MEETING DATE September 9, 2015

AGENDA ITEM NO.

ITEM TITLE An Ordinance of the City Council of the City of Santee Amending Chapter 2.40 of the Santee Municipal Code Pertaining to Election Campaign Finance and Control

DIRECTOR/DEPARTMENT City Attorney

SUMMARY

At its July 8, 2015 regular meeting, the Council considered amendments to Chapter 2.40 of the Santee Municipal Code, which regulates election campaign finance and control. Based on previous Council direction, the amendments addressed the following three issues: (1) whether the code should be amended to allow campaign contributions to be made to candidates from non-individual entities (currently only individuals may contribute); (2) whether the contribution limit should be raised to \$700 in accordance with the current ordinance or to some other amount; and (3) whether the requirement to maintain a campaign account at a bank in Santee should be deleted. We have advised the Council that none of these changes are legally required but that they are all within the policy discretion of the Council.

After discussion at the July 8 meeting, Council consensus was to delete the local bank requirement but to receive additional information about and have further discussion on the questions of who may contribute and how much they may contribute. In particular, Council requested information on how state law regulates multiple contributions through different legal entities that relate to or are under the control of one source. The attached staff report analyzes that question and concludes that state law, under particular circumstances, aggregates multiple contributions related to or under the control of one source. The City may adopt an aggregate contribution limit consistent with state law.

The attached ordinance deletes the requirement to maintain a campaign account at a bank in Santee, and raises the contribution limit to \$700. It is recommended that the Council conduct a first reading of the proposed Ordinance.

The proposed ordinance does not eliminate the current limitation that only individuals may contribute to candidates. Therefore, addressing aggregation is not required. However, an alternative version of the ordinance included with the agenda provides an example of how the aggregation rules may be included within the ordinance.

FINANCIAL STATEMENT  None.

CITY ATTORNEY REVIEW N/A Completed

RECOMMENDATION  Introduce and conduct a first reading of proposed Ordinance.

ATTACHMENTS

- Staff report
- Proposed Ordinance
- Chart summarizing contribution limits in San Diego cities
- Alternative version of Ordinance

STAFF REPORT

AMENDING CHAPTER 2.40 OF THE SANTEE MUNICIPAL CODE PERTAINING TO ELECTION CAMPAIGN FINANCE AND CONTROL MEETING OF SEPTEMBER 9, 2015

Council has requested information on how state law regulates multiple contributions through different legal entities that relate to or are under the control of one source.

State law aggregates multiple contributions related to or controlled by one source. The Political Reform Act ("PRA") establishes limitations on campaign contributions made by persons, including organizations, to candidates for elective state office (\$3,000), statewide office (\$5,000), and for governor (\$20,000). (Gov. Code § 85301.) For the purposes of these limits, multiple contributions made through different legal entities that relate to or are under the control of one source are aggregated in accordance with Fair Political Practices Commission ("FPPC") Regulation 18215.1 which provides as follows:

(a) Definitions. For the purposes of determining when contributions are aggregated under the provisions of this title:

(1) "Entity" means any person, other than an individual;

(2) "Majority owned" means an ownership of more than fifty percent.

(b) The contributions of an entity whose contributions are directed and controlled by any individual are aggregated with contributions made by that individual and any other entity whose contributions are directed and controlled by the same individual.

(c) If two or more entities make contributions that are directed and controlled by a majority of the same persons, the contributions of those entities are aggregated.

(d) Contributions made by entities that are majority owned by any person shall be aggregated with the contributions of the majority owner and all other entities majority owned by that person, unless those entities act independently in their decision to make contributions.

Provisions of the PRA and FPPC Regulations may be incorporated by reference into a city's municipal code but are not required to be directly incorporated. Some California cities aggregate contributions in this manner. For example, the City of San Diego has incorporated FPPC Regulation 18215 (defining "contribution") into its definition of "Contribution" as follows:

'Contribution' has the same meaning as that term is defined in California Government Code section 82015 and is subject to the inclusions and exceptions contained in title 2, section 18215 of the California Code of Regulations, except as modified by the following provisions.... (San Diego Muni. Code § 27.2903.)

Additionally, the Municipal Code of Thousand Oaks, California includes a subsection titled "aggregate limits" that incorporates the exact wording of Regulation 18215.1. (Thousand Oaks Muni. Code 1-13.03(i).)

While it seems clear that state aggregation rules apply to City officials for the purposes of disclosure and reporting requirements under the Political Reform Act,¹ the law is unclear whether state aggregation rules automatically apply to City contribution limits. Government Code section 85311 applies the Regulation 18215.1 aggregation rules to state contribution limits, but there appears to be no provision specifically applying aggregation rules to local contribution limits.

Thus, while it is unclear whether the City is required to aggregate multiple contributions related to or controlled by one source for purposes of its contribution limits, the City may incorporate the general aggregation rules of Regulation 18215.1 into Municipal Code Chapter 2.40 by reference. If the City does not incorporate state aggregation limits into the Municipal Code, the argument could be made that the state aggregation rules do not apply to City contribution limits.

The proposed ordinance does not eliminate at this time the current limitation that only individuals may contribute to candidates. Therefore, addressing aggregation is not required. However, the alternative version of the ordinance included with the agenda provides an example of how the aggregation rules may be included within the ordinance.

¹ The PRA mandates disclosure and reporting requirements for candidates for elective office. "Elective office" as defined in the PRA includes any municipal office that is filled at an election. (Gov. Code § 82023.) For this reason, candidates for City elective offices are "candidates" for purposes of the PRA and are subject to its requirements. Additionally, Santee Municipal Code section 2.40.050 requires that campaign statements be filed in accordance with the requirements of the PRA. For purposes of PRA disclosure and reporting requirements, contributions are aggregated in accordance with FFPC Reg. 18215.1.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA, AMENDING CHAPTER 2.40 OF THE SANTEE MUNICIPAL CODE PERTAINING TO ELECTION CAMPAIGN FINANCE AND CONTROL

WHEREAS, Chapter 2.40 of the Santee Municipal Code regulates election campaign finance and control within the City of Santee; and

WHEREAS, Section 2.40.040 requires a candidate for elective office to maintain a campaign account at a bank in Santee; and

WHEREAS, the Santee City Council has requested that Section 2.40.040 be deleted in its entirety; and

WHEREAS, State law does not require a candidate for elective office to maintain a campaign account at a bank in Santee; and

WHEREAS, Section 2.40.060, subdivision (A), outlines limits to campaign contributions from persons other than the candidate and establishes that the total amount contributed per person with respect to a single election in support of or opposition to such candidate, including contributions to all committees supporting or opposing such candidate, shall not exceed six hundred-fifty dollars (\$650); and

WHEREAS, Section 2.40.060, subdivision (C) allows for the dollar limit for campaign contributions set forth in subdivision (A) to be adjusted by an Ordinance adopted by the Santee City Council to reflect changes in the Consumer Price Index, rounded to the nearest fifty dollars (\$50) on or after January 2 of the year 2003, and on or after January 2 of every odd-numbered year thereafter; and

WHEREAS, the 2009 though 2014 Consumer Price Index allows for an increase in campaign contributions under Section 2.40.060 (C) to seven hundred dollars (\$700).

NOW THEREFORE, the City Council of the City of Santee, California, does ordain as follows:

Section 1. The City Council of the City of Santee hereby deletes Section 2.40.040 of the Santee Municipal Code in its entirety.

Section 2. The City Council of the City of Santee hereby amends Section 2.40.060, subdivision (A), of the Santee Municipal Code as follows (additions underlined):

Section 2.40.060 (A) No person other than the candidate shall make, and no campaign treasurer shall solicit or accept, any contribution which will cause the total amount contributed by such person with respect to a single election in support of or opposition to such candidate, including contributions to all committees supporting or opposing such candidate, to exceed seven hundred dollars (\$700).

ORDINANCE NO. _____

Section 3. The City Council hereby authorizes and directs the City Clerk to undertake such actions as may be reasonably necessary or convenient to the carrying out and administration of the actions authorized by this Ordinance.

Section 4. This Ordinance shall become effective thirty (30) days after its passage.

Section 5. The City Clerk is directed to publish notice of this Ordinance as required by law.

INTRODUCED AND FIRST READ at a Regular Meeting of the City Council of the City of Santee, California, on the 9th day of September, 2015, and thereafter **ADOPTED** at a Regular Meeting of said City Council held on _____ day of _____ 2015 by the following vote to wit:

AYES:

NOES:

ABSENT:

APPROVED

RANDY VOEPEL, MAYOR

ATTEST

PATSY BELL, CITY CLERK

Summary of Campaign Contribution Ordinances in San Diego County

City	Who May Make Campaign Contributions?		
	Only Individuals	Individuals and Some Subset of Non-Individual Entities	Individuals and all Non-Individual Entities
Carlsbad			Contribution limit of \$100 for anonymous donations; no other contribution limits Muni Code § 1.13.025
Chula Vista	Contributions by organizations prohibited Muni Code § 2.52.040		
Coronado	Contributions by organizations prohibited Muni Code § 1.84.050:		
Del Mar			Contribution limit of \$100 for all persons, including non-individual entities Muni Code 2.16.040
Encinitas			Contribution limit of \$250 for all "contributors," no definition provided Muni Code § 2.16.020
Escondido			Contribution limit of \$4,100 for all persons, including non-individual entities Muni Code § 2-103(a)
La Mesa			No contribution limit, but candidates may elect a "voluntary campaign expenditure ceiling" of \$1 per resident Muni Code § 1.05.010
Lemon Grove			Contribution limit of \$1000 for all persons, including non-individual entities Muni Code § 9.08.030
Poway		Only individuals and political parties Muni Code § 2.28.030(B)(1)	
San Diego		Only individuals and political parties Muni Code § 27.2950	
Solana Beach			Contribution limit of \$100 for all persons, including non-individual entities But, aggregate limit of \$5,000 per election in total combined monetary contributions from all non-individual entities Muni Code § 2.24.040

ALTERNATIVE VERSION OF ORDINANCE

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTEE,
CALIFORNIA, AMENDING CHAPTER 2.40 OF THE SANTEE MUNICIPAL CODE
PERTAINING TO ELECTION CAMPAIGN FINANCE AND CONTROL**

WHEREAS, Chapter 2.40 of the Santee Municipal Code regulates election campaign finance and control within the City of Santee; and

WHEREAS, Section 2.40.040 requires a candidate for elective office to maintain a campaign account at a bank in Santee; and

WHEREAS, the Santee City Council has requested that Section 2.40.040 be deleted in its entirety; and

WHEREAS, State law does not require a candidate for elective office to maintain a campaign account at a bank in Santee; and

WHEREAS, Section 2.40.060, subdivision (A), outlines limits to campaign contributions from persons other than the candidate and establishes that the total amount contributed per person with respect to a single election in support of or opposition to such candidate, including contributions to all committees supporting or opposing such candidate, shall not exceed six hundred-fifty dollars (\$650); and

WHEREAS, Section 2.40.060, subdivision (C) allows for the dollar limit for campaign contributions set forth in subdivision (A) to be adjusted by an Ordinance adopted by the Santee City Council to reflect changes in the Consumer Price Index, rounded to the nearest fifty dollars (\$50) on or after January 2 of the year 2003, and on or after January 2 of every odd-numbered year thereafter; and

WHEREAS, the 2009 through 2014 Consumer Price Index allows for an increase in campaign contributions under Section 2.40.060 (C) to seven hundred dollars (\$700); and

WHEREAS, Section 2.40.070 provides that no person, other than an individual or a professional corporation that includes only one individual, shall make a contribution to any candidate.

NOW THEREFORE, the City Council of the City of Santee, California, does ordain as follows:

Section 1. The City Council of the City of Santee hereby deletes Section 2.40.040 of the Santee Municipal Code in its entirety.

Section 2. The City Council of the City of Santee hereby deletes Section 2.40.070 of the Santee Municipal Code in its entirety.

ORDINANCE NO. _____

Section 3. The City Council of the City of Santee hereby amends Section 2.40.060, subdivision (A), of the Santee Municipal Code as follows (additions underlined):

Section 2.40.060 (A) No person other than the candidate shall make, and no campaign treasurer shall solicit or accept, any contribution which will cause the total amount contributed by such person with respect to a single election in support of or opposition to such candidate, including contributions to all committees supporting or opposing such candidate, to exceed seven hundred dollars (\$700). For purposes of assessing the total contribution amount contributed by a person, contributions will be aggregated in accordance with Fair Political Practices Commission Regulation 18215.1, as it currently exists and may hereafter be amended.

Section 4. The City Council hereby authorizes and directs the City Clerk to undertake such actions as may be reasonably necessary or convenient to the carrying out and administration of the actions authorized by this Ordinance.

Section 5. This Ordinance shall become effective thirty (30) days after its passage.

Section 6. The City Clerk is directed to publish notice of this Ordinance as required by law.

INTRODUCED AND FIRST READ at a Regular Meeting of the City Council of the City of Santee, California, on the 9th day of September, 2015, and thereafter **ADOPTED** at a Regular Meeting of said City Council held on _____ day of _____ 2015 by the following vote to wit:

AYES:

NOES:

ABSENT:

APPROVED

RANDY VOEPEL, MAYOR

ATTEST

PATSY BELL, CITY CLERK

**City of Santee
COUNCIL AGENDA STATEMENT**

4A

MEETING DATE September 9, 2015

AGENDA ITEM NO.

ITEM TITLE APPOINTMENT OF MEMBER TO THE SANTEE PARK AND RECREATION COMMITTEE

DIRECTOR/DEPARTMENT Mayor Randy Voepel

SUMMARY

Due to the reorganization of membership, there is currently one vacancy on the Santee Park & Recreation Committee. A Notice of Vacancy was posted on July 9, 2015, for the newly created seat in accordance with the Maddy Act, Government Code Section 54974(a).

Mayor Voepel will present a recommendation for appointment at the Council Meeting.

FINANCIAL STATEMENT

N/A

CITY ATTORNEY REVIEW N/A Completed

RECOMMENDATION ✓

Confirm Mayor Voepel's recommendation to be presented at the meeting.

ATTACHMENTS (Listed Below)

None

City of Santee
COUNCIL AGENDA STATEMENT

4B

MEETING DATE September 9, 2015

AGENDA ITEM NO.

ITEM TITLE DISCUSSION REGARDING HEARTLAND FIRE & RESCUE JPA

DIRECTOR/DEPARTMENT Vice Mayor John Minto

SUMMARY

Due to the planned retirement of both the Fire Chief and one Fire Battalion Chief in December 2015, options for replacing one or both of these positions should be considered. One such option would be to join or enter into an agreement with Heartland Fire & Rescue JPA ("Heartland") to provide chief officer services to Santee.

Heartland was formed on January 1, 2010 by the cities of El Cajon, La Mesa and Lemon Grove to provide for the management and delivery of fire protection and emergency medical services. The Heartland management structure currently includes a fire chief, a deputy fire chief, a fire marshal, three division chiefs, a deputy fire marshal, five battalion chiefs, three fire inspectors, an emergency management coordinator and five administrative support staff. Heartland manages eight fire stations, nine engine companies, two truck companies and three paramedic transport units. The Heartland organization chart is included as an attachment to this report.

If the City Council is interested in considering either joining or entering into an agreement with Heartland to provide chief officer services to Santee, or in considering other alternatives, direction will need to be provided to staff to prepare an analysis of the potential advantages and disadvantages of doing so.

FINANCIAL STATEMENT *jm*

N/A

CITY ATTORNEY REVIEW N/A Completed

RECOMMENDATION *[Signature]*

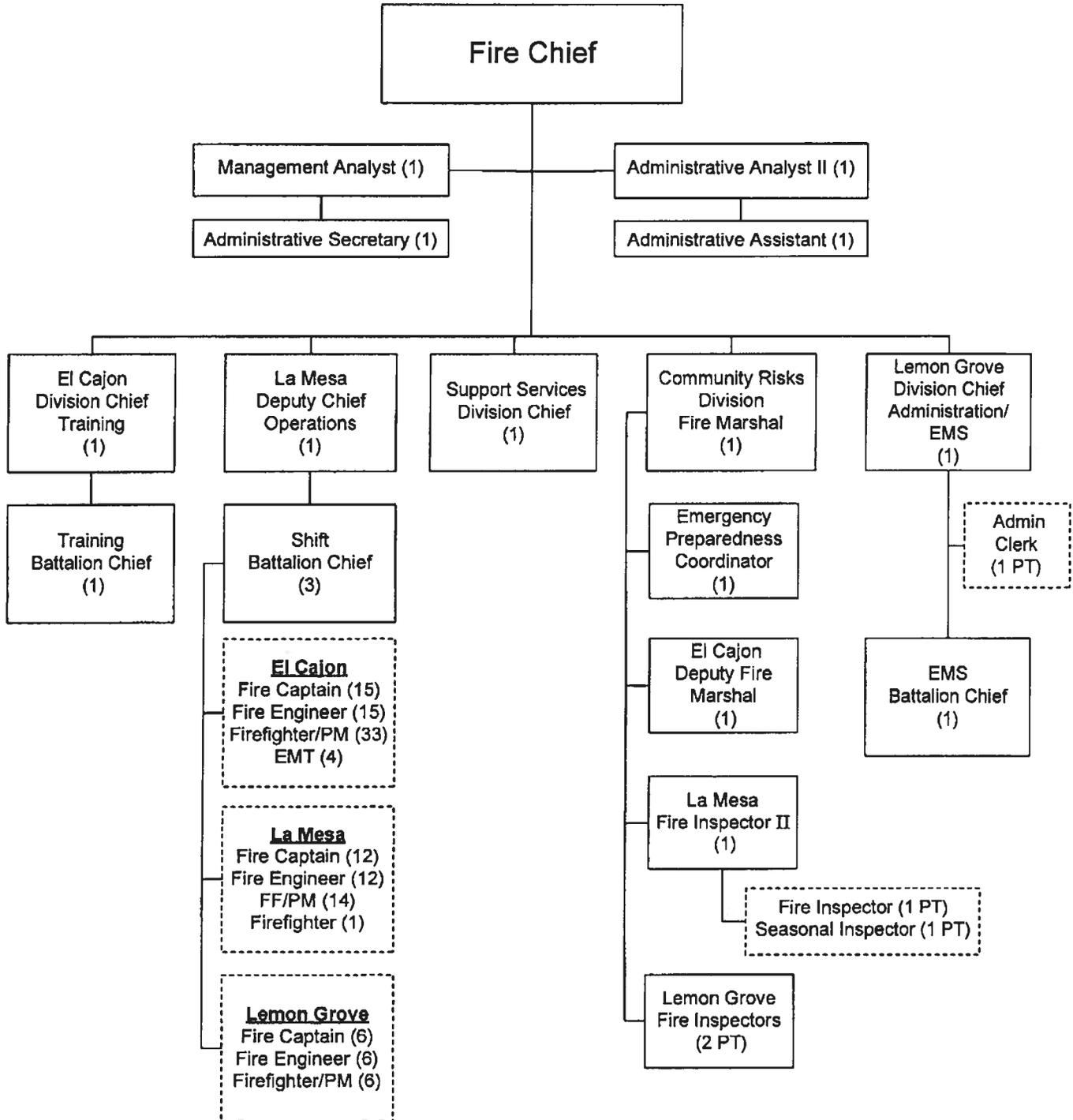
Discuss and provide direction to staff.

ATTACHMENTS (Listed Below)

Heartland Fire & Rescue JPA FY 2015/16 Organization Chart

Heartland Fire & Rescue JPA

FY 2015/2016



Unless otherwise noted, charge to JPA is 100%.

Personnel indicated on chart by dashed boxes are not paid through the JPA reconciliation but work cooperatively and are identified as Heartland Fire & Rescue.

City of Santee
COUNCIL AGENDA STATEMENT

6A

MEETING DATE September 9, 2015

AGENDA ITEM NO.

ITEM TITLE INSTALLATION OF ALL-WAY STOP SIGNS AT THE INTERSECTION OF SECOND STREET AND JEREMY STREET

DIRECTOR/DEPARTMENT Melanie Kush, Development Services 

SUMMARY

The City has received a request to install stop signs on Second Street at the intersection of Jeremy Street. The request form that was submitted by residents to the City had signatures from 21 residents in the area. The general concern is that the intersection is along a designated school route and has restricted sight distance for westbound traffic due to the vertical crest in the roadway.

Staff conducted a stop sign warrant analysis of the intersection and determined that the criteria in the California Manual on Uniform Traffic Control Devices (CA MUTCD) are met for the installation of an all-way stop (Criterion 4, b & c). Staff recommends installing stop signs and stop legends on Second Street at the intersection to reduce pedestrian-vehicle conflict and improve overall safety at the intersection. Supporting information including a map reflecting the proposed installation of stop signs are included with the attached staff report.

ENVIRONMENTAL REVIEW

Categorically exempt from the provisions of the California Environmental Quality Act (CEQA) Section 15301 - Class 1 Exemption.

FINANCIAL STATEMENT 

The cost to install two stop signs and associated pavement markings is estimated to be \$750 and would be funded through the existing Gas Tax Fund budget for signage and striping.

CITY ATTORNEY REVIEW

N/A Completed

RECOMMENDATION 

Authorize the installation of stop signs and associated pavement markings in compliance with the CA MUTCD provisions on the Second Street approaches at the intersection of Jeremy Street.

ATTACHMENTS

Staff Report Location Map

STAFF REPORT

INSTALLATION OF ALL-WAY STOP SIGNS AT THE INTERSECTION OF SECOND STREET AND JEREMY STREET CITY COUNCIL MEETING SEPTEMBER 9, 2015

Background:

The City has received a request to install stop signs on Second Street at the intersection of Jeremy Street. The request form that was submitted by resident to the City had signatures from 21 residents in the area. The general concern is that the intersection is along a designated school route and has restricted sight distance for westbound traffic due to the vertical crest in the roadway.

Existing Conditions:

Second Street

This two-lane facility has a posted speed limit of 25 miles per hour and is classified as a "Residential Collector" street per the City's Circulation Element. The section of Second Street is approximately 3,400 feet in length and extends from Magnolia Avenue to Los Ranchitos Road. There is a school crosswalk at this intersection for crossing Second Street due to its close proximity to Santana High School and Hill Creek School. Both streets are part of the suggested routes to school as identified in the Citywide Safe Routes to School Plan.

Jeremy Street

This two-lane facility has a posted speed limit of 25 miles per hour and is classified as a "Residential Collector" street per the City's Circulation Element. The section of Jeremy Street is approximately 2,400 feet in length and extends from Second Avenue to Hill Creek Road.

Collision Records:

Accident records were researched for the period of January 1, 2010 to December 31, 2014. There were two reported accidents at this intersection within this five year time period.

Speed Data:

The following table shows the results of vehicle speeds collected on January 3, 2015.

**Speed Survey Results
(Collected on June 3, 2015)**

Roadway	50 th Percentile Speed (MPH)	85 th Percentile Speed (MPH)	90% Percentile speed (MPH)	10 MPH Pace (MPH)	Percent Of Vehicles in Pace
Second Street	32	36	38	29-38	84%

Vehicle Volume Data Collection:

Peak hour traffic counts were collected at this intersection

Second Street

Highest Eight-hours of an Average Weekday on the Major Street - Total Volumes of Both Approaches (Data Collected on June 9th, 2015)

Time of Day	7-8 AM	8-9 AM	1-2 PM	2-3 PM	3-4 PM	4-5 PM	5-6 PM	6-7 PM	Highest 8 Hour Avg.
Volumes	178	153	78	102	142	83	83	81	112

Jeremy Street

Highest Eight-hours of an Average Weekday on the Minor Street – (Average Data Collected on June 11th and 12th, 2015)

Time of Day	7-8 AM	8-9 AM	1-2 PM	2-3 PM	3-4 PM	4-5 PM	5-6 PM	7-8 PM	Highest 8 Hour Avg.
Volume	61	43	40	62	64	58	58	40	52

Pedestrian Volume Data Collection:

Due to the close proximity to two schools, pedestrian counts were taken before and after school. Counts were taken for pedestrians crossing Jeremy Street at the intersection on June 11, 2015. There were 8 pedestrians crossing the east and west legs of the intersection from 7:20 to 8:20 am and 6 pedestrians crossing the east and west legs from 1:30 to 2:30 pm. The majority of them were children.

Sight Distance Analysis

The sight distance is restricted due to a crest on Second Street east of the intersection and steep grade. It was evaluated for the ability of the drivers of westbound vehicles to see and safely avoid conflicts at the school crossing. The stopping sight distance was determined using the 38 MPH as this was the upper end of the vehicle speeds measured at this location. The minimum stopping sight distance required is 310 feet for westbound traffic. The measured sight distance is 300 feet. Therefore the stopping sight distance is not adequate for this location.

Criteria for All-Way Stop Signs and Evaluations:

Any of the following conditions, as specified in the CA MUTCD, may warrant a multi-way "STOP" sign installation. Conditions at the subject intersection were compared against each criterion, and the installation is warranted under Criteria 4 (b) and 4(c) on page 3:

Criterion 1: Where traffic control signals are justified, the multi-way stop is an interim measure that can be installed quickly to control traffic while arrangements are being made for the installation of the traffic control signal – **not satisfied**

Criterion 2: Five or more reported crashes in a 12-month period that are susceptible to correction by a multi-way stop installation. Such crashes include right-turn and left-turn collisions as well as right-angle collisions – **not satisfied**

Criterion 3: Minimum traffic volumes – **not satisfied**

- a.) The vehicular volume entering the intersection from the major street approaches (total of both approaches) averages at least 300 vehicles per hour for any 8 hours of an average day; and
- b.) The combined vehicular, pedestrian, and bicycle volume entering the intersection from the minor street approaches (total of both approaches) averages at least 200 units per hour for the same 8 hours, with an average delay to minor-street vehicular traffic of at least 30 seconds per vehicle during the highest hour;
- c.) If the 85th-percentile approach speed of the major-street traffic exceeds 40 mph, the minimum vehicular volume warrants are 70 percent of the values provided in Items a and b.

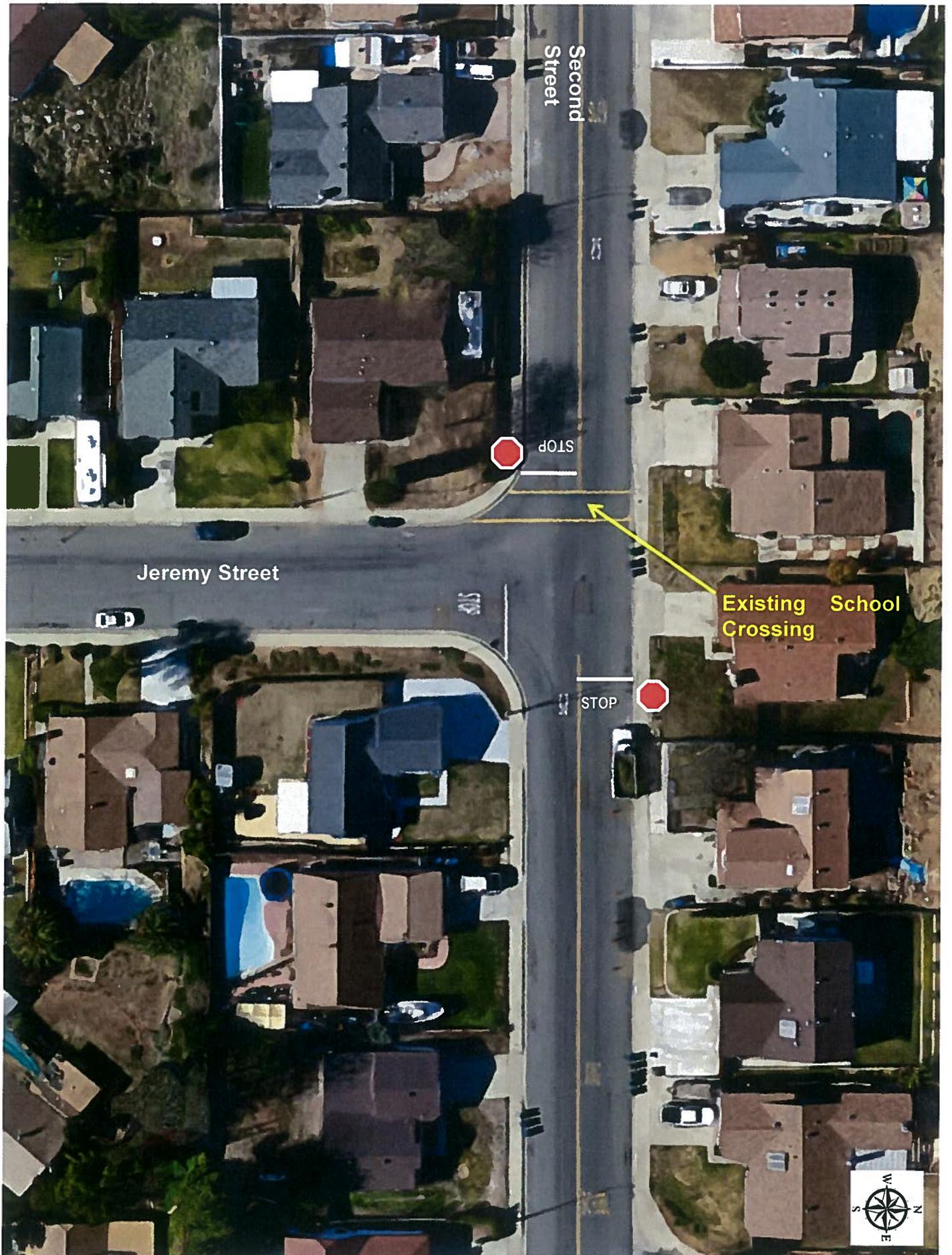
Criterion 4: Other criteria that may be considered in an engineering study include:

- a.) The need to control left-turn conflicts – **not satisfied**.
- b.) The need to control vehicle/pedestrian conflicts near locations that generate high pedestrian volumes – **satisfied as this location is on the designated school route for both Santana High School and Hill Creek School**
- c.) Locations where a road user, after stopping, cannot see conflicting traffic and is not able to negotiate the intersection unless conflicting cross traffic is also required to stop – **satisfied as there is limited sight distance for westbound vehicles to avoid conflicts with pedestrians at the school crossing.**
- d.) An intersection of two residential collector (through) streets of similar design and operating characteristics where multi-way stop control would improve traffic operational characteristics of the intersection - **not satisfied**.

Staff Recommendation:

Based on evaluations presented in this report staff recommends installing stop signs and associated pavement markings for both approaches on Second Street at the intersection with Jeremy Street. This recommendation is based on the fulfillment of the requirements of Criterion 4.b and Criterion 4.c in the California MUTCD for installation of an All-Way Stop.

All-way-stop at Second Street and Jeremy Street
Location Map



City of Santee
COUNCIL AGENDA STATEMENT

6B

MEETING DATE September 9, 2015

AGENDA ITEM NO.

ITEM TITLE INSTALLATION OF ALL-WAY STOP SIGNS AT THE INTERSECTION OF WOODGLEN VISTA DRIVE AND WOODPARK DRIVE

DIRECTOR/DEPARTMENT Melanie Kush, Development Services 

SUMMARY

The City received a request from a resident to install stop signs on Woodglen Vista at the intersection of Woodpark Drive. This intersection is identified as the top project for the Cajon Park School site in the Citywide Safe Routes to School Plan. The intersection is adjacent to Cajon Park School and Woodglen Vista Park and has high usage of school age pedestrians in conflict with vehicles before and after school.

Staff conducted a stop sign warrant analysis of the intersection and determined that the criteria in the California Manual on Uniform Traffic Control Devices (CA MUTCD) are met for the installation of an all-way stop (Criterion 4, b). Staff recommends installing stop signs and stop legends on Woodglen Vista Drive at the intersection to reduce pedestrian-vehicle conflict and improve overall safety at the intersection. Supporting information including a location map for the proposed installation of stop signs can be found in the attached staff report.

ENVIRONMENTAL REVIEW

Categorically exempt from the provisions of the California Environmental Quality Act (CEQA) Section 15301 - Class 1 Exemption.

FINANCIAL STATEMENT 

The cost to install two stop signs and associated pavement markings is estimated to be \$750 and would be funded through the existing Gas Tax Fund budget for signage and striping.

CITY ATTORNEY REVIEW

N/A Complete

RECOMMENDATION 

Authorize the installation of stop signs and associated pavement markings in compliance with the CA MUTCD provisions on the Woodglen Vista Drive approaches at the intersection of Woodpark Drive.

ATTACHMENTS

Staff Report Location Map

STAFF REPORT

INSTALLATION OF ALL-WAY STOP SIGNS AT THE INTERSECTION OF WOODGLEN VISTA DRIVE AND WOODPARK DRIVE CITY COUNCIL MEETING SEPTEMBER 9, 2015

Background:

The City has received a request from a resident to install stop signs on Woodglen Vista at the intersection of Woodpark Drive. The location was also identified during the review process for the Citywide Safe Routes to School Plan. The review included feedback from school staff, PTA, and law enforcement. The installation of stop signs at this location is the top project identified in the plan for the Cajon Park School site. The general concern is that the intersection is adjacent to Cajon Park School and Woodglen Vista Park and has high usage of school age pedestrians in conflict with vehicles before and after school.

Existing Conditions:

Woodglen Vista Drive

This two-lane facility has a posted speed limit of 25 miles per hour and is classified as a "Residential Collector" street per the City's Circulation Element. The section of Woodglen Vista Drive is approximately 3,300 feet in length and extends from Cuyamaca Street to Magnolia Avenue.

Woodpark Drive

This two-lane facility has a posted speed limit of 25 miles per hour and is classified as a "Residential" street per the City's Circulation Element. The section of Woodpark Drive is approximately 2,800 feet in length and extends from Woodglen Vista Drive to El Nopal.

Collision Records:

Accident records were researched for the period of January 1, 2010 to December 31, 2014. There were no reported accidents at this intersection within this five year time period.

Speed Data:

The following table shows the results of vehicle speeds collected on May 27, 2015.

**Speed Survey Results
(Collected on May 27, 2015)**

Roadway	50th Percentile Speed (MPH)	85th Percentile Speed (MPH)	10 MPH Pace (MPH)	Percent Of Vehicles in Pace
Woodglen Vista Drive	25	29	21-30	89%

Vehicle Volume Data Collection:

Peak hour traffic counts were collected at this intersection as follows.

Woodglen Vista Drive

Highest Eight-hours of an Average Weekday on the Major Street –
 Total Volumes of Both Approaches (Data Collected on Tuesday, June 16, 2015)

Time of Day	10-11 AM	11AM-12PM	1-2 PM	2-3 PM	3-4 PM	4-5 PM	5-6 PM	6-7 PM	Highest 8 Hour Avg.
Volumes	152	114	122	147	122	160	174	126	139

Woodpark Drive

Highest Eight-hours of an Average Weekday on the Minor Street –
 (Data Collected on Thursday, June 11, 2015 and Friday, June 12, 2015)

Time of Day	7-8 AM	8-9 AM	1-2 PM	2-3 PM	4-5 PM	5-6 PM	6-7 PM	7-8 PM	Highest 8 Hour Avg.
Volume	14	16	10	12	10	10	11	8	11

Pedestrian Volume Data Collection:

Due to the close proximity to the school, pedestrian counts were taken before and after school. Counts were taken for pedestrians crossing Woodglen Vista Drive at the intersection on May 4, 2015. There were 29 pedestrians crossing Woodglen Vista Drive from 7:30 to 8:30 am and 64 pedestrians crossing Woodglen Vista Drive from 1:30 to 2:30 pm. The majority of them were children.

Criteria for All-Way Stop Signs and Evaluations:

Any of the following conditions, as specified in the CA MUTCD, may warrant a multi-way "STOP" sign installation. Conditions at the subject intersection were compared against each criterion, and the installation is warranted under Criteria 4 (b) on page 3:

Criterion 1: Where traffic control signals are justified, the multi-way stop is an interim measure that can be installed quickly to control traffic while arrangements are being made for the installation of the traffic control signal – **not satisfied**

Criterion 2: Five or more reported crashes in a 12-month period that are susceptible to correction by a multi-way stop installation. Such crashes include right-turn and left-turn collisions as well as right-angle collisions – **not satisfied**

Criterion 3: Minimum traffic volumes – **not satisfied**

- a.) The vehicular volume entering the intersection from the major street approaches (total of both approaches) averages at least 300 vehicles per hour for any 8

- hours of an average day; and
- b.) The combined vehicular, pedestrian, and bicycle volume entering the intersection from the minor street approaches (total of both approaches) averages at least 200 units per hour for the same 8 hours, with an average delay to minor-street vehicular traffic of at least 30 seconds per vehicle during the highest hour;
 - c.) If the 85th-percentile approach speed of the major-street traffic exceeds 40 mph, the minimum vehicular volume warrants are 70 percent of the values provided in Items a and b.

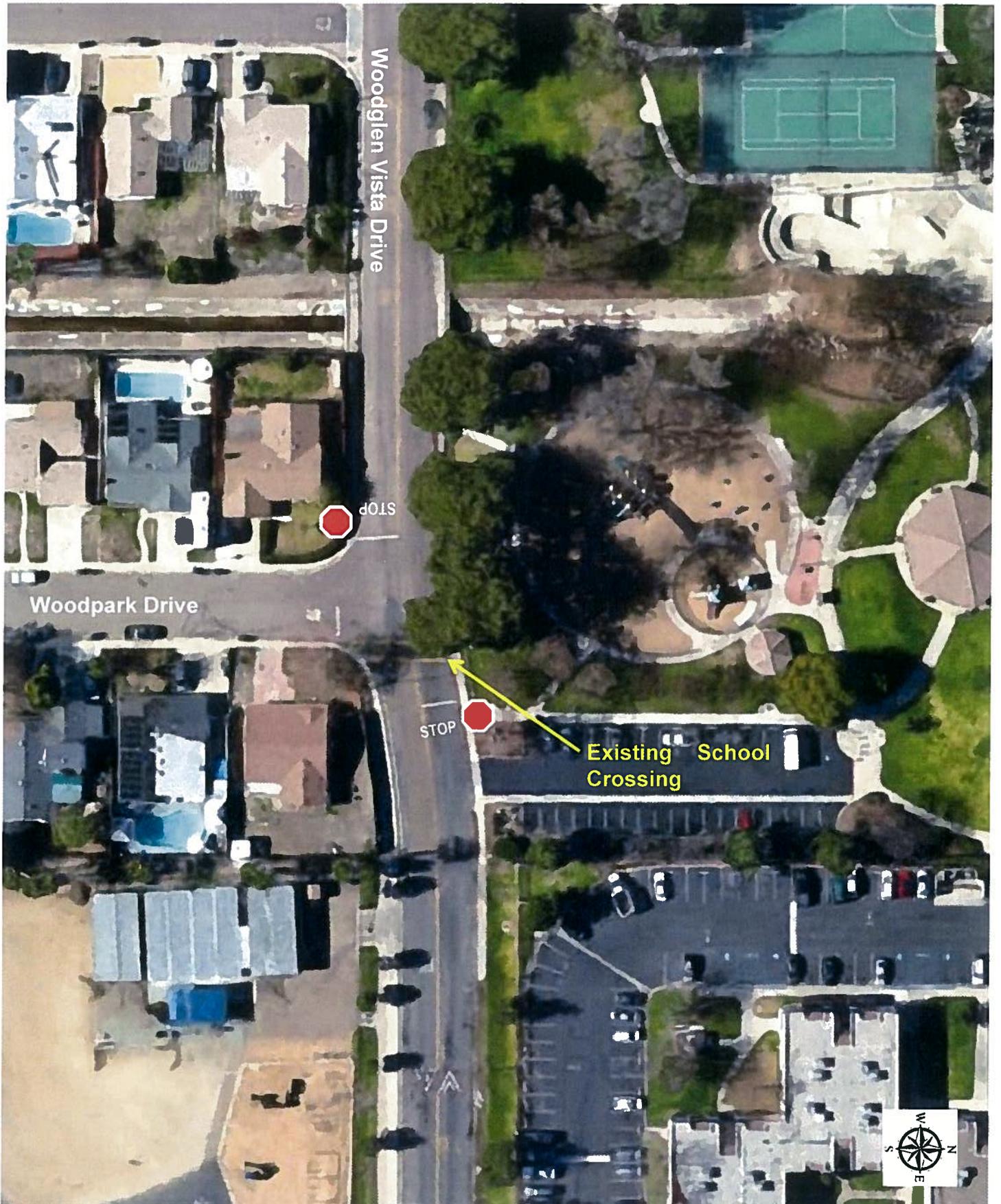
Criterion 4: Other criteria that may be considered in an engineering study include:

- a.) The need to control left-turn conflicts – **not satisfied**
- b.) The need to control vehicle/pedestrian conflicts near locations that generate high pedestrian volumes – **Satisfied as the intersection is adjacent to Cajon Park School and Woodglen Vista Park which are a major pedestrian generator**
- c.) Locations where a road user, after stopping, cannot see conflicting traffic and is not able to negotiate the intersection unless conflicting cross traffic is also required to stop – **not satisfied**
- d.) An intersection of two residential collector (through) streets of similar design and operating characteristics where multi-way stop control would improve traffic operational characteristics of the intersection - **not satisfied**

Staff Recommendation:

Based on evaluations presented in this report staff recommends installing stop signs and associated pavement markings for both approaches on Woodglen Vista Drive at the intersection with Woodpark Drive. This recommendation is based on the fulfillment of the requirements of Criterion 4.b in the California MUTCD for installation of an All-Way Stop.

All-way-stop at Woodglen Vista Drive at Woodpark Drive
Location Map



City of Santee
COUNCIL AGENDA STATEMENT

6C

MEETING DATE

September 9, 2015

AGENDA ITEM NO.

ITEM TITLE **REPORT ON THE SKY RANCH SINGLE-FAMILY RESIDENTIAL COMMUNITY RELATED TO TRAFFIC ENFORCEMENT, IMPLEMENTATION OF THE FUEL MODIFICATION PLAN, AND SLOPE MAINTENANCE**

DIRECTOR/DEPARTMENT

Melanie Kush, Development Services



SUMMARY At the August 27, 2015 meeting of the City Council, a Sky Ranch resident, Mr. Root, brought to the Council's attention his concerns related to traffic enforcement, the condition of the fuel modification zone within 100 feet of his residence, and the overall neglect of rear yard slopes within the community that degrades visual appeal and promotes sediment accumulation in downslope brow ditches.

City staff has been working with Lennar to close out the development, and a punch list of outstanding items was created in December 2011 to facilitate final close-out to the satisfaction of the City. In September 2013 the City Council accepted the Public Improvements in Unit I (refer to Resolution No.084-2013 for streets included in this Unit). Among the items remaining to be addressed is the maintenance of the fuel modification area affecting Mr. Root's property. The area of Mr. Root's concern extends down slope on to an adjacent property, shown as Lot "L" on the Sky Ranch Parcel Map. The City has issued weed abatement notices to the underlying property owner, Steven Ruocco, when necessary, and has worked with Mr. Ruocco, Lennar and the Sky Ranch Homeowner's Association (HOA) to transfer the maintenance of the fuel modification zone to the HOA in conjunction with the granting of an easement for brush management by Mr. Ruocco to Lennar. This easement was granted in January 2015. Lennar confirmed that the resolution of Mr. Root's concern is a top priority. It is important to note that Lennar is motivated to address this and other punch list items in order to close out the project. The City retains a \$125,000 cash security and \$5,204,364 in bonds until the project is complete.

The maintenance of slopes is a requirement of the Development Review Permit, and is also reflected in the CC&Rs, the Fuel Modification Plan and the Storm Water Management Plan. These topics are discussed more fully in the attached Staff Report.

FINANCIAL STATEMENT Staff time associated with the close-out of the Sky Ranch development is covered by the developer's deposit.

CITY ATTORNEY REVIEW

N/A

Completed

RECOMMENDATION

Receive Report.

ATTACHMENTS

Staff Report

Additional Attachments:

1. Sky Ranch Exhibit Showing Units I, II and III.
2. Resolution No. 084-2013.
3. Letters to Mr. Root.
4. Lot 20, Fuel Modification Zones 1 and 2.
5. Grant of Easement to Lennar.
6. Sky Ranch Maintenance Areas.

STAFF REPORT

REPORT ON THE SKY RANCH SINGLE-FAMILY RESIDENTIAL COMMUNITY RELATED TO TRAFFIC ENFORCEMENT, IMPLEMENTATION OF THE FUEL MODIFICATION PLAN, AND SLOPE MAINTENANCE

BACKGROUND

Sky Ranch is divided into three "Units"; Unit I, Unit II, and Unit III are depicted in Attachment 1. When Unit I was accepted by the City Council in September 2013, certain streets became public. These streets are shown in the Exhibit attached to Resolution No.084-2013, and include a portion of Sevilla Street, all of Calico Street, and a portion of Mirador Street (Attachment 2).

Violations of the California Vehicle Code are enforced by the San Diego County Sheriff's Department. Although Units II and III are not yet accepted by the City, and the streets remain private at this time, the Sheriff's Department responds to calls for service, and enforces violations for driving under the influence of alcohol/narcotic substances, parking in fire lanes, driving without a license, hit and runs, and reckless driving.

The City had received previous enquiries/complaints from Mr. Root regarding the Sheriff Department's enforcement of the California Vehicle Code and the Fuel Modification Plan approved for Sky Ranch. Refer to Attachment 3 for City letters sent in June 2013 to Mr. Root in response to his concerns.

Mr. Root lives on Lot 20 of Map 15646. Attachment 1 identifies the location of Lot 20. A portion of Fuel Modification Zone 1, represented by the first 50 feet measured from the building outward, is located at the rear of Mr. Root's property (highlighted area on Attachment 4). A portion of Zone 1 extends on to Lot "L" which is owned by Steven Ruocco, not Lennar. The Zone 1 area in Sky Ranch is irrigated as part of an approved Fuel Management Plan. An irrigation system, installed by Lennar, was once in place. After a series of meetings over the past year that included City staff, the Sky Ranch Property Manager, and Lennar, Lennar agreed to seek an Easement from Steven Ruocco.

In October 2014, Lennar asked that Unit II be accepted by the City, proposing that the City release Unit II bonds and retain Unit III bonds and securities until the remaining punch list items were completed. Currently the City holds bonds and securities totaling \$5,204,354, and Lennar pays annual premiums to maintain these. The City responded to Lennar indicating that acceptance of Unit II would be contingent upon Lennar's resolution of Lot "L" maintenance.

On August 20, 2015, staff reminded Lennar of the remaining punch list items, and provided the new Project Manager the written guidance for public acceptance of roadways, and information on the requirements for the release of bonds and securities.

On September 2, 2015 staff and Lennar discussed issues related to Lot "L". Staff was provided with a copy of the Easement that was recorded in January 2015 (Attachment 5).

SKY RANCH MAINTENANCE

Slope maintenance and deficiencies are primarily addressed through the Homeowner's Association. Attachment 6 provides a map of maintenance areas and identifies the party responsible for each area. Privately maintained slopes on individual lots are shown in orange. Slope stability (plant coverage) and the cleaning of brow ditches are important components of the Sky Ranch Storm Water Management Plan. The HOA's annual certification of compliance with the Plan is expected this month. A Corrective Action Plan would be required of the HOA, if necessary, and compliance confirmed by City staff when deficient items are corrected.

Additionally, the Sky Ranch Codes, Covenants and Restrictions (CC&Rs) include provisions for fuel modification zone maintenance, drainage easement maintenance, preservation of slope improvements, and access for slope maintenance. Also contained in the CC&Rs is a prohibition on the alteration of slope improvements such that drainage patterns are altered or causes erosion. The City would inform the HOA of visible problems that require attention if the HOA misses them (Sky Ranch Code, Covenant & Restrictions Recorded October 15, 2007 (Doc# 2007-0663083).

NEXT STEPS

1. Continue to work with Lennar to secure HOA acceptance of the fuel modification area located on Lot "L" which would become a part of the maintenance program.
2. Continue to work with Lennar on the punch list items so that Units II and III may be released and the streets accepted as public streets per City Council action.
3. Continue to help the representatives of the Homeowner's Association to ensure that slopes maintained by the Association are maintained in a manner consistent with the project conditions of approval and in accordance with the Storm Water Management Plan.

Attachment #2

RESOLUTION NO. 084 – 2013

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA
ACCEPTING THE UNIT I PUBLIC IMPROVEMENTS FOR THE SKY RANCH
SUBDIVISION (TM 2004-08) LOCATION: GRAVES AVENUE, CALICO STREET,
MIRADOR STREET AND SEVILLA STREET**

WHEREAS, Lennar Homes, the developer of the Sky Ranch Subdivision, entered into an improvement agreement to construct certain public improvements associated with Unit I of the development; and

WHEREAS, the Unit I public improvements to Graves Avenue, Calico Street, Mirador Street, and Sevilla Street west of Calico Street are constructed according to the improvement agreement, accepted plans and to the satisfaction of the Director of Development Services.

NOW, THEREFORE BE IT RESOLVED that the City Council of the City of Santee, California, does hereby accept the Unit I public improvements and incorporates them into the City's maintained street system.

BE IT FURTHER RESOLVED that the City Council does hereby direct the City Clerk to retain ten percent of the Unit I faithful performance bond for twelve months as a warranty bond, and retain the Unit I labor and material bond for six months. The retained bonds shall be released upon approval of the Director of Development Services.

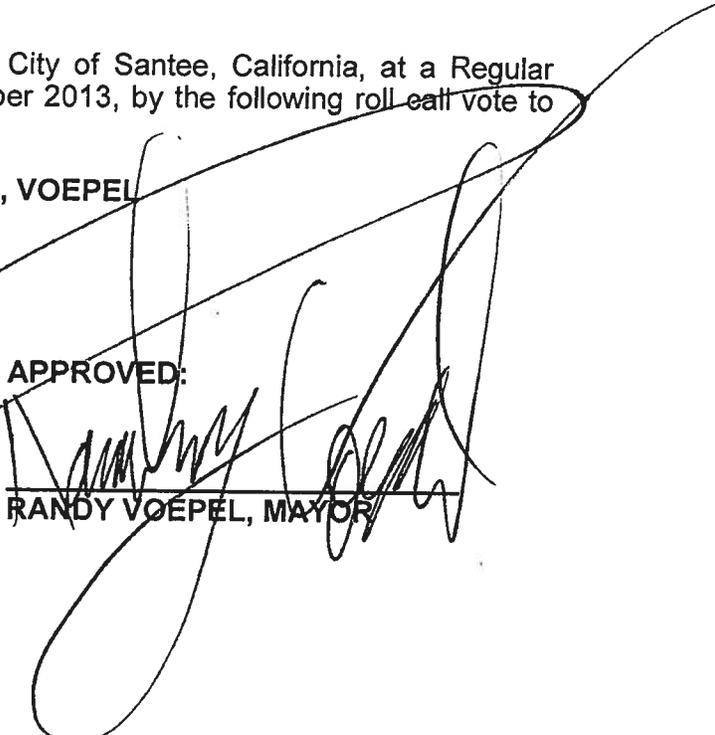
ADOPTED by the City Council of the City of Santee, California, at a Regular Meeting thereof held this 25th day of September 2013, by the following roll call vote to wit:

AYES: MCNELIS, MINTO, RYAN, VOEPEL

NOES: NONE

ABSENT: DALE

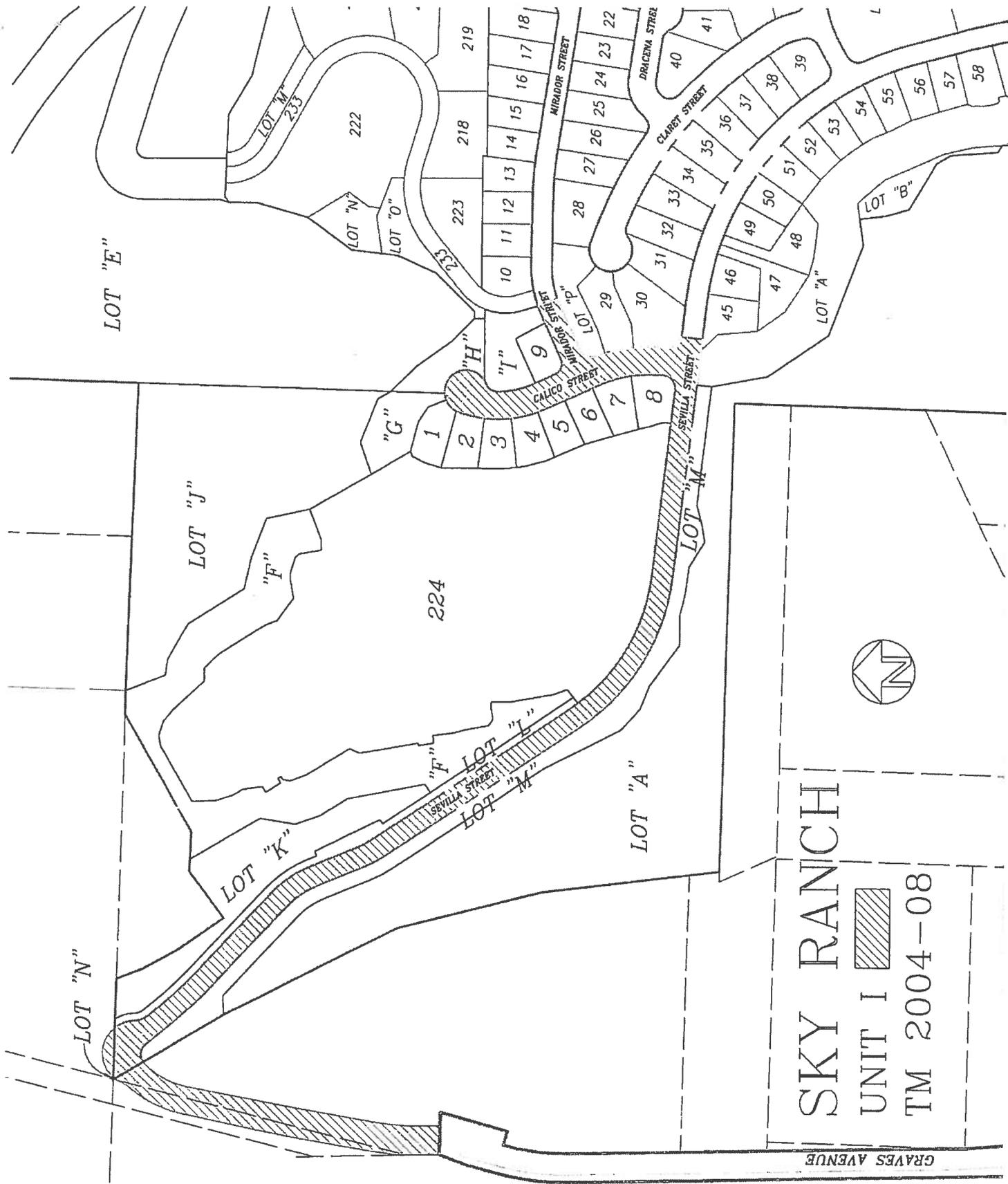
APPROVED:


RANDY VOEPEL, MAYOR

ATTEST:


PATSY BELL, CMC, CITY CLERK

SAN VICENTE FREEWAY
HIGHWAY 67



SKY RANCH

UNIT I

TM 2004-08



GRAVES AVENUE

Attachment #3



CITY OF SANTEE

MAYOR
Randy Voepel

CITY COUNCIL
Jack F. Dale
Rob McNelis
John W. Mintz
John Ryan

CITY MANAGER
Keith Till

June 3, 2013

Mr. Michael Root
3195 Mirador Street
Santee, CA 92071

Dear Mr. Michael Root:

This letter responds to the concerns you have expressed to staff at the City as they relate to law enforcement within the Sky Ranch community and the maintenance of the fire buffer, or "fuel modification zone" abutting your property. These are addressed, as follows:

Law Enforcement

The County Sheriffs conduct patrols within Sky Ranch on a regular basis. The Sheriffs also respond to calls for service, and enforce the California Vehicle Code. Among the Sections of the Vehicle Code which are enforced are violations for driving under the influence of alcohol/narcotic substances, parking in fire lanes, driving without a license, hit and runs, and reckless driving. Be assured that the Sheriffs have been reminded that vehicle code enforcement within Sky Ranch is important to overall community safety, violations will be subject to citations and warnings, and patrols increased as necessary.

Fuel Modification Design for Sky Ranch

As a property owner in Sky Ranch you would know that the fuel modification design is comprised of two zones, Zones 1 and 2, which are distinguished in terms of plant type, height and density consistent with an approved Fuel Modification Plan. Zone 1 is generally fifty (50) feet away from structures unless this distance is precluded by lot configuration. This Zone is characterized by fire-resistant plants which are irrigated and maintained by the property owner.

M. Root Letter
June 3, 2013
Page 2 of 2

Zone 2 is characterized by low-growing fire-resistive plantings and native grasses, with or without an irrigation system depending on slope conditions and drought tolerance of plantings, and also maintained by the property owner. Your lot is one of several on Mirador Street which abut undeveloped properties owned by Stephen Ruocco, as the attached colored exhibit shows. Your property's Zone 2 fuel modification area is located on Lot L, owned by Mr. Ruocco. Similar to the process last year, Mr. Ruocco has received notice to cut back vegetation in an area measured 100 feet from the property line, thereby reducing the fuel load in Zone 2. This work is anticipated to be completed no later than June 16, 2013.

If you have further questions, do not hesitate to contact Principal Planner Kevin Mallory, kmallory@ci.santee.ca.us for fuel modification design and maintenance responsibilities, and Richard Smith, Fire Marshal, rsmith@ci.santee.ca.us for the status of weed abatement on Lot L.

Respectfully,



Pedro Orso-Delgado

Director of Development Services/Deputy City Manager

Enclosure: Exhibit

- c. Keith Till, City Manager
- Captain Lisa Miller, Sheriff's Department
- Richard Smith, Fire Marshal
- Kevin Mallory, Principal Planner
- John Keane, Acting Principal Civil Engineer



CITY OF SANTEE

MAYOR
Randy Voepel

CITY COUNCIL
Jack E. Dale
Rob McNelis
John W. Monte
John Ryan

CITY MANAGER
Keith Till

Mr. Michael Root
3195 Mirador Street
Santee, CA 92071

Dear Mr. Michael Root:

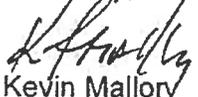
This letter responds to your June 6, 2013 email follow-up to our June 3, 2013 letter to you related to questions you have about Sky Ranch. Your email requested additional information about Vehicle Code Enforcement, Fuel Modification Plan, and a request for an attachment from the June 3, 2013 letter that you did not receive (this attachment has been included with this letter).

Regarding Vehicle Code Enforcement, the June 3rd letter indicated that the County Sheriff's Department is responsible to enforce vehicle code violations—such as speeding and running stop signs-- and issue citations and warnings as a part of their overall patrol of the Sky Ranch community.

Regarding the Fuel Modification Plan, the June 3rd letter provided an overview of the plan's operational characteristics in relation to your site. In addition, information was provided about the actions being taken to maintain the fuel loads on the neighboring Lot L (owned by Stephen Ruocco) consistent with the plan's design to provide for the 100-foot wide buffer. The letter also explained that the plan anticipates that homeowners maintain their respective home sites using Zone 1 criteria characterized by irrigated, fire-resistant plants.

If you need additional information, please contact me at kmallory@ci.santee.ca.us or Richard Smith, Fire Marshal at rsmith@ci.santee.ca.us.

Sincerely,


Kevin Mallory
Principal Planner

Enclosure: June 3, 2013 letter with exhibit

- c. Captain Lisa Miller, Sheriff's Department
Pedro Orso-Delgado, Director of Development Services/Deputy City Manager
Richard Smith, Fire Marshal



CITY OF SANTEE

MAYOR
Randy Voepel

CITY COUNCIL
Jack E. Dale
Rob McNelis
John W. Munro
John Ryan

CITY MANAGER
Keith Till

June 3, 2013

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June 3, 2013
Page 2 of 2

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Respectfully,



Pedro Orso-Delgado
Director of Development Services/Deputy City Manager

Enclosure: Exhibit

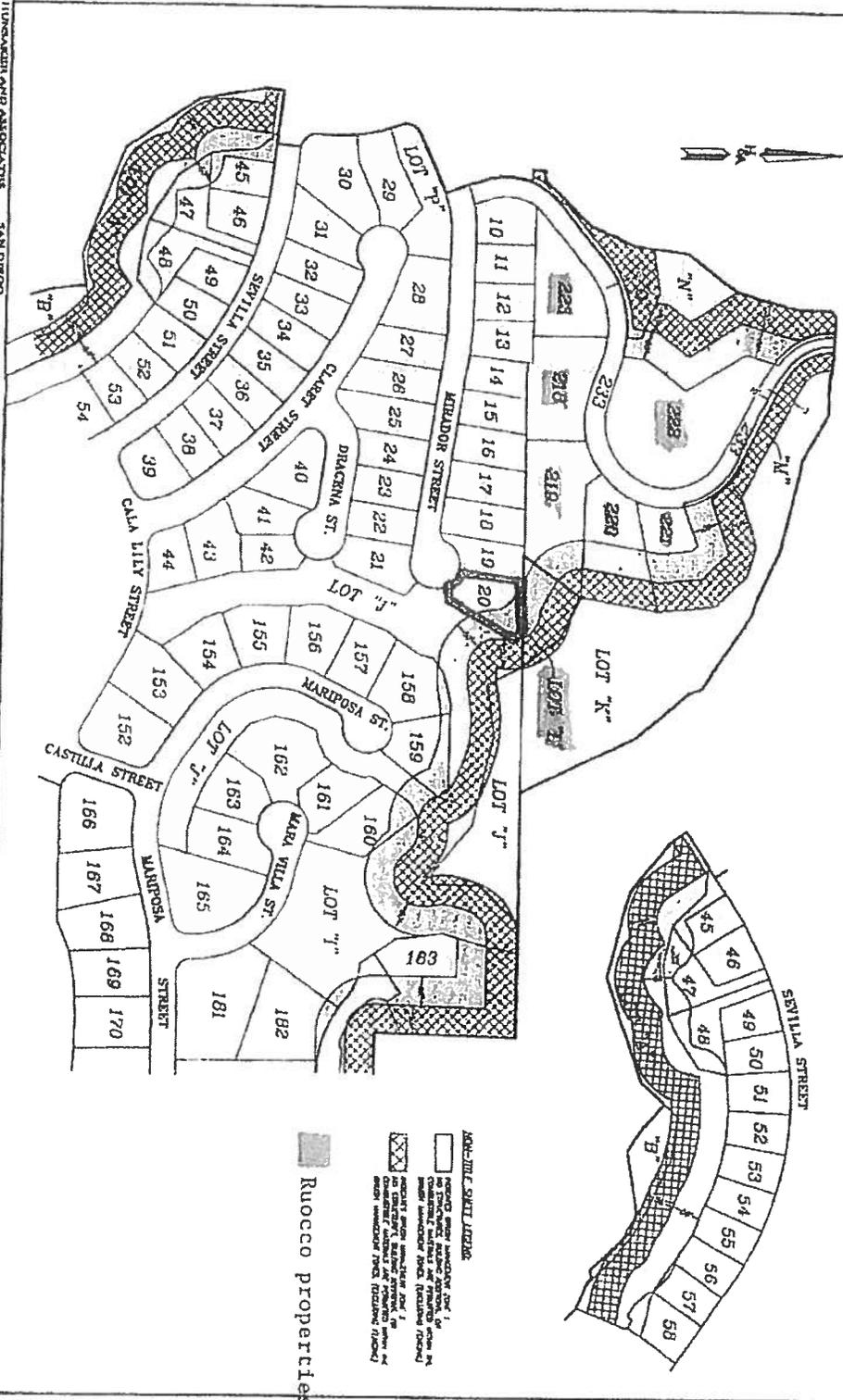
- c. Keith Till, City Manager
- Captain Lisa Miller, Sheriff's Department
- Richard Smith, Fire Marshal
- Kevin Mallory, Principal Planner
- John Keane, Acting Principal Civil Engineer



CITY OF SANTEE TRACT NO. 2004-08
 SKY RANGH UNIT 2
 NON-TITLE SHEET

MAP NO. **15646**

SHEET 23 OF 25 SHEETS



THE ENGINEERING AND ARCHITECTS
 SAN DIEGO
 1315 34TH ST.
 SAN DIEGO, CA 92106
 TEL: 619-594-1100 FAX: 619-594-1101
 WWW: WWW.SAN-DIEGO-ENGINEERS.COM

GRADING PLAN: 0-924
 MAP NO. 156439

T.M. 2004-08

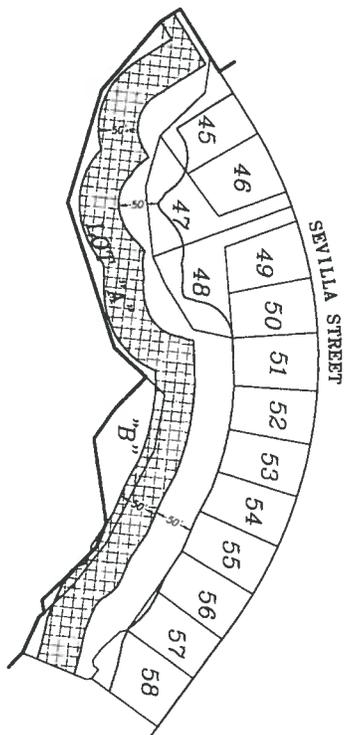
Attachment #4



CITY OF SANTEE TRACT NO. 2004-08
 SKY RANCH UNIT 2
 NON-TITLE SHEET

MAP NO. 15646

SHEET 23 OF 25 SHEETS



NON-TITLE SHEET LEGEND:

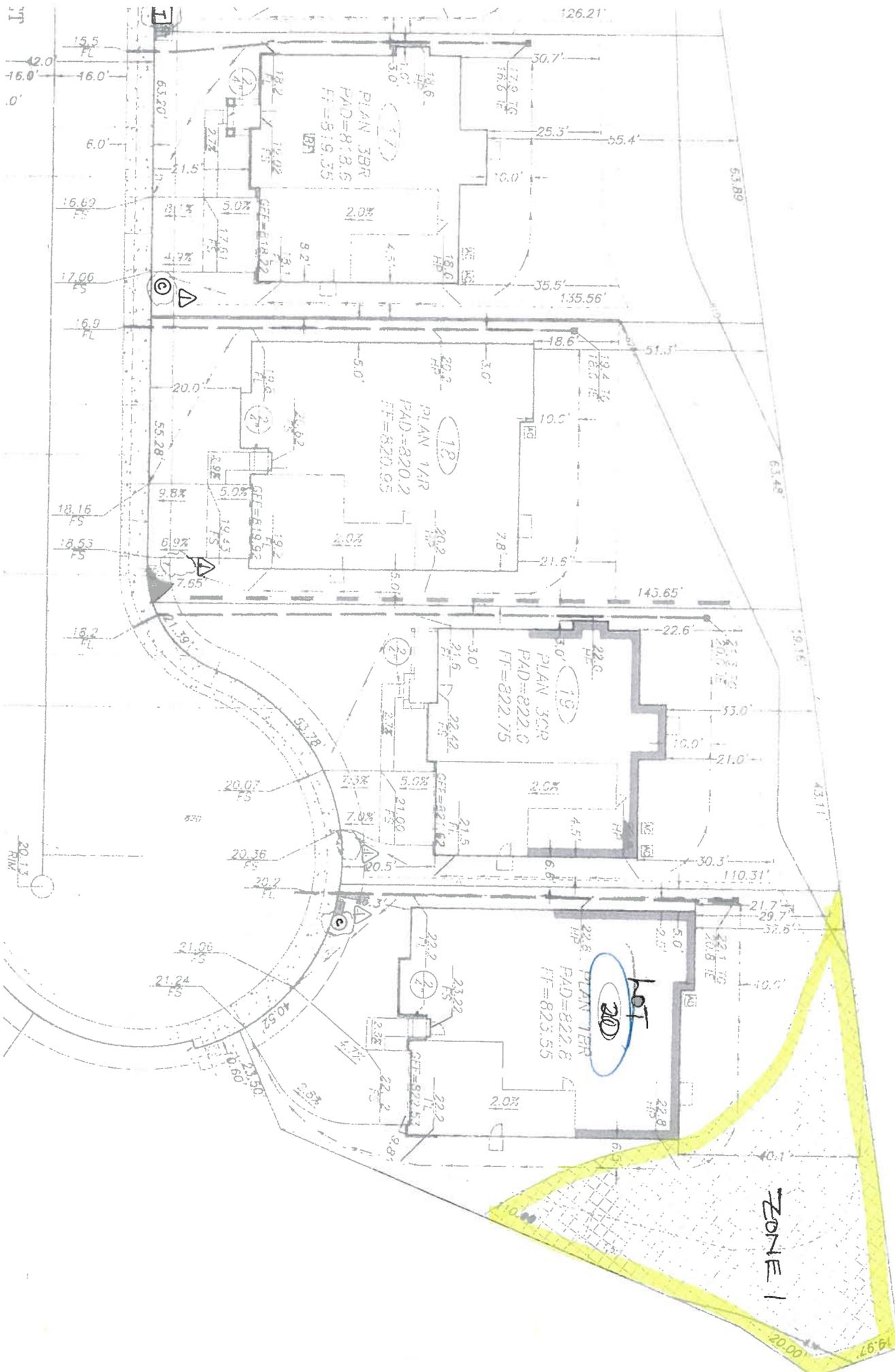
- INDICATES BRUSH MANAGEMENT ZONE 1. NO STRUCTURES, BUILDING ADDITIONS, OR BRUSH MANAGEMENT ZONES (INCLUDING FENCING)
- INDICATES BRUSH MANAGEMENT ZONE 2. NO STRUCTURES, BUILDING ADDITIONS, OR BRUSH MANAGEMENT ZONES (INCLUDING FENCING)
- INDICATES BRUSH MANAGEMENT ZONE 3. CONSTRUCTIBLE MATERIALS AND ADDITIONS, OR BRUSH MANAGEMENT ZONES (INCLUDING FENCING)

HUNSAKER AND ASSOCIATES
 (652) 558-4300
 10427 Mission Rd., San Diego, CA 92126

SAN DIEGO
 W.O. 2167 35

GRADING PLAN: C-928
 NAD 83: 1882.6339

T.M. 2004-08



Recording Requested By
North American Title Company
7004711

Attachment #5

DOC# 2015-0032478



Jan 26, 2015 08:00 AM
OFFICIAL RECORDS
Ernest J. Dronenburg, Jr.,
SAN DIEGO COUNTY RECORDER
FEES: \$24.00
PCOR: N/A

RECORDING REQUESTED BY:

Jane G. Kearl, Esq.

WHEN RECORDED MAIL TO:

Jane G. Kearl, Esq.
Kendrick, Jackson & Kearl
2603 Main Street, Suite 700
Irvine, CA 92614

APN: 385-433-35

SPACE ABOVE THIS LINE FOR RECORDER'S

GRANT OF EASEMENT

TAX

This Grant of Easement is dated December 10, 2014, by Stephen S. Ruocco ("Grantor") to and for the benefit of Lennar Homes of California, Inc., a California corporation, ("LHC") and Sky Ranch Community Association, a California mutual benefit corporation, ("Sky Ranch"). LHC and Sky Ranch, together with their successors and assigns, are jointly called "Grantees".

RECITALS

WHEREAS, Grantor is the owner of a fee interest in that certain real property described as Lot L in the City of Santee Tract No. 2007-08, Sky Ranch Unit 2, in Tract Map No. 15646, in the City of Santee, County of San Diego, State of California, as shown on Map File No. 2007-0741966, in the offices of the County Recorder of said County, with County of San Diego Assessor's Parcel Number 385-433-35-00 ("Grantor's Property"); and

WHEREAS, Grantee Sky Ranch is the current owner of real property located in the City of Santee, County of San Diego, State of California, with County of San Diego Assessor's Parcel Numbers 385-430-17-00, 385-430-38-00, 385-434-45-00, 385-435-20-00, 385-435-21-00, 385-435-22-00, 385-438-24-00, 385-438-25-00, 385-438-26-00 (the "Association Property"); and

WHEREAS, Grantor has agreed to grant a non-exclusive easement to Grantees for access to and entry upon Grantor's Property for the purposes of brush management, irrigation, weed abatement, and related activities as referred to below.

NOW, THEREFORE, for valuable consideration, receipt of which is hereby acknowledged, and in consideration of the rights hereby granted and the acceptance thereof and the obligations hereby assumed, Grantor grants the following:

1. Grant of Easement. Grantor hereby grants and conveys non-exclusive easements (the "Easements") to Grantees and their respective successors, assigns, agents and licensees on the terms and conditions set forth in this Agreement for the sole purposes of:

(a) Brush management, weed abatement, landscaping and irrigation and related activities by Grantees, including, without limitation, the removal, addition, placement, and movement of brush or other related material on Grantor's Property, as necessary or convenient, and as permitted and/or required of Grantees by any governmental authorities, from time to time; and

(b) Pedestrian and vehicular traffic of Grantees and their respective contractors, agents, employees, or providers of goods and/or services for the nonexclusive ingress and egress to and from Grantor's Property, and parking of vehicles on Grantor's Property for no more than 24 hours on each occasion, including Grantor's Property, for the purposes set forth in Section 1(a) of this Grant of Easement.

In recognition of the existing recorded documents applicable to the Grantor and Grantee, and the rights, privileges and obligations thereunder, Grantees shall have the right, but not the obligation, to perform the acts set forth in this Easement Agreement.

2. Term. This Easement Agreement shall be irrevocable and perpetual.

3. Cooperation of Grantor. Grantor, upon receipt of written notice or request from either or both of Grantees, from time to time, agrees to and shall reasonably cooperate with Grantees by execution of any application(s) to any governmental authority and other documents, communications with governmental authorities and others, appearances at public hearings as may be required by law, execution and delivery of document(s) of conveyance and transfer, and such other actions as may be reasonably required in connection with Easements.

4. Warranty of Ownership and Right to Grant. Grantor represents and warrants that he is the owner of Grantor's Property and that he has the right to grant and convey the easement herein granted and conveyed.

5. Covenants Run With Land. The easements and rights granted to Sky Ranch are appurtenant to the Association Property, as defined above, as the Dominant Estate, and run with the land. This Grant of Easement and the rights and obligations set forth herein shall be binding upon Grantors and his successors and assigns, and shall inure to the benefit of Grantees and their respective heirs, successors, and assigns, and each successive owner of the Association Property and every part thereof.

6. Grantees' Discretion; No Waiver. Enforcement of the rights granted to Grantees pursuant to this Easement shall be at the discretion of Grantees, and any forbearance by Grantees to exercise their rights in the event of any breach by Grantors shall not be deemed to be or constitute a waiver of the same or any other provision whether or not similar, nor shall any waiver constitute a continuing waiver or impair any right or remedy of Grantees.

California All-Purpose Certificate of Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of San Diego } s.s.

On January 5, 2015 before me, Julio Simoes, Notary Public,
Name of Notary Public, Title

personally appeared Stephen S. Ruocco —
Name of Signer (1)

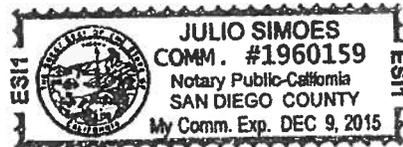
Name of Signer (2)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) (s) is/are subscribed to the within instrument and acknowledged to me that (he) she/they executed the same in (his) her/their authorized capacity(ies), and that by (his) her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Julio Simoes
Signature of Notary Public



Seal

OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of Grant of Easement containing 3 pages, and dated _____.

The signer(s) capacity or authority is/are as:

- Individual(s)
 Attorney-in-fact
 Corporate Officer(s) _____
Title(s)

- Guardian/Conservator
 Partner - Limited/General
 Trustee(s)
 Other: _____

representing: _____
Name(s) of Person(s) Entity(ies) Signer is Representing

Additional Information

Method of Signer Identification

Proved to me on the basis of satisfactory evidence:

- form(s) of identification credible witness(es)

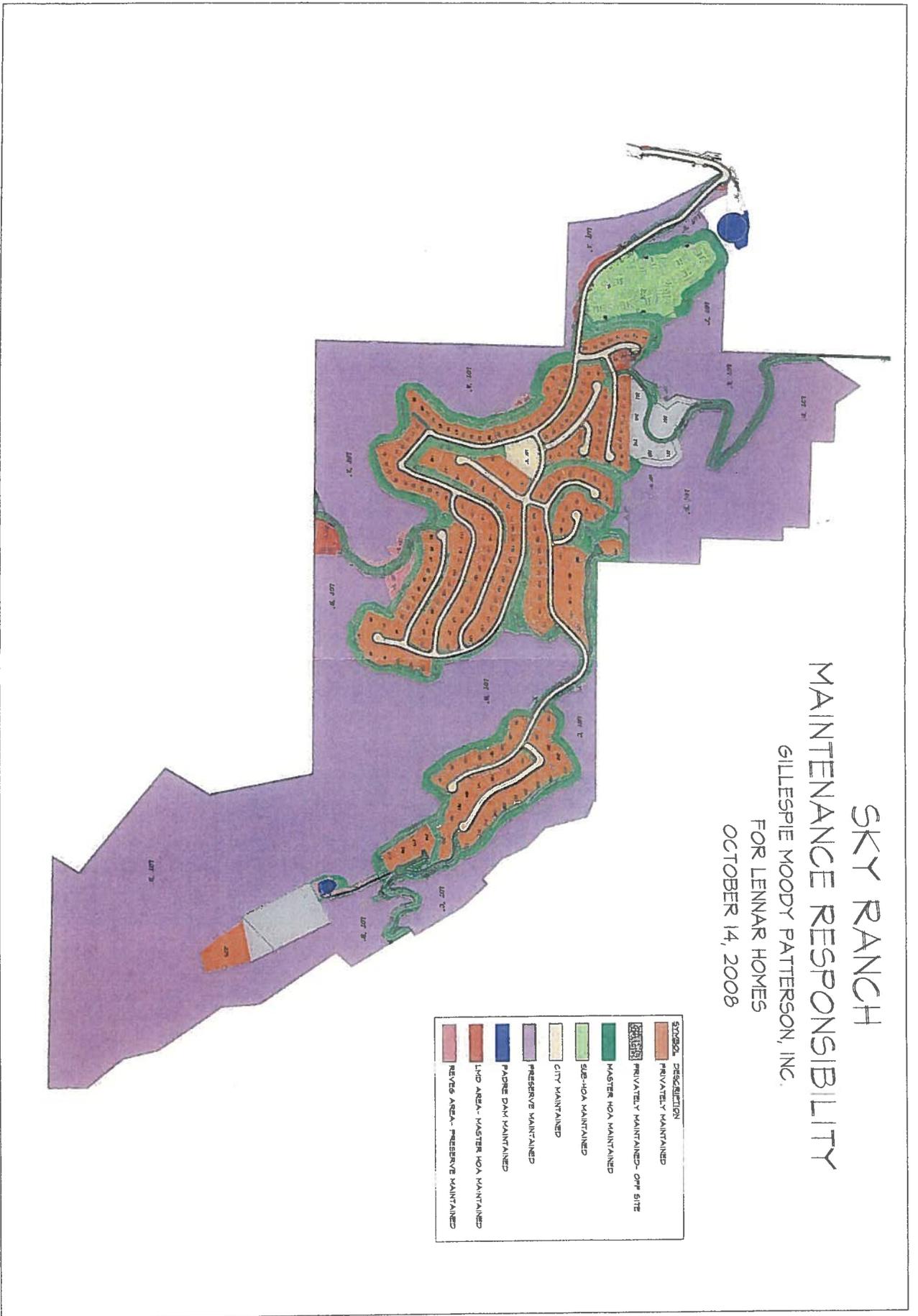
Notarial event is detailed in notary journal on:

Page # _____ Entry # _____

Notary contact: _____

Other

- Additional Signer Signer(s) Thumbprints(s)



SKY RANCH

MAINTENANCE RESPONSIBILITY

GILLESPIE MOODY PATTERSON, INC.
 FOR LENNAR HOMES
 OCTOBER 14, 2008