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**City of Santee
Regular Meeting Agenda**

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

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

**October 28, 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: SDG&E Electric Vehicle Grid Integration Program

PROCLAMATION: “Movember” as Health Awareness Month

PROCLAMATION: November 7, 2015 as 5-Peak Challenge Day

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) Approval of the expenditure of \$54,863.35 for September 2015 Legal Services and related costs.**

- (D) **Second Reading and adoption of an Ordinance amending Chapter 17.36 “Landscape and Irrigation Regulations” of the Santee Municipal Code to conform with changes to the California Model Water Efficient Landscape Ordinance and a determination of a categorical exemption pursuant to the California Environmental Quality Act.**

2. PUBLIC HEARING:

- (A) **Public Hearing for a General Plan Amendment (GPA2015-2) and Zone Reclassification (R2015-2) to change the land use and zone from General Commercial to High Density Residential, Tentative Map (TM2015-6), Development Review Permit (DR2015-11), Variance (V2015-1) and Mitigated Negative Declaration (AEIS2015-21) pursuant to the California Environmental Quality Act for a 113 Residential Condominium Development at 7927-7941 Mission Gorge Road. Applicant: Davisson Enterprises Incorporated**

Recommendations:

1. Conduct and close the Public Hearing; and
2. Find that General Plan Amendment GPA2015-2, Zone Reclassification R2015-2, Tentative Map TM2015-6, Development Review Permit DR2015-11, Variance V2015-1 and approval of the Mission Gorge Multi-Family project facility will not have a significant effect on the environment with mitigation; approve the Mitigated Negative Declaration prepared in accordance with CEQA; and authorize filing a Notice of Determination; and
3. Adopt the Resolution approving GPA2015-2; and
4. Introduce and approve Zone Reclassification Ordinance R2015-2 for First Reading and set Second Reading for November 18, 2015; and
5. Adopt two Resolutions approving TM2015-6, DR2015-11 and V2015-1.

3. ORDINANCES:

See Item 2(A)

4. CITY COUNCIL ITEMS AND REPORTS:

- 5. CONTINUED BUSINESS: None**

6. NEW BUSINESS:

- (A) Authorize the purchase of one new 2016 Ford Cargo Van with accessories from Downtown Ford sales per State of California Contract #1-14-23-23A and declare one vehicle surplus property.**

Recommendation:

1. Authorize the purchase of one new 2016 Ford ½-ton cargo van with accessories from Downtown Ford Sales for an amount not to exceed \$29,198.31 and authorize purchase of other miscellaneous accessories from other vendors for an additional amount not to exceed \$2,500.00; and
2. Declare vehicle V-094, a 1997 Ford cargo van, surplus upon receipt and acceptance of the new vehicle and direct sale of surplus vehicle at public auction; and
3. Authorize the City Manager to execute all necessary documents.

- (B) Resolution authorizing the installation of a loading zone at 9805 Prospect Avenue.**

Recommendation:

Adopt the Resolution authorizing the installation of a loading zone at 9805 Prospect Avenue.

- (C) Resolution approving a categorical exemption pursuant to the California Environmental Quality Act and awarding the construction contract for the City Hall Foundation Repairs. (CIP 2013-44)**

Recommendation:

1. Adopt the Resolution awarding the construction contract to Conan Construction, Inc. for a total amount of \$103,633.60 and authorizing the City Manager to execute the contract; and
2. Authorize the Director of Development Services to approve change orders in an amount not to exceed \$20,000.

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 1(B))

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

11. **CITY ATTORNEY REPORTS:**

12. **CLOSED SESSION:**

(A) **CONFERENCE WITH LEGAL COUNSEL—ANTICIPATED LITIGATION**
(Gov. Code section 54956.9)
Significant exposure to litigation pursuant to paragraph (2) of subdivision (d) of Section 54956.9: One case involving storm water compliance issues at the Lantern Crest development.

13. **ADJOURNMENT:**



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
Nov	05	SPARC	Conf Room Building 6
Nov	09	Community Oriented Policing Committee	Council Chamber
Nov	11	City Council Meeting <i>Cancelled Due to Veterans' Day Holiday</i>	
Nov	18	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>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>October 23, 2015,</u> at <u>4:30 p.m.</u>	
_____ Signature	10/23/15 Date

City of Santee
COUNCIL AGENDA STATEMENT

MEETING DATE October 28, 2015

AGENDA ITEM NO.

ITEM TITLE SDG&E ELECTRIC VEHICLE GRID INTEGRATION PROGRAM

DIRECTOR/DEPARTMENT Paul Malone, Interim City Manager

SUMMARY

Kevin O'Beirne, Electric Vehicle Program Manager for San Diego Gas & Electric (SDG&E), will present information to the City Council regarding SDG&E's Vehicle Grid Integration Program for electric cars.

FINANCIAL STATEMENT  N/A

CITY ATTORNEY REVIEW N/A Completed

RECOMMENDATION



Receive presentation.

ATTACHMENTS (Listed Below)

None

City of Santee
COUNCIL AGENDA STATEMENT

PROC

MEETING DATE October 28, 2015

AGENDA ITEM NO.

ITEM TITLE PROCLAMATION: "MOVEMBER" HEALTH AWARENESS MONTH

DIRECTOR/DEPARTMENT Randy Voepel, Mayor

SUMMARY

The Movember Foundation is a global charity raising funds and awareness for men's health. These funds deliver breakthrough research and support services to allow men to live longer, healthier, happier lives.

Since 2003, millions have joined the men's health movement, raising more than \$650 million and funding over 1,000 programs through impact investments, focusing on prostate cancer, testicular cancer, poor mental health and physical inactivity.

The Foundation runs awareness and fundraising activities year-round, with the annual Movember campaign in November being globally recognized for its fun and innovative approach to raising money and getting men to take action for their health.

During Movember, men are challenged to grow a moustache or to make a commitment to get active and MOVE, both of which are about real action for health and are done to spark conversation and raise vital funds and awareness. The Foundation's vision is to have an everlasting impact on men's health.

Santee resident Chad Little will accept the proclamation on behalf of the Movember Foundation.

FINANCIAL STATEMENT N/A

CITY ATTORNEY REVIEW N/A Completed

RECOMMENDATION ✓ Present proclamation.

ATTACHMENTS (Listed Below)

Proclamation.

City of Santee, California Proclamation

WHEREAS, the global charity Movember Foundation's vision is to have an everlasting impact on the face of men's health; and

WHEREAS, the Movember community, made up of millions of men and women have raised over \$650 million, funding over 1000 programs in 21 countries – this work is saving and improving the lives of men affected by prostate cancer, testicular cancer and mental health problems; and

WHEREAS, "MOVING" can reduce your risk of heart disease, diabetes, and cancer by up to 50% and lower your risk of early death by up to 30%; and

WHEREAS, the city of Santee joins communities across our nation to challenge men to grow and women to support a moustache or to make a commitment to get active and MOVE, both of which spark conversations and raise vital funds and awareness for men's health.

NOW, THEREFORE, I, Randy Voepel, Mayor of the City of Santee, on behalf of the City Council, do hereby proclaim the month of November, 2015 as

"MOVEMBER"

in the city of Santee and urge all members of our community to join in recognizing this significant occasion and join the movement to change the face of men's health.

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



Mayor Randy Voepel

City of Santee
COUNCIL AGENDA STATEMENT

PROC

MEETING DATE October 28, 2015

AGENDA ITEM NO.

ITEM TITLE PROCLAIMING NOVEMBER 7, 2015 AS 5-PEAK CHALLENGE DAY

DIRECTOR/DEPARTMENT Randy Voepel, Mayor

SUMMARY

The 7,219 acre Mission Trails Regional Park is one of the region's premiere educational and recreational resources available to the public.

Additionally, a section of Mission Trails Regional Park is located within the city of Santee and is a natural resource Santee residents are encouraged to explore.

The commencement of the 5-Peak Challenge at Mission Trails Regional Park is November 7, 2015.

The goal of the 5-Peak Challenge is to encourage hikers to travel to all five main peaks in the park, creating opportunities to explore and rediscover San Diego's natural chaparral landscape.

The 5-Peak Challenge encourages a healthy and active lifestyle in one of the country's largest natural open-space parks.

Hikers are encouraged to safely travel to the summit of each of the five peaks and take a picture of themselves at each summit sign so that they may submit these pictures to Mission Trails Regional Park staff to receive recognition.

FINANCIAL STATEMENT *jm*
N/A

CITY ATTORNEY REVIEW N/A Completed

RECOMMENDATION *[Signature]*
Present the proclamation

ATTACHMENTS (Listed Below)
Proclamation

City of Santee, California Proclamation

WHEREAS, the commencement of the 5-Peak Challenge at Mission Trails Regional Park is November 7, 2015; and

WHEREAS, the 7,219 acre Mission Trails Regional Park is one of the region's premiere educational and recreational resources available to the public; and

WHEREAS, a section of Mission Trails Regional Park is located within the city of Santee and is a natural resource Santee residents are encouraged to explore; and

WHEREAS, the goal of the 5-Peak Challenge is to encourage hikers to travel to all five main peaks in the park, creating opportunities to explore and rediscover San Diego's natural chaparral landscape; and

WHEREAS, the 5-Peak Challenge encourages a healthy and active lifestyle in one of the country's largest natural open-space parks; and

WHEREAS, hikers are encouraged to safely travel to the summit of each of the five peaks and take a picture of themselves at each summit sign, so that they may submit these pictures to Mission Trails Regional Park staff to receive recognition.

NOW, THEREFORE, I, Randy Voepel, Mayor of the City of Santee on behalf of the City Council, do hereby proclaim November 7, 2015 as

"5-PEAK CHALLENGE DAY"

in the city of Santee and encourage Santee residents to travel to all five main peaks in Mission Trails Regional Park, creating opportunities to explore and rediscover San Diego's natural chaparral landscape.

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



Mayor Randy Voepel

City of Santee
COUNCIL AGENDA STATEMENT

1B

MEETING DATE October 28, 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.

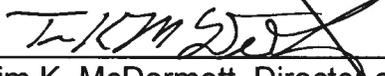
ATTACHMENTS (Listed Below)

- 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>
10/07/15	Accounts Payable	\$ 108,223.63
10/07/15	Accounts Payable	250,400.36
10/13/15	Accounts Payable	15,550.45
10/14/15	Accounts Payable	1,308,006.89
10/15/15	Payroll	305,132.80
10/15/15	Accounts Payable	132,284.23
10/19/15	Accounts Payable	<u>89,937.70</u>
	TOTAL	<u>\$ 2,209,536.06</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
511	10/7/2015	10482 TRISTAR RISK MANAGEMENT	92897		WORKERS' COMPENSATION	6,705.98
					Total :	6,705.98
16406	10/5/2015	10955 DEPARTMENT OF THE TREASURY	PPE 09/23/15		FEDERAL WITHHOLDING TAX	78,698.26
					Total :	78,698.26
16498	10/5/2015	10956 FRANCHISE TAX BOARD	PPE 09/23/15		CA STATE TAX WITHHELD	22,819.39
					Total :	22,819.39
					Bank total :	108,223.63
					Total vouchers :	108,223.63

3 Vouchers for bank code : ubgen

3 Vouchers in this report

Prepared by: *[Signature]*
Date: 10-7-15

Approved by: *[Signature]*
Date: 10-7-15

Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description	Amount
110047	10/7/2015	12060 ACCOUNTING PRINCIPALS	7311881	51212	TEMP A/P CLERK	1,104.96
Total :						1,104.96
110048	10/7/2015	11920 ARENTZOFF, JOSHUA	091515		EMPLOYEE REIMBURSEMENT	33.00
Total :						33.00
110049	10/7/2015	10021 BOUND TREE MEDICAL LLC	81904422	51123	EMS SUPPLIES	1,055.25
			81904423	51123	EMS SUPPLIES	80.35
			81904424	51124	PHARMACEUTICALS	334.91
			81906033	51124	PHARMACEUTICALS	1,212.89
			81906034	51123	EMS SUPPLIES	1,478.02
Total :						4,161.42
110050	10/7/2015	12132 BUSH, STEPHANIE	2003251.001		REFUND - REC FEES	89.68
Total :						89.68
110051	10/7/2015	10668 CALIFORNIA BUILDING STANDARDS	100215		SB 1473 JULY-SEPT 2015	438.30
Total :						438.30
110052	10/7/2015	10299 CARQUEST AUTO PARTS	11102-356218	51063	CR- VEHICLE SUPPLIES	-10.88
			11102-372694	51063	CR - VEHICLE SUPPLIES	-21.75
			11102-372923	51063	VEHICLE REPAIR PART	43.43
			11102-372925	51063	CR-REPAIR PART RETRND	-43.43
			11102-375457	51063	VEHICLE REPAIR PARTS	49.63
Total :						17.00
110053	10/7/2015	10334 CHLIC	October 2015		HEALTH INSURANCE	167,783.70
Total :						167,783.70
110054	10/7/2015	10032 CINTAS CORPORATION #694	694118409	51226	UNIFORM/PARTS CLNR RNTL	77.89
			694125643-D	51227	CLEANING FLUID DSPNSR SVC	70.36
			694125643-S	51226	UNIFORM/ PARTS CLEANER	84.89
Total :						233.14
110055	10/7/2015	10847 CITY CLERK ASSOCIATION OF CA	38		JOB ADVERTISING	200.00

Voucher List
CITY OF SANTEE

Bank code: ubqen

Voucher	Date	Vendor	Invoice	PO #	Description	Amount
110055	10/7/2015	10847 10847 CITY CLERK ASSOCIATION OF CA	(Continued)			Total : 200.00
110056	10/7/2015	10033 CITY ELECTRIC SUPPLY COMPANY	STE/029190	51064	FLOODLIGHTS	378.00
110057	10/7/2015	10035 COMPETITIVE METALS INC	195718	51066	METAL	Total : 378.00
110058	10/7/2015	10038 COSTCO WHOLESALE #403	40337225	51130	STATION SUPPLIES	46.65
110059	10/7/2015	10040 COUNTYWIDE MECHANICAL SYSTEMS	P15066366	51231	PLUMBING REPAIRS	Total : 46.65
110060	10/7/2015	10333 COX COMMUNICATIONS	038997401 105080401		10601 N MAGNOLIA AVE 9310 FANITA PKWY	728.57
110061	10/7/2015	10608 CRISIS HOUSE	073115	51259	CDBG SUBRECIPIENT	Total : 728.57
110062	10/7/2015	10142 CSA SAN DIEGO COUNTY	320 326	51262 51262	CDBG SUBRECIPIENT CDBG SUBRECIPIENT	212.12
110063	10/7/2015	11090 CSE SECURITY INC	1236		SUMMER CONCERT SERIES	Total : 212.12
110064	10/7/2015	10433 DEPARTMENT OF CONSERVATION	JULY-SEPT 2015		SMIP JULY-SEPT 2015	103.12
110065	10/7/2015	11017 DIVISION OF THE STATE	JUL-SEP 2015		SB 1186 JUL-SEP 2015	31.01
110066	10/7/2015	11295 DOKKEN ENGINEERING	29349		ENGINEERING DESIGN SVCS	Total : 134.13
						Total : 442.86
						Total : 1,234.29
						Total : 1,048.64
						Total : 2,282.93
						Total : 61.25
						Total : 61.25
						Total : 1,301.30
						Total : 1,301.30
						Total : 88.50
						Total : 88.50
						Total : 16,637.52
						Total : 16,637.52

Voucher List
CITY OF SANTEE

Bank code : ubqen

Voucher	Date	Vendor	Invoice	PO #	Description	Amount
110067	10/7/2015	10053 EL CAJON PLUMBING & HEATING	283113	51074	PLUMBING SUPPLIES	14.15
					Total :	14.15
110068	10/7/2015	10580 FASTENAL COMPANY	CAS1611747 CAS1611771 CAS1611786	51188 51188 51188	OIL CAN SHOP SUPPLIES SHOP SUPPLIES	9.20 24.51 103.04
					Total :	136.75
110069	10/7/2015	10251 FEDERAL EXPRESS	5-170-74422		SHIPPING CHARGES	97.82
					Total :	97.82
110070	10/7/2015	10065 GLOBAL POWER GROUP INC	40639	51135	ELECTRICAL REPAIRS	225.00
					Total :	225.00
110071	10/7/2015	11196 HD SUPPLY FACILITIES	9140234405	51136	STATION SUPPLIES	55.03
					Total :	55.03
110072	10/7/2015	10256 HOME DEPOT CREDIT SERVICES	1150357	51086	VEHICLE REPAIR PARTS	6.35
					Total :	6.35
110073	10/7/2015	11249 HOOTMAN, THOMAS	2003248.001		REFUND - REC FEES	89.68
					Total :	89.68
110074	10/7/2015	12110 HOWARD TECHNOLOGY	15-00735995	51240	I.T. BACKUP DEVICE	6,745.68
					Total :	6,745.68
110075	10/7/2015	10198 HYDRO SCAPE PRODUCTS	9310872-00 9312417-00 9312701-00 9317770-00	51172 51172 51172 51172	IRRIGATION SUPPLIES IRRIGATION SUPPLIES IRRIGATION SUPPLIES IRRIGATION SUPPLIES	232.20 39.60 85.80 101.48
					Total :	459.08
110076	10/7/2015	12135 KALAMAHA, DEBBIE	2003249.001		REFUND - REC FEES	89.67
					Total :	89.67
110077	10/7/2015	10203 LAKESIDE EQUIPMENT SALES &	125281		SANTEE BLUEGRASS FESTIVAL	6,469.65

Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description	Amount
110077	10/7/2015	10203 LAKESIDE EQUIPMENT SALES & (Continued)				Total : 6,469.65
110078	10/7/2015	12137 LAM, RACHEL	1/1329/54950		FIELD SUPPLIES	75.59
110079	10/7/2015	10174 LN CURTIS AND SONS	1369334-00	51138	FIREFIGHTER SAFETY EQUIP	Total : 75.59
110080	10/7/2015	10079 MEDICO PROFESSIONAL	1676736 1676737		MEDICAL LINEN SERVICE MEDICAL LINEN SERVICE	334.63 Total : 334.63
110081	10/7/2015	10507 MITEL LEASING	1333555 1333766 1333802		MONTHLY RENTAL 122670 MONTHLY RENTAL 130737 MONTHLY RENTAL 131413	22.47 13.93 Total : 36.40
110082	10/7/2015	10527 MOYNEUR, KYLE	10012015		EMPLOYEE REIMBURSEMENT	878.90
110083	10/7/2015	10155 MUSCO SPORTS LIGHTING LLC	275875		CONTROL LINK SVC FEES	74.85
110084	10/7/2015	10308 O'REILLY AUTO PARTS	2968-428459 2968-428623	51139 51139	VEHICLE REPAIR PART VEHICLE SUPPLIES	81.40 Total : 1,035.15
110085	10/7/2015	10093 PLAYPOWER LT FARMINGTON INC	1400193907	51200	PLAYGROUND EQUIPMENT	130.00 Total : 130.00
110086	10/7/2015	10089 PMC	44038	51252	WALMART EXPANSION EIR	600.00 Total : 600.00
110087	10/7/2015	10150 PROBUILD	14-0100987	51163	SEALANT	11.19
110088	10/7/2015	12062 PURETEC INDUSTRIAL WATER	1433944	51224	DEIONIZED WATER SVC	12.38 Total : 23.57
						593.40 Total : 593.40
						8,362.58 Total : 8,362.58
						23.28 Total : 23.28
						145.50

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description	Amount
110088	10/7/2015	12062 PURETEC INDUSTRIAL WATER	(Continued) 1433945 1433946	51224 51225	DEIONIZED WATER SVC DEIONIZED WATER	145.50 96.93 387.93
110089	10/7/2015	10095 RASA	4881 4887	51253 51253	MAP CHECK MAP CHECK	440.00 335.00 775.00
110090	10/7/2015	12134 ROBAK, CAROLYN	21003250.001		REFUND - REC FEES	89.68 89.68
110091	10/7/2015	10606 S.D. COUNTY SHERIFF'S DEPT.	09092015		CAL-ID PROGRAM COSTS	5,606.00 5,606.00
110092	10/7/2015	10217 STAPLES ADVANTAGE	3277456185 3277456188 3277456190 3277525678 3277525687 3277525689 3277525691 3277525692 3277809430	51171 51171 51108 51190 51171 51171 51106 51171	TRASH BAGS OFFICE SUPPLIES OFFICE SUPPLIES OFFICE SUPPLIES OFFICE SUPPLIES-CSD OFFICE SUPPLIES OFFICE SUPPLIES OFFICE SUPPLIES OFFICE SUPPLIES	730.08 22.30 3.52 70.64 286.96 391.40 48.25 101.83 6.65 1,661.63
110093	10/7/2015	11202 STARK, KRISTINA	2003247.001		REFUND - REC FEES	105.50 105.50
110094	10/7/2015	10572 SUNBELT RENTALS INC	54914795-001	51169	EQUIPMENT RENTAL	334.69 334.69
110095	10/7/2015	10121 SUPERIOR READY MIX LP	733722	51191	ASPHALT	138.24 138.24
110096	10/7/2015	10250 THE EAST COUNTY	00035308 00035317		PUBLICATION OF PROPOSED ORD PUBLIC NOTICE	101.50 63.00

Voucher List
CITY OF SANTEE

Voucher	Date	Vendor	Invoice	PO #	Description	Amount
110096	10/7/2015	10250 THE EAST COUNTY	(Continued) 00035330		NOT. OF NEG. DEC. INTENT	196.00
					Total :	360.50
110097	10/7/2015	10158 THE SOCO GROUP INC	0211263-IN CL51684	51170 51148	PROPANE FLEET CARD FUELING	23.45 1,125.34
					Total :	1,148.79
110098	10/7/2015	10479 TIRE CENTERS LLC	8720162323 8720162404	51150 51150	TIRES TIRES	308.28 305.99
					Total :	614.27
110099	10/7/2015	10520 TRAFFIC SAFETY MATERIALS INC	5061	51179	ROADWAY SIGNS	1,285.56
					Total :	1,285.56
110100	10/7/2015	10475 VERIZON WIRELESS	9752615418		WIFI SERVICE	648.22
					Total :	648.22
110101	10/7/2015	10136 WEST COAST ARBORISTS INC	108639	51183	REMOVAL OF PALM TREES	2,160.00
					Total :	2,160.00
110102	10/7/2015	12133 WHITE, HEIDI	2003252.001		REFUND - REC FEES	105.50
					Total :	105.50
110103	10/7/2015	10318 ZOLL MEDICAL CORPORATION	2284427 90016554	51156 51243	EMS SUPPLIES EXTENDED WARRANTIES	396.90 12,415.00
					Total :	12,811.90
110104	10/7/2015	11042 ZW USA INC	86192		DOG WASTE BAGS	188.46
					Total :	188.46
58 Vouchers for bank code : ubgen						250,400.36
58 Vouchers in this report						250,400.36

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description	Amount
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Prepared by: 

Date: 10-07-15

Approved by: 

Date: 10-07-15

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description	Amount
110105	10/13/2015	10001 US BANK				
			000002		DUCT SEAL	31.39
			000003		BREAKFAST MEETING	54.19
			000021		MEETING SUPPLIES	7.50
			000025		MEETING SUPPLIES	8.25
			00058		SANTEE BLUEGRASS FESTIVAL	48.49
			002-0155426-9342634		OFFICE SUPPLIES	83.99
			002-1704558-4773857		INK CARTRIDGE	60.49
			01090		SANTEE BLUEGRASS FESTIVAL	192.01
			012327		SANTEE BLUEGRASS FESTIVAL	18.21
			016594		SANTEE BLUEGRASS FESTIVAL	51.75
			02273130		WAGON REPAIR MATERIALS	29.26
			02537		SHOP SUPPLIES	71.14
			035144		DAY CAMP SUPPLIES	48.60
			036954		SANTEE BLUEGRASS FESTIVAL	28.68
			045837		FUEL-STRIKE TEAM RESPONSE	99.03
			05751		OFFICE SUPPLIES	46.88
			0673		BLUEGRASS FESTIVAL	9.69
			070949		SANTEE BLUEGRASS FESTIVAL	64.48
			077625		SUMMER DINNER	162.00
			082815		CITY HALL DANCE SUPPLIES	53.73
			083115		CITY MGR - BRKFST MTG	42.12
			09/02/2015		JOB ANNOUNCEMENT AD	702.00
			09/16/2015		LUNCHEON - HILLTOP DELI 9/16/15	81.10
			09/22/2015		FINGERPRINTS/LIVE SCAN	99.00
			09/22/2015 - (2)		BOARD LUNCH	99.57
			09/22/2015 (1)		ONLINE RTC TRAINING SEMINAR	239.00
			09/22/2015 (2)		ONLINE RTC TRAINING SEMINAR	239.00
			091415		BREAKFAST MEETING	8.64
			09142015		2015 CITY CLK SEMINAR	450.00
			091615		TEEN CENTER MAT/SUP	12.86
			091815		TEEN CENTER PJ BASH	28.64
			0918152		TEEN CENTER PJ BASH MAT/SUP	42.83
			09592		SMALL TOOLS	9.34
			09614		YARD SUPPLIES	357.66
			09963		SANTEE BLUEGRASS FESTIVAL	74.49

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description	Amount
110105	10/13/2015	10001 US BANK	(Continued)			
			1000224.001		TRAINING REGISTRATION	580.00
			1000225.001		TRAINING REGISTRATION	580.00
			100046484		SANTEE BLUEGRASS FESTIVAL	141.68
			1004059487-A		FIRE INSPECTION TABLET	768.72
			1004059487-B		EQUIPMENT WARRANTY	79.00
			100487500		LODGING-EMS CONFERENCE	165.76
			102008291510		HANDHELD GPS UNIT	323.99
			10419		STEEL WOOL	17.19
			1042000314		BLUEGRASS FESTIVAL	9.62
			109-7445293-9534605		FITNESS PROGRAM	301.96
			11514698815577013		WTHR/HEAT STRESS MNTR	160.92
			11934		CITY SHIRTS	648.00
			12043		VEHICLE REPAIR PART	494.94
			14-00334735-001		REDWOOD	64.65
			1508282		CLASS SUPPORT SUPPLIES	19.99
			164470		LODGING-SCBA TRAINING	250.68
			173211		OFFICE SUPPLIES	161.00
			18566		VEHICLE SUPPLIES	74.48
			1887		MEALS-STRIKE TEAM RESPONSE	18.55
			1979521		FITNESS EQUIPMENT	173.91
			2015-4530		GRAVEL BAGS	1,144.80
			2074814		BLUEGRASS FESTIVAL	30.36
			2113		DAY CAMP SUPPLIES	20.89
			2133547-A-1		TURFACE	215.26
			2143393-A-1		YARD SUPPLIES	103.95
			2158		SANTEE BLUEGRASS FESTIVAL	150.00
			2158A		SANTEE BLUEGRASS FESTIVAL	150.00
			2158B		SANTEE BLUEGRASS FESTIVAL	-150.00
			224790		SOFTWARE MAINTENANCE	1,033.00
			22486		DAY CAMP SUPPLIES	86.50
			234		SANTEE BLUEGRASS FESTIVAL	35.96
			2455		PESTICIDE SEMINAR	80.00
			24598251		EQUIPMENT PARTS	33.43
			246507		CABLE	170.56
			268		SANTEE BLUEGRASS FESTIVAL	32.35
			269		GENERAL EVENT SUPPLIES	66.38

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description	Amount
110105	10/13/2015	10001 US BANK	(Continued)			
			270		FIRE LINE PARAMEDIC EQUIP.	830.12
			3012899		SMALL TOOLS	9.30
			30596256		PATHWAY STABILIZER	200.00
			3203300115		CONFERENCE HOTEL	471.76
			37687		IRRIGATION PIPE	9.50
			45720		SMALL TOOLS	57.14
			50631		WATCH BATTERIES	10.78
			51488		CITY HALL SUPPLIES	84.87
			516378		STATION SUPPLIES	114.98
			5233995595		EQUIPMENT MAINTENANCE	625.00
			524259		PROJECTOR BULBS	217.57
			5256		SANTEE BLUEGRASS FESTIVAL	34.19
			544438-1		OFFICE SUPPLIES	36.94
			55499		ELECTRICAL BREAKER	4.28
			633594		FUEL-STRIKE TEAM RESPONSE	72.60
			63684-KEN		WASHER REPAIRS	135.90
			659272		REFRESHMENTS FOR RATERS	14.95
			6679		SANTEE BLUEGRASS FESTIVAL	17.80
			673		SANTEE BLUEGRASS FESTIVAL	21.58
			68		MEALS-STRIKE TEAM RESPONSE	12.80
			7107		OFFICE SUPPLIES	8.97
			71660		WASHER REPAIRS	348.01
			7304230		SMALL TOOLS	84.14
			74847		WORK GLOVES	10.80
			7523885315		PAPA SEMINAR	100.00
			7523886593		PAPA SEMINAR	100.00
			75485		PAINT & TOOLS	62.12
			761378		FITNESS EQUIPMENT	83.80
			76206		TOILET RPAIR VALVE	8.08
			76362		YARD STOCK	50.25
			7756		OFFICE NAME SIGN	21.60
			7757		OFFICE DOOR SIGN	79.00
			790542450-001		BUSINESS CARDS	70.80
			8136-5		PAINT	56.78
			81600		FACILITY SUPPLIES	106.33
			819950		AUTO PARTS	118.32

Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description	Amount
110105	10/13/2015	10001 US BANK	(Continued)			
			8210598		SANTEE BLUEGRASS FESTIVAL	-21.58
			82415		REFUND	-425.00
			85985-190147		ONLINE SUBSCRIPTION	10.00
			86966		BASKETBALL HOOP BRACES	125.72
			9212015		TRANSPORTATION	22.90
			EOV9XP		AIRLINE BAGGAGE FEE	25.00
			F-0149		MEETING SUPPLIES	12.28
			F24065/1		EQUIPMENT REPAIR PARTS	12.31
			F31855/1		PARK SUPPLIES	48.27
			JZN9TV7B53G		CREDIT	-445.00
Total :						15,550.45

1 Vouchers for bank code : ubgen

1 Vouchers in this report

Bank total : 15,550.45

Total vouchers : 15,550.45

Prepared by: *RS Giff*
 Date: 10-13-15
 Approved by: *[Signature]*
 Date: 10-13-15

Bank code :		ubgen									
Voucher	Date	Vendor	Invoice	PO #	Description	Amount					
110106	10/14/2015	12060 ACCOUNTING PRINCIPALS	7328351	51212	TEMP A/P CLERK	1,156.76					
						Total :					1,156.76
110107	10/14/2015	11993 AEP CALIFORNIA LLC	INV0013041	51043	COMMAND MODULE	13,349.56					
						Total :					13,349.56
110108	10/14/2015	10010 ALLIANT INSURANCE SERVICES INC	7/1/15-9/30/15		3RD QTR EVENT INS	656.00					
						Total :					656.00
110109	10/14/2015	11460 ASBURY ENVIRONMENTAL SERVICES	130528736		WASTE OIL DISPOSAL	45.00					
						Total :					45.00
110110	10/14/2015	10018 BENCHMARK LANDSCAPE SVCS INC	121318	51154	LANDSCAPE SERVICES	10,381.00					
			121319	51153	LANDSCAPE SERVICES AREA 2	9,811.37					
						Total :					20,192.37
110111	10/14/2015	12136 BOB MURRAY & ASSOCIATES	6421	51267	PROFESSIONAL SERVICES	4,089.27					
						Total :					4,089.27
110112	10/14/2015	10021 BOUND TREE MEDICAL LLC	81910356	51124	PHARMACEUTICALS	107.64					
			81910357	51124	PHARMACEUTICALS	446.00					
			81910358	51123	EMS SUPPLIES	322.35					
						Total :					875.99
110113	10/14/2015	11169 CALIFORNIA WATERS LLC	12703	51126	FOUNTAIN MAINTENANCE	1,875.00					
			14554	51126	FOUNTAIN MAINTENANCE SEPT	1,525.00					
						Total :					3,400.00
110114	10/14/2015	10299 CARQUEST AUTO PARTS	11102-375799	51063	VEHICLE REPAIR PARTS	46.70					
			11102-375994	51063	VEHICLE REPAIR PARTS	121.34					
						Total :					168.04
110115	10/14/2015	10032 CINTAS CORPORATION #694	694128059-D	51227	CLEANING FLUID DSPNSR SVC	14.69					
			694128059-S	51226	UNIFORM/PARTS CLEANER	79.70					
			694128631	51227	CLEANING FLUID DSPNSR SVC	114.42					

Bank code : ubgen									
Voucher	Date	Vendor	Invoice	PO #	Description	Amount	Total :	Amount	Total :
110115	10/14/2015	10032 CINTAS CORPORATION #694						208.81	208.81
110116	10/14/2015	10050 CITY OF EL CAJON	0000013294		HFTA FEES - 2ND QTR	13,532.00		13,532.00	13,532.00
110117	10/14/2015	10040 COUNTYWIDE MECHANICAL SYSTEMS	H15066626 P15066534 P15066535 P15066536 P15066670	51194 51231 51231 51231 51231	HVAC REPAIRS PLUMBING REPAIRS PLUMBING REPAIRS PLUMBING REPAIRS PLUMBING REPAIRS	1,042.50 753.08 441.30 270.00 780.90		3,287.78	3,287.78
110118	10/14/2015	10333 COX COMMUNICATIONS	094486701		CITY HALL GROUP BILL	2,930.36		2,930.36	2,930.36
110119	10/14/2015	10608 CRISIS HOUSE	083115	51259	CDBG SUBRECIPIENT	457.81		457.81	457.81
110120	10/14/2015	11090 CSE SECURITY INC	1660		SANTEE BLUEGRASS FESTIVAL	1,102.50		1,102.50	1,102.50
110121	10/14/2015	10588 D.E. WILLIAMS SHIELDS	2009386	51198	HELMET SHIELDS	1,036.47		1,036.47	1,036.47
110122	10/14/2015	10449 DAY WIRELESS SYSTEMS	559368-02		SANTEE BLUEGRASS FESTIVAL	160.50		160.50	160.50
110123	10/14/2015	10045 DIAMOND ENVIRONMENTAL SERVICES	0000481821 0000501831	51214 51214	SANTEE BLUEGRASS FESTIVAL PORTABLE TOILET SVC	258.00 118.00		376.00	376.00
110124	10/14/2015	10363 DIAMONDBACK FIRE & RESCUE	12642	51229	EQUIPMENT REPAIR PARTS	978.23		978.23	978.23
110125	10/14/2015	10474 DOCTOR PLAYGROUND INC	S-15 694	51070	PLAYGROUND SURFACING RPR	1,225.00		1,225.00	1,225.00

Bank code : ubgen									
Voucher	Date	Vendor	Invoice	PO #	Description	Amount			
110126	10/14/2015	10055 EMSAR INC	SI-49010		EQUIPMENT MAINTENANCE	1,306.86			
						Total :			1,306.86
110127	10/14/2015	11636 ESCONDIDO GOLF CART CENTER	8261		SANTEE BLUEGRASS FESTIVAL	432.80			
						Total :			432.80
110128	10/14/2015	10057 ESGIL CORPORATION	09/28/15-10/02/15		SHARE OF FEES	12,302.50			
						Total :			12,302.50
110129	10/14/2015	10251 FEDERAL EXPRESS	5-163-19851		SHIPPING CHARGES	20.11			
						Total :			20.11
110130	10/14/2015	10009 FIRE ETC	76289	51028	WILDLAND JACKETS & PANTS	1,523.52			
						Total :			1,523.52
110131	10/14/2015	11083 GARBACZEWSKI, JEFF	092515		EMPLOYEE REIMBURSEMENT	464.37			
						Total :			464.37
110132	10/14/2015	10066 GLOBALSTAR USA LLC	100000006785994		SATELLITE PHONE SVC	44.45			
						Total :			44.45
110133	10/14/2015	10070 HAWTHORNE MACHINERY	PS020030159 SS000177250 SS000177251	51084 51084 51084	EQUIPMENT REPAIR PART VEHICLE REPAIR VEHICLE REPAIR	45.92 657.02 250.99			
						Total :			953.93
110134	10/14/2015	10198 HYDRO SCAPE PRODUCTS	9315468-00 9323497-00 9324933-00 9325209-00 9325576-00 9329495-00 9329746-00	51172 51172 51172 51172 51172 51172 51172	IRRIGATION MATERIALS IRRIGATION MATERIALS IRRIGATION MATERIALS IRRIGATION MATERIALS IRRIGATION MATERIALS IRRIGATION MATERIALS IRRIGATION MATERIALS	111.98 41.26 331.81 9.58 110.82 110.68 770.50			
						Total :			1,486.63
110135	10/14/2015	10151 KONICA MINOLTA BUSINESS	9001740316	51092	COPIER MAINT & USAGE	145.20			

Bank code : ubgen									
Voucher	Date	Vendor	Invoice	PO #	Description	Amount			
110135	10/14/2015	10151	10151 KONICA MINOLTA BUSINESS						
					(Continued)				
110136	10/14/2015	10977	LASTING IMPRESSIONS PRINT	17935	MISC RECEIPTS	145.20	Total :		145.20
110137	10/14/2015	10567	LLOYD'S COLLISION CENTER	6536	VEHICLE REPAIR	299.16	Total :		299.16
110138	10/14/2015	11986	MARION B BORG ENVIRONMENTAL	Santee09	FANITA RANCH CONSULTING SVCS	1,565.78	Total :		1,565.78
				51024		5,460.00	Total :		5,460.00
110139	10/14/2015	10079	MEDICO PROFESSIONAL	1652474	MEDICAL LINEN SVC	22.47			
				1652475	MEDICAL LINEN SVC	17.42			
				1680104	LINEN SERVICE	25.95			
				1680105	LINEN SERVICE	13.93			
						79.77	Total :		79.77
110140	10/14/2015	10507	MITEL LEASING	1333054	MONTHLY RENTAL 124690	117.52	Total :		117.52
110141	10/14/2015	10603	NATIONAL FIRE PROTECTION	6529703Y	FIRE PRVNTN WK MTRLS	326.65	Total :		326.65
110142	10/14/2015	10620	NATIONAL RECREATION AND PARK	103115	MEMBERSHIP RENEWAL	600.00	Total :		600.00
110143	10/14/2015	10308	O'REILLY AUTO PARTS	2968-429686	VEHICLE SUPPLIES	64.74	Total :		64.74
110144	10/14/2015	11522	POSTMASTER EL CAJON	092015	STANDARD MAIL PERMIT #51	225.00	Total :		225.00
110145	10/14/2015	10606	S.D. COUNTY SHERIFF'S DEPT.	08/2015 SHERIFF	08/2015 LAW ENFORCEMENT	1,049,747.41	Total :		1,049,747.41
110146	10/14/2015	12046	SANCON ENGINEERING INC	2	CITYWIDE CMP LINING/REHAB	155,072.69	Total :		155,072.69
				2R	RETENTION	-7,753.63			-7,753.63

Voucher	Date	Vendor	Invoice	PO #	Description	Amount
Bank code :	ubgen					
110146	10/14/2015	12046 SANCON ENGINEERING INC				
110147	10/14/2015	10212 SANTEE SCHOOL DISTRICT	S-134	51143	DAY CAMP TRANSPORTATION	3,323.00
					Total :	147,319.06
110148	10/14/2015	10314 SOUTH COAST EMERGENCY VEHICLE	477289	51105	VEHICLE REPAIR PART	150.26
			477312	51105	VEHICLE REPAIR PART	738.16
			477356	51244	EQUIPMENT REPAIR PART	2,832.89
					Total :	3,721.31
110149	10/14/2015	10217 STAPLES ADVANTAGE	3277970391	51144	OFFICE SUPPLIES	30.79
			3277970402	51171	OFFICE SUPPLIES	4.34
			3278107416	51168	OFFICE SUPPLIES	110.30
			3278266722	51106	OFFICE SUPPLIES	196.52
					Total :	341.95
110150	10/14/2015	11152 TERRY SHAW PAINTING	16	51207	PAINTING	1,512.71
					Total :	1,512.71
110151	10/14/2015	10126 THE LIGHTHOUSE INC	0186040	51147	ELECTRICAL PARTS FOR STOCK	130.30
			0186439	51258	VEHICLE LIGHTBARS	800.06
					Total :	930.36
110152	10/14/2015	10158 THE SOCO GROUP INC	0212443-IN	51149	DELIVERED FUEL	996.67
			CL52700	51148	FLEET CARD FUELING	1,534.83
					Total :	2,531.50
110153	10/14/2015	10479 TIRE CENTERS LLC	8720160457	51150	TIRES	464.83
					Total :	464.83
110154	10/14/2015	10431 TOWN & COUNTRY PRINTERS	51356		SANTEE BLUEGRASS FESTIVAL	285.81
					Total :	285.81
110155	10/14/2015	11194 USAFACT INC	2476247-IN		BACKGROUND CHECK	117.51
					Total :	117.51
110156	10/14/2015	10211 VISION INTERNET PROVIDERS	31096		WEB HOSTING	200.00

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description	Amount	
110156	10/14/2015	10211 VISION INTERNET PROVIDERS	(Continued)			200.00	
110157	10/14/2015	10318 ZOLL MEDICAL CORPORATION	2287741	51156	EMS SUPPLIES	367.20	
110158	10/14/2015	10522 ZUMAR INDUSTRIES INC	0160879	51187	SIGNS	496.80	
53 Vouchers for bank code : ubgen						Total :	367.20
53 Vouchers in this report						Total :	496.80
Bank total :						1,308,006.89	
Total vouchers :						1,308,006.89	

Prepared by: 
 Date: 10-14-15
 Approved by: 
 Date: 10-14-15

Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description	Amount
110159	10/15/2015	10508 LIFE INSURANCE COMPANY OF	October 2015		LIFE INSURANCE	2,596.64
					Total :	2,596.64
110160	10/15/2015	10779 NATIONAL BENEFIT SERVICES LLC	PPE 10/07/15		FLEXIBLE SPENDING ACCOUNT	1,890.82
					Total :	1,890.82
110161	10/15/2015	10784 NATIONAL UNION FIRE INSURANCE	October 2015		VOLUNTARY AD&D	117.86
					Total :	117.86
110162	10/15/2015	10353 PERS	10 15 3		RETIREMENT PAYMENT	91,780.02
					Total :	91,780.02
110163	10/15/2015	10335 SAN DIEGO FIREFIGHTERS FEDERAL	October 2015		LONG TERM DISABILITY-SAFETY	936.00
					Total :	936.00
110164	10/15/2015	10424 SANTEE FIREFIGHTERS	PPE 10/07/15		DUES/PEC/BENEVOLENT/BC EXP	2,472.99
					Total :	2,472.99
110165	10/15/2015	10776 STATE OF CALIFORNIA	PPE 10/07/15		WITHHOLDING ORDER	267.69
					Total :	267.69
110166	10/15/2015	10783 UNITED WAY OF SAN DIEGO COUNTY	October 2015		UNITED WAY	102.00
					Total :	102.00
110167	10/15/2015	10001 US BANK	PPE 10/07/15		PARS RETIREMENT	755.60
					Total :	755.60
110168	10/15/2015	10959 VANTAGE TRANSFER AGENT/457	PPE 10/07/15		ICMA - 457	27,958.19
					Total :	27,958.19
110169	10/15/2015	10782 VANTAGEPOINT TRNSFR AGT/801801	PPE 10/07/15		RETIREE HEALTH SAVINGS ACCOUNT	3,406.42
					Total :	3,406.42
11 Vouchers for bank code : ubgen						Bank total : 132,284.23
11 Vouchers in this report						Total vouchers : 132,284.23

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description	Amount
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Prepared by: 
 Date: 10-15-2015

Approved by: 
 Date: 10-15-15

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description	Amount
52632	10/19/2015	10955 DEPARTMENT OF THE TREASURY	PPE 10/07/15		FEDERAL WITHHOLDING TAX	70,035.78
					Total :	70,035.78
52659	10/19/2015	10956 FRANCHISE TAX BOARD	PPE 10/07/15		CA STATE TAX WITHHELD	19,901.92
					Total :	19,901.92
					Bank total :	89,937.70
					Total vouchers :	89,937.70

2 Vouchers for bank code : ubgen

2 Vouchers in this report

Prepared by: 
Date: 10-15-2015

Approved by: 
Date: 10-15-15

City of Santee
COUNCIL AGENDA STATEMENT

1C

MEETING DATE October 28, 2015

AGENDA ITEM NO.

ITEM TITLE APPROVAL OF THE EXPENDITURE OF \$54,863.35 FOR SEPTEMBER 2015 LEGAL SERVICES AND RELATED COSTS

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

SUMMARY

Legal service billings proposed for payment for the month of September 2015 total \$54,863.35 as follows:

- 1) General Retainer Services - \$13,121.56
- 2) Labor & Employment - \$2,368.18
- 3) Litigation & Claims-General Fund - \$1,707.36
- 4) Special Projects-General Fund - \$4,555.44
- 5) Litigation & Claims-Other Funds - \$355.47
- 6) Manufactured Home Fair Practices Commission - \$600.30
- 7) CDC Successor Agency Bond Proceeds (Prospect Ave. Enhancements) - \$3,089.80
- 8) Applicant Initiated Projects - \$29,065.24

FINANCIAL STATEMENT *tm*

	<u>AMOUNT</u>	<u>BALANCE</u>
General Fund:		
Adopted Budget	\$ 418,000.00	
Revised Budget	\$ 418,000.00	
Prior Expenditures	(57,503.60)	
Current Request	(21,752.54)	\$ 338,743.86
Other Funds (excluding applicant initiated items):		
Adopted Budget	\$ 60,000.00	
Revised Budget	\$ 67,053.67	
Prior Expenditures	(5,590.88)	
Current Request	(4,045.57)	\$ 57,417.22

CITY ATTORNEY REVIEW N/A Completed

RECOMMENDATION *R*

Approve the expenditure of \$54,863.35 for September 2015 legal services and related costs.

ATTACHMENT (Listed Below)

Legal Services Billing Summary

LEGAL SERVICES BILLING SUMMARY
FY 2015-16

Category	Adopted Budget	Revised Budget	Spent Year to Date	Available Balance	Current Request	
					Mo/Yr	Amount
General Fund:						
General / Retainer	\$ 162,000.00	\$ 162,000.00	\$ 26,217.08	\$ 135,782.92	Sep-15	\$ 13,121.56
Labor & Employment	50,000.00	50,000.00	17,374.19	32,625.81	Sep-15	2,368.18
Litigation & Claims	70,000.00	70,000.00	4,000.27	65,999.73	Sep-15	1,707.36
Special Projects	136,000.00	136,000.00	9,912.06	126,087.94	Sep-15	4,555.44
Total	\$ 418,000.00	\$ 418,000.00	\$ 57,503.60	\$ 360,496.40		\$ 21,752.54
Other City Funds:						
Litigation & Claims	\$ 50,000.00	\$ 50,000.00	\$ 1,316.03	\$ 48,683.97	Sep-15	\$ 355.47
MHFP Commission	10,000.00	10,000.00	310.98	9,689.02	Sep-15	600.30
Total	\$ 60,000.00	\$ 60,000.00	\$ 1,627.01	\$ 58,372.99		\$ 955.77
CDC Successor Agency Bond Proceeds:						
Prospect Avenue Project	\$ -	\$ 7,053.67	\$ 3,963.87	\$ 3,089.80	Sep-15	\$ 3,089.80

LEGAL SERVICES BILLING SUMMARY
FY 2015-16

Category	Adopted Budget	Revised Budget	Spent Year to Date	Available Balance	Mo/Yr	Current Request Amount
Applicant-initiated (paid from developer/applicant deposits)						
Cheyenne Development	n/a	n/a	\$ 2,920.50	n/a	Sep-15	\$ 1,336.20
Sky Ranch	n/a	n/a	-	n/a	Sep-15	2,747.32
Castlerock	n/a	n/a	2,789.00	n/a	Sep-15	236.00
El Nopal Estates II	n/a	n/a	639.50	n/a	Sep-15	715.50
Wal-Mart	n/a	n/a	147.50	n/a	Sep-15	295.00
Fanita (HomeFed)	n/a	n/a	7,301.87	n/a	Sep-15	6,873.50
Mission Gorge Retail Bldg.	n/a	n/a	1,014.00	n/a	Sep-15	-
Santee 50	n/a	n/a	1,528.50	n/a	Sep-15	595.00
Helix Environmental	n/a	n/a	1,283.00	n/a	Sep-15	-
Village Run Homes	n/a	n/a	236.00	n/a	Sep-15	-
Vision Systems	n/a	n/a	914.50	n/a	Sep-15	442.50
Sonic CUP Modification	n/a	n/a	88.50	n/a	Sep-15	-
Rockvill Self Storage	n/a	n/a	206.50	n/a	Sep-15	2,516.17
Karl Strauss	n/a	n/a	383.50	n/a	Sep-15	4,154.05
Davisson Multi-Family	n/a	n/a	-	n/a	Sep-15	1,858.50
Prospect Estates	n/a	n/a	564.50	n/a	Sep-15	1,956.00
Braverman Drive	n/a	n/a	-	n/a	Sep-15	5,192.00
Heaney Properties	n/a	n/a	-	n/a	Sep-15	147.50
Total			\$ 20,211.37			\$ 29,065.24
Total Previously Spent to Date						
FY 2015-16						
General Fund	\$ 57,503.60					\$ 21,752.54
Other City Funds	1,627.01					955.77
CDCSA Bond Proceeds	3,963.87					3,089.80
Applicant Deposits	20,211.37					29,065.24
Total	\$ 83,305.85					\$ 54,863.35

ORDINANCE NO.

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTEE,
CALIFORNIA, AMENDING CHAPTER 17.36 “LANDSCAPE AND IRRIGATION
REGULATIONS” OF THE SANTEE MUNICIPAL CODE TO CONFORM WITH
CHANGES TO THE CALIFORNIA MODEL WATER EFFICIENT LANDSCAPE
ORDINANCE AND A DETERMINATION OF A CATEGORICAL EXEMPTION
PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT**

CASE FILE: ZONE CODE AMENDMENT ZA2015-2

WHEREAS, the State of California Department of Water Resources has prepared Model Water Efficient Landscape Ordinance; and

WHEREAS, California Government Code Section 65595 requires jurisdictions to adopt the Model Water Efficient Landscape Ordinance or a local ordinance that is at least as effective at conserving water; and

WHEREAS, on December 9, 2009, the Santee City Council adopted an ordinance amending the Santee Municipal Code to add Chapter, 17.36, entitled Landscape and Irrigation Regulations; and

WHEREAS, the City of Santee (“City”) prepared Landscape Guidelines to provide further information for project applicants in the implementation of the ordinance; and

WHEREAS, on April 1, 2015, the governor issued Executive Order B-29-15 directing the Department of Water Resources to update the Model Water Efficient Landscape Ordinance to increase water efficiency standards for new and existing landscapes through more efficient irrigation systems, greywater usage, onsite storm water capture, and by limiting the portion of landscapes that can be covered in turf; and

WHEREAS, on July 9, 2015, the Department of Water Resources adopted an amended Water Efficient Landscape Ordinance in accordance with Executive Order B-29-15; and

WHEREAS, cities and counties are required to adopt the amended Model Water Efficient Landscape Ordinance or a local ordinance that is at least as effective at conserving water by December 1, 2015; and

WHEREAS, Policy 3.2 of the Land Use Element of the Santee General Plan states that the City should encourage the development and use of recycled water for appropriate land uses to encourage the conservation of, and reduce demand for, potable water; and

WHEREAS, Policy 11.2 of the Land Use Element of the Santee General Plan states that the City should maintain, and update as needed, the design standards for landscaping and site planning to provide guidelines for future developments; and

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WHEREAS, Policy 3.1 of the Conservation Element of the General Plan states that the City should encourage the use of drought-resistant vegetation and encourage the use of recycled water for irrigation for both private development as well as public projects and facilities; and

WHEREAS, Section 8.5(9) of the Conservation Element of the General Plan states that the City shall actively support programs that promote water conservation throughout the City; and

WHEREAS, the City of Santee Water Efficient Landscape Ordinance is at least as effective at conserving water as the State Model Water Efficient Landscape Ordinance because it: (1) is applicable to all landscapes identified in the State Model Ordinance, (2) requires the most efficient and appropriate irrigation equipment, (3) requires submittal of Landscape Documentation and Certificate of Completion Packages consistent with the State Model Ordinance, (4) requires irrigation scheduling based on evapotranspiration data or soil moisture sensors, (5) establishes a Maximum Applied Water Allowance (MAWA) consistent with the State Ordinance MAWA formula, (6) prohibits overspray and runoff, (7) requires the use of recycled water where it is available, (8) requires soil assessment, and (9) incorporates monitoring and enforcement mechanisms such as a tiered rate structure, penalties for water waste, water use analysis, and water audits that are implemented by the local water purveyors; and

WHEREAS, the amendment of Chapter 17.36 of the Santee Municipal Code, the Zoning Ordinance, is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15308 of State CEQA Guidelines, because the Santee Water Efficient Landscape Ordinance will assure the maintenance, restoration, enhancement, or protection of the environment by conserving water through an ordinance that establishes water budgets for most new development, encourages the use of water saving technologies, and prohibits runoff and overspray for existing and new development consistent with the State Model Water Efficient Landscape Ordinance; and

WHEREAS, on October 14, 2015, the City Council held a duly advertised Public Hearing on the Zone Code Amendment (ZA2015-2); and

WHEREAS, the City Council has considered all information related to this matter, as presented at the public meeting of the City Council, including supporting reports, and any information provided during public meetings.

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

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Section 1. Chapter 17.36 of the Santee Municipal Code, the Zoning Ordinance, is hereby amended to read as follows:

Chapter 17.36 LANDSCAPE AND IRRIGATION REGULATIONS

Sections:

17.36.010	Purpose and General Plan Consistency.
17.36.020	Applicability.
17.36.030	Definitions.
17.36.040	Provisions for New Construction or Rehabilitated Landscapes.
17.36.050	Provisions for Existing Landscapes.
17.36.060	Recycled Water.
17.36.070	Stormwater Management.
17.36.080	Water Waste Prevention.
17.36.090	Penalties.
17.36.100	General Landscape Standards.
17.36.110	Public Education.

17.36.010 Purpose and general plan consistency.

A. The city of Santee has found:

1. That the city of Santee is required by California Assembly Bill 1881 to adopt a water efficient landscape ordinance that is at least as effective at conserving water as the California Model Water Efficient Landscape Ordinance;

2. That some areas of the city of Santee have an established recycled water infrastructure;

3. That water purveyors with service areas within the city of Santee with water budget-based allocations and tiered rate structures allow the city of Santee to document water use in landscapes;

4. That current local design practices in new landscapes typically already achieve the State Model Water Efficient Landscape Ordinance water use goals in many cases;

5. That most city services are metered and all new construction will be metered where service is available from local water purveyors;

6. That landscape plan submittal and review has been a long standing practice in the city of Santee;

7. That the local water purveyors are implementing tiered-rate billing, water budgeting, public education programs, and enforcement of water waste prohibitions for all existing and new metered landscape areas throughout their service areas, which include the majority of the city of Santee;

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8. Implementation of tiered rate structures by the local water purveyors have resulted in a reduction in water use that exceeds the target reduction established by the San Diego County Water Authority;

9. That those areas of the city of Santee that are not located within the service areas of the local water purveyors obtain water service through existing groundwater supplies;

10. Over irrigating landscaping can potentially wash pollutants into the storm drain system. By contrast appropriately designed and managed landscaping can be used to treat and/or infiltrate stormwater before it is discharged to the storm drain system;

11. That this ordinance is consistent with the policies established by the land use element of the general plan in that it encourages the use of recycled water and is an update of the landscape design standards for future development;

12. That this ordinance is consistent with the policies established by the conservation element of the general plan in that it encourages the use of drought-resistant vegetation and recycled water for irrigation for private development as well as public projects and facilities;

13. That this ordinance is at least as effective at conserving water as the State Model Water Efficient Landscape Ordinance because:

a. This ordinance is applicable to all landscapes identified in the applicability section of the State Model Ordinance;

b. This ordinance requires the most efficient and appropriate irrigation equipment and the irrigation design plan encourages the use of improved technology;

c. This ordinance requires that irrigation scheduling shall be based on reliable reference evapotranspiration (ET_0) data or soil moisture sensors;

d. This ordinance establishes a maximum applied water allowance (MAWA) based on an evapotranspiration adjustment factor (ETAF) of 0.55 for residential landscapes, 0.45 for non-residential landscapes, and 1.0 for new and existing (non-rehabilitated) Special Landscape Areas;

e. This ordinance prohibits overspray and requires that new landscape areas be designed to retain storm runoff, including from impervious surfaces such as roofs and paved surfaces, and allow rainfall to permeate through soil;

f. This ordinance includes audit and maintenance provisions that meet the minimum requirements of the State Model Ordinance;

g. This ordinance requires a landscape documentation package that complies with State Model Ordinance requirements and as part of this package plants are grouped into hydrozones;

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h. This ordinance requires the use of recycled water where it is available;

i. This ordinance requires a minimum of three inches of mulch in all landscape areas except for those which contain turf or creeping or rooting groundcovers as specified in the State Model Ordinance;

j. This ordinance requires that the soil be assessed and amended if necessary prior to planting;

k. This ordinance incorporates mechanisms such as a tiered rate structure by local water purveyors, penalties for water waste, and allows irrigation surveys and audits, and water use analyses to ensure compliance with requirements of this ordinance.

l. Landscape guidelines have been drafted to provide further information for project applicants in the implementation of the ordinance.

B. The state legislature has found:

1. That the waters of the state of California are of limited supply and are subject to ever increasing demands;

2. That continuation of California's economic prosperity is dependent on the availability of adequate supplies of water for future uses;

3. That it is the policy of the state to promote the conservation and efficient use of water and to prevent the waste of this valuable resource;

4. That landscapes are essential to the quality of life in the city of Santee by providing areas for active and passive recreation and as an enhancement to the environment by cleaning air and water, preventing erosion, offering fire protection, and replacing ecosystems lost to development;

5. That landscape design, installation, maintenance and management can and should be water efficient;

6. That Section 2 of Article X of the California Constitution specifies that the right to use water is limited to the amount reasonably required for the beneficial use to be served and the right does not and shall not extend to waste or unreasonable method of use.

C. Consistent with these findings, the purpose of the City of Santee Water Efficient Landscape Ordinance is to establish an alternative ordinance at least as effective as the State Model Ordinance in the context of conditions in the city of Santee, in order to:

1. Promote the values and benefits of landscaping practices that integrate storm water runoff retention and go beyond the conservation and efficient use of water;

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2. Establish a structure for planning, designing, installing, maintaining and managing water efficient landscapes in new construction and rehabilitated projects by encouraging the use of a watershed approach that requires cross-sector collaboration of industry, government and property owners to achieve the many benefits possible;

3. Establish provisions for water management practices and water waste prevention for existing landscapes;

4. Use water efficiently without waste by setting a maximum applied water allowance as an upper limit for water use and reduce water use to the lowest practical amount;

5. Promote the benefits of consistent landscape ordinances with neighboring local and regional agencies;

6. Encourage the use of economic incentives that promote the efficient use of water, such as implementing a tiered-rate structure.

D. Landscapes that are planned, designed, installed, managed and maintained with the watershed based approach can improve California's environmental conditions and provide benefits and realize sustainability goals. Such landscapes will make the urban environment resilient in the face of climatic extremes. Consistent with the legislative findings and purpose of the Ordinance, conditions in the urban setting will be improved by:

1. Creating the conditions to support life in the soil by reducing compaction, incorporating organic matter that increases water retention, and promoting productive plant growth that leads to more carbon storage, oxygen production, shade, habitat and esthetic benefits.

2. Minimizing energy use by reducing irrigation water requirements, reducing reliance on petroleum based fertilizers and pesticides, and planting climate appropriate shade trees in urban areas.

3. Conserving water by capturing and reusing rainwater and graywater wherever possible and selecting climate appropriate plants that need minimal supplemental water after establishment.

4. Protecting air and water quality by reducing power equipment use and landfill disposal trips, selecting recycled and locally sourced materials, and using compost, mulch and efficient irrigation equipment to prevent erosion.

5. Protecting existing habitat and creating new habitat by choosing local native plants, climate adapted non-natives and avoiding invasive plants. Utilizing integrated pest management with least toxic methods as the first course of action.

17.36.020 Applicability.

A. This ordinance shall apply to all of the following landscape projects:

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1. New development projects with an aggregate landscape area equal to or greater than 500 square feet requiring a building or landscape permit, plan check or design review;

2. Rehabilitated landscape projects with an aggregate landscape area equal to or greater than 2,500 square feet requiring a building or landscape permit, plan check, or design review;

3. Existing landscapes limited to Section 17.36.050 of this chapter;

4. Cemeteries. Recognizing the special landscape management needs of cemeteries, the applicability of this chapter to new and rehabilitated cemeteries is limited to Section 17.36.040 and the applicability of this chapter to existing cemeteries is limited to Section 17.36.050.

B. Any project with an aggregate landscape area of 2,500 square feet or less may comply with the performance requirements of this ordinance or conform to the prescriptive measures contained in Appendix D of the City of Santee Water Efficient Landscape Guidelines.

C. For projects using treated or untreated graywater or rainwater captured on site, any lot or parcel within the project that has less than 2500 sq. ft. of landscape and meets the lot or parcel's landscape water requirement (Estimated Total Water Use) entirely with treated or untreated graywater or through stored rainwater captured on site is subject only to Appendix D section (5) of the City of Santee Water Efficient Landscape Guidelines.

D. This ordinance does not apply to:

1. Registered local, state or federal historical sites;

2. Ecological restoration projects that do not require a permanent irrigation system;

3. Mined-land reclamation projects that do not require a permanent irrigation system; or

4. Existing plant collections, as part of botanical gardens and arboretums open to the public.

17.36.030 Definitions.

The following are definitions of terms contained in this chapter:

"Applied water" means the portion of water supplied by the irrigation system to the landscape.

"Automatic irrigation controller" means a timing device used to remotely control valves that operate an irrigation system. Automatic irrigation controllers are able to self-

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adjust and schedule irrigation events using either evapotranspiration (weather-based) or soil moisture data.

“Best management practices (BMPs)” means schedules of activities, prohibitions of practices, training and education, maintenance procedures, and other management practices to prevent or reduce the discharge of pollution to surface and groundwater. BMPs include, without limitation, treatment requirements, operating procedures, and practices to control urban runoff, spillage or leaks, sludge or waste disposal, or drainage from raw material storage.

“Certificate of completion” means the document required under Section 17.36.130.

“Certified landscape irrigation auditor” means a person certified to perform landscape irrigation audits by an accredited academic institution, a professional trade organization or other program such as the US Environmental Protection Agency’s WaterSense irrigation auditor certification program and Irrigation Association’s Certified Landscape Irrigation Auditor program.

“City” means the city of Santee.

“Compost” means the safe and stable product of controlled biologic decomposition of organic materials that is beneficial to plant growth.

“Distribution uniformity” means the measure of the uniformity of irrigation water over a defined area.

“Ecological restoration project” means a project where the site is intentionally altered to establish a defined, indigenous, historic ecosystem.

“Established landscape” means the point at which plants in the landscape have developed significant root growth into the soil. Typically, most plants are established after one or two years of growth.

“Establishment period of the plants” means the first year after installing the plant in the landscape or the first two years if irrigation will be terminated after establishment. Typically, most plants are established after one or two years of growth. Native habitat mitigation areas and trees may need three to five years for establishment.

“ET adjustment factor” (ETAF) means a factor of 0.55 for residential areas and 0.45 for non-residential areas, that, when applied to reference evapotranspiration, adjusts for plant factors and irrigation efficiency, two major influences upon the amount of water that needs to be applied to the landscape. The ETAF for new and existing (non-rehabilitated) special landscape areas shall not exceed 1.0. The ETAF for existing (non-rehabilitated) landscapes is 0.8.

“Evapotranspiration rate” means the quantity of water evaporated from adjacent soil and other surfaces and transpired by plants during a specified time.

“Friable” means a soil condition that is easily crumbled or loosely compacted down to a minimum depth per planting material requirements, whereby the root structure of newly planted material will be allowed to spread unimpeded.

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"Graywater" means untreated wastewater that has not been contaminated by any toilet discharge, has not been affected by infectious, contaminated, or unhealthy bodily wastes, and does not present a threat from contamination by unhealthful processing, manufacturing, or operating wastes. "Graywater" includes, but is not limited to, wastewater from bathtubs, showers, bathroom washbasins, clothes washing machines, and laundry tubs, but does not include wastewater from kitchen sinks or dishwashers. Health and Safety Code Section 17922.12.

"Hardscapes" means any durable material (pervious and non-pervious).

"Hydrozone" means a portion of the landscaped area having plants with similar water needs. A hydrozone may be irrigated or non-irrigated.

"Integrated Pest Management (IPM)" means an effective and environmentally sensitive approach to pest management that is focused towards prevention, and natural controls as opposed to pesticides. IPM programs use current, comprehensive information on the life cycles of pests and their interaction with the environment. This information, in combination with available pest control methods, is used to manage pest damage by the most economical means, and with the least possible hazard to people, property, and the environment.

"Irrigation audit" means an in-depth evaluation of the performance of an irrigation system conducted by a certified landscape irrigation auditor. An irrigation audit includes, but is not limited to: inspection, system tune-up, system test with distribution uniformity or emission uniformity, reporting overspray or runoff that causes overland flow, and preparation of an irrigation schedule. The audit must be conducted in a manner consistent with the Irrigation Association's Landscape Irrigation Auditor Certification program or other U.S. Environmental Protection Agency "Watersense" labeled auditing program.

"Irrigation efficiency" (IE) means the measurement of the amount of water beneficially used divided by the amount of water applied. Irrigation efficiency is derived from measurements and estimates of irrigation system characteristics and management practices. The irrigation efficiencies for purposes of this ordinance are 0.75 for overhead spray devices and 0.81 for drip systems.

"Irrigation survey" means an evaluation of an irrigation system that is less detailed than an irrigation audit. An irrigation survey includes, but is not limited to: inspection, system test, and written recommendations to improve performance of the irrigation system.

"Irrigation water use analysis" means an analysis of water use data based on meter readings and billing data.

"Landscape area" means all the planting areas, turf areas, and water features in a landscape design plan subject to the maximum applied water allowance calculation. The landscape area does not include footprints of buildings or structures, sidewalks, driveways, parking lots, decks, patios, gravel or stone walks, other pervious or non-pervious hardscapes, and other non-irrigated areas designated for non-development (e.g., open spaces and existing native vegetation).

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“Landscape contractor” means a person licensed by the state of California to construct, maintain, repair, install, or subcontract the development of landscape systems.

“Landscape documentation package” means the documents required under Section 17.36.040.

“Landscape guidelines” means the city of Santee landscape guidelines for implementation of the City of Santee Water Efficient Landscape Ordinance.

“Landscape project” means total area of landscape in a project as defined in “landscape area” for the purposes of this ordinance, meeting requirements under Section 17.36.020.

“Local water purveyor” means any entity, including a public agency, city, county or private water company that provides retail water service.

“Maximum applied water allowance” (MAWA) means the upper limit of annual applied water for the established landscaped area as specified in Section 3.B of the guidelines for implementation of the City of Santee Water Efficient Landscape Ordinance. It is based upon the area’s reference evapotranspiration, the ET adjustment factor, and the size of the landscape area. The estimated total water use shall not exceed the maximum applied water allowance. Special landscape areas, including recreation areas, areas permanently and solely dedicated to edible plants such as orchards and vegetable gardens, and areas irrigated with recycled water are subject to the MAWA with an ETAF not to exceed 1.0. $MAWA = (ET_o) (0.62) [(ETAF \times LA) + ((1 - ETAF) \times SLA)]$.

“Mined-land reclamation projects” means any surface mining operation with a reclamation plan approved in accordance with the Surface Mining and Reclamation Act of 1975.

“New construction” means, for the purposes of this ordinance, a new building with a landscape or other new landscape, such as a park, playground, or greenbelt without an associated building.

“Non-Residential Landscape” means landscapes in commercial, institutional, industrial and public settings that may have areas designated for recreation or public assembly. It also includes portions of common areas of common interest developments with designated recreational areas.

“Permit” means an authorizing document issued by local agencies for new construction or rehabilitated landscapes.

“Pervious” means any surface or material that allows the passage of water through the material and into the underlying soil.

“Plant factor” or “plant water use factor” is a factor, when multiplied by ET_o , that estimates the amount of water needed by plants. For purposes of this ordinance, the plant factor range for very low water use plants is 0 to 0.1, the plant factor range for low water use plants is 0.1 to 0.3, the plant factor range for moderate water use plants is 0.4 to 0.6, and the plant factor range for high water use plants is 0.7 to 1.0. Plant factors cited in this ordinance are derived from the publication “Water Use Classification of

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Landscape Species.” Plant factors may also be obtained from horticultural researchers from academic institutions or professional associations as approved by the California Department of Water Resources (DWR).

“Project applicant” means the individual or entity submitting a landscape documentation package required under Section 3 of the landscape guidelines, to request a permit, plan check, or design review from the city. A project applicant may be the property owner or his or her designee.

“Record drawing” or “as-builts” means a set of reproducible drawings which show significant changes in the work made during construction and which are usually based on drawings marked up in the field and other data furnished by the contractor.

“Recreational area” means areas, excluding private single family residential areas, designated for active play, recreation or public assembly such as in parks, sports fields, picnic grounds, amphitheaters and or golf courses tees, fairways, roughs, surrounds and greens.

“Recycled water” means treated or recycled waste water of a quality suitable for non-potable uses such as landscape irrigation and water features. This water is not intended for human consumption.

“Reference evapotranspiration” or “ET_o” means a standard measurement of environmental parameters which affect the water use of plants. ET_o is expressed in inches per day, month, or year as represented in Appendix A of the landscape guidelines, and is an estimate of the evapotranspiration of a large field of four- to seven-inch tall, cool-season grass that is well watered. Reference evapotranspiration is used as the basis of determining the maximum applied water allowance so that regional differences in climate can be accommodated.

“Rehabilitated landscape” means any re-landscaping project that requires a permit, plan check, or design review, meets the requirements of Section 17.36.020, and the modified landscape area is equal to or greater than two thousand five hundred square feet.

“Residential landscape” means landscapes surrounding single or multifamily homes.

“Runoff” means water which is not absorbed by the soil or landscape to which it is applied and flows from the landscape area. For example, runoff may result from water that is applied at too great a rate (application rate exceeds infiltration rate) or when there is a slope.

“Special landscape area” (SLA) means an area of the landscape dedicated solely to edible plants, recreational areas, areas irrigated with recycled water, or water features using recycled water.

“Turf” means a ground cover surface of mowed grass. Annual bluegrass, Kentucky bluegrass, Perennial ryegrass, Red fescue, and Tall fescue are cool-season grasses. Bermudagrass, Kikuyugrass, Seashore Paspalum, St. Augustinegrass, Zoysiagrass, and Buffalo grass are warm-season grasses.

“Valve” means a device used to control the flow of water in the irrigation system.

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“Water feature” means a design element where open water performs an aesthetic or recreational function. Water features include ponds, lakes, waterfalls, fountains, artificial streams, spas, and swimming pools (where water is artificially supplied). The surface area of water features is included in the high water use hydrozone of the landscape area. Constructed wetlands used for on-site wastewater treatment or stormwater best management practices that are not irrigated and used solely for water treatment or stormwater retention are not water features and, therefore, are not subject to the water budget calculation.

17.36.040 Provisions for new construction or rehabilitated landscapes.

A. The city will collaborate with the water purveyors that provide water to Santee to define each entity’s specific responsibilities relating to this ordinance.

B. The landscape documentation package shall be submitted by the project applicant to the city for review and approval with appropriate water use calculations. Water use calculations shall be consistent with calculations contained in the landscape guidelines and shall be provided to the local water purveyors as appropriate, under procedures determined by the city. Submittal requirements for a landscape documentation package include the water efficient landscape worksheet, soil management report, landscape design plan, irrigation design plan, and grading design plan, if applicable. Further information on the landscape documentation package can be found in the landscape guidelines.

C. A certificate of completion package and supporting documentation as specified in the landscape guidelines shall be submitted by the project applicant to the city for review and copy of the approved certificate of completion shall be provided to the local water purveyor. The city shall approve or deny the certificate of completion prior to final inspection and permit closure. If the certificate of completion is denied, the city shall provide information to the project applicant regarding reapplication, appeal, or other assistance. Submittal requirements for the certificate of completion package include the certificate of completion, irrigation schedule, landscape and irrigation maintenance schedule, irrigation survey, and as-built drawings, if applicable. Further information on the certificate of completion package can be found in the landscape guidelines.

17.36.050 Provisions for existing landscapes.

A. The city will collaborate with the water purveyors that provide water to Santee to define each entity’s specific responsibilities relating to this ordinance. Water users are advised to consult with water purveyors regarding additional usage regulations that may apply.

B. Irrigation Audit, Irrigation Survey, and Irrigation Water Use Analysis. This subsection shall apply to all existing landscapes that were installed before December 1, 2015 and are over one acre in size.

1. For all landscapes in this subsection that have a water meter, the city or the local water purveyor shall administer programs that may include, but not be limited

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to, irrigation water use analyses, irrigation surveys, and irrigation audits to evaluate water use and provide recommendations as necessary to reduce landscape water use to a level that does not exceed the maximum applied water allowance for existing landscapes. The maximum applied water allowance for existing landscapes shall be calculated as: $MAWA = (0.8)(ET_o)(LA)(0.62)$. The local water purveyor may require a lower ETAF for calculating the MAWA of existing landscapes. The stricter of the two ETAF requirements shall be used in the MAWA calculation.

2. For all landscapes in this subsection that do not have a meter, the city or the local water purveyor shall administer programs that may include, but not be limited to, irrigation surveys and irrigation audits to evaluate water use and provide recommendations as necessary in order to prevent water waste.

C. All landscape irrigation audits shall be conducted by a certified landscape irrigation auditor.

17.36.060 Recycled water.

A. The installation of recycled water irrigation systems shall allow for the current and future use of recycled water

B. All recycled water irrigation systems shall be designed and operated in accordance with all applicable local and state laws.

C. Landscapes using recycled water are considered Special Landscape Areas. The ET adjustment factor for new and existing (non-rehabilitated) special landscape areas shall not exceed 1.0.

17.36.070 Stormwater management and rainwater retention.

A. Stormwater management practices, as described in Chapter 13.42, minimize runoff and increase infiltration which recharges groundwater and improves water quality. Stormwater best management practices shall be integrated into the landscape and grading design plans to minimize runoff and to increase on-site rainwater retention and infiltration.

B. All landscape and irrigation shall comply with the requirements of the current city of Santee municipal stormwater permit issued by the San Diego Regional Water Quality Control Board.

C. All planted landscape areas are required to have friable soil to maximize water retention and infiltration. Refer to § 492.6(a)(3).

D. It is strongly recommended that landscape areas be designed for capture and infiltration capacity that is sufficient to prevent runoff from impervious surfaces (i.e. roof and paved areas) from either: the one inch, 24-hour rain event or (2) the 85th percentile, 24-hour rain event, and/or additional capacity as required by any applicable local, regional, state or federal regulation.

ORDINANCE NO.

E. To the maximum extent practicable, all projects shall promote on-site storm water and dry weather runoff capture and use through measures including:

1. Implement design concepts recommended in the San Diego County Low Impact Design Manual

2. Grade impervious surfaces, such as driveways, during construction to drain to vegetated areas.

3. Minimize the area of impervious surfaces such as paved areas, roof and concrete driveways.

4. Incorporate pervious or porous surfaces (e.g., gravel, permeable pavers or blocks, pervious or porous concrete) that minimize runoff.

5. Direct runoff from paved surfaces and roof areas into planting beds or landscaped areas to maximize site water capture and reuse.

6. Incorporate rain gardens, cisterns, and other rain harvesting or catchment systems.

7. Incorporate infiltration beds, swales, basins and drywells to capture storm water and dry weather runoff and increase percolation into the soil.

8. Consider constructed wetlands and ponds that retain water, equalize excess flow, and filter pollutants.

9. Utilize drip irrigation systems.

G. Appropriate stormwater best management practices (BMPs) shall be used during the installation and testing of landscape and irrigation projects.

17.36.080 Water waste prevention.

A. Water waste resulting from inefficient landscape irrigation runoff shall be prevented. Therefore, runoff is prohibited from leaving the target landscape due to low head drainage, overspray, or other similar conditions where water flows onto adjacent property, non-irrigated areas, walks, roadways, parking lots, structures and other non-targeted surfaces.

17.36.090 Penalties.

The city may establish and administer penalties to the project applicant, property owner, or property resident for non-compliance with the ordinance to the extent permitted by law and as stated in Chapter 1.08 of the Santee Municipal Code.

ORDINANCE NO.

17.36.100 Landscape development standards.

A. Residential Landscape Standards. The following site development criteria are intended to provide minimum standards for residential development. These site development standards should be used in conjunction with the landscape design guidelines, which are set forth in the guidelines for implementation of the City of Santee Water Efficient Landscape Ordinance.

1. Front Yard Landscaping. Front yard landscaping for all new single-family and duplex development shall include, at a minimum, one fifteen-gallon size tree, one five-gallon size tree, seeded ground cover, and a permanent irrigation system to be installed by the developer prior to occupancy.

B. Parking Landscape Standards. The following standards shall apply to landscaping for parking areas within the residential, commercial and industrial districts:

1. A minimum of ten percent of the total off-street parking area shall be landscaped with at least one fifteen-gallon minimum size tree with root barrier per each three parking stalls and appropriate ground cover. The parking area shall be computed by adding the areas used for access drives, aisles, stalls, maneuvering, and landscaping within that portion of the premises that is devoted to vehicular parking and circulation.

2. Each unenclosed parking facility shall provide a perimeter landscaped strip at least five feet wide (inside dimension) where the facility adjoins a side property line, unless specifically waived by the director. The perimeter landscaped strip may include any landscaped yard or landscaped area otherwise required, and shall be continuous, except for required access to the site or to the parking facility.

3. All landscaping shall be continuously maintained free of weeds, debris or litter.

4. Where feasible, infiltration BMPs shall be integrated into the landscape design to reduce the quantity and velocity of storm water discharging to the MS4 from the parking or loading facility.

C. General Landscape Standards. Unless stated otherwise within this code, the following landscape standards shall be met for all developments:

1. All setbacks, parkways, and non-work areas shall be landscaped.

2. The visibility of decorative water features, including but not limited to, ponds, decorative fountains, basins, reflective pools, and spray/mist fountains should be confined to areas of high visibility and high use. Re-circulating water shall be used for all decorative water features. All such features shall be designed such that they present a positive visual statement when water is not available.

ORDINANCE NO.

3. Landscape plans which are required pursuant to a development review permit or a conditional use permit shall be required to be prepared and signed by a registered landscape architect unless waived by the director.

4. All groundcover installed pursuant to an approved landscape plan shall provide one hundred percent coverage within nine months of planting or additional landscaping, to be approved by the director, shall be required in order to meet this standard.

5. A bond, equal to the cost of full landscape installation, will be required for a minimum of one year for any project requiring a development review permit or conditional use permit, with the exception of projects for single-family homes. The planning director may waive this requirement provided special circumstances exist which alleviate the need for a bond.

6. Property owners are responsible for the continual maintenance of all landscaped areas on-site and between the property line and the curb. All landscaped areas shall be kept free from weeds and debris and maintained in a healthy, growing condition, and shall receive regular pruning, fertilizing, mowing and trimming. Any damaged, dead, diseased or decaying plant material shall be replaced within thirty days from the date of damage.

7. The director shall prepare, and revise as required, a landscape design manual to assist residents and property owners in understanding the requirements and objectives of the zoning ordinance landscape standards.

8. A combination of berming, landscape materials, low level walls and buildings, shall be used to screen parking areas, loading areas, trash enclosures, and utilities from public view.

9. Walls may be required in landscape areas where they are necessary to screen sensitive uses from adjacent development or provide sound attenuation. Height, placement and design of walls shall be considered as it relates to the surrounding area.

10. Unless otherwise specified within this code, or by conditional use permit all activities, work and storage of materials shall be entirely within an enclosed building. Normal customer or employee parking and temporary provisions are excepted.

17.36.110 Public education.

Education is a critical component to promote the efficient use of water in landscapes. The use of appropriate principles of design, installation, management and maintenance that save water is encouraged in the community.

Section 2. This Ordinance shall become effective thirty (30) days after its adoption.

ORDINANCE NO.

Section 3. The City Clerk is hereby directed to certify the adoption of this ordinance, to file a Notice of Exemption, and cause the same to be published as required by law.

INTRODUCED AND FIRST READ at a Regular Meeting of the City Council of the City of Santee, California, on the 14th day of October, 2015, and thereafter **ADOPTED** at a Regular Meeting of said City Council held on the 28th day of October, 2015, by the following vote to wit:

AYES:

NOES:

ABSENT:

APPROVED:

RANDY VOEPEL, MAYOR

ATTEST:

PATSY BELL, CMC, CITY CLERK

City of Santee
COUNCIL AGENDA STATEMENT

2A

MEETING DATE October 28, 2015

AGENDA ITEM NO.

ITEM TITLE PUBLIC HEARING FOR A GENERAL PLAN AMENDMENT (GPA2015-2) AND ZONE RECLASSIFICATION (R2015-2) TO CHANGE THE LAND USE AND ZONE FROM GENERAL COMMERCIAL TO HIGH DENSITY RESIDENTIAL, TENTATIVE MAP (TM2015-6), DEVELOPMENT REVIEW PERMIT (DR2015-11), VARIANCE (V2015-1), AND MITIGATED NEGATIVE DECLARATION (AEIS2015-21) PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT FOR A 113 RESIDENTIAL CONDOMINIUM DEVELOPMENT AT 7927-7941 MISSION GORGE ROAD. APPLICANT: DAVISSON ENTERPRISES INCORPORATED

DIRECTOR/DEPARTMENT Melanie Kush, Development Services 

SUMMARY An application for development of a 113-unit condominium community with lifestyle amenities (fitness center, "tech" room, pool, dog run) on a 3.78-acre property that would replace two commercial restaurant buildings has been received. The project requires approval of a General Plan Amendment and Amendment to the Zone Base District Map to change the General Commercial land use designation and zone classification to High Density Residential (R-22). The proposed project is 29.8 dwelling units per acre. In addition to a Development Review Permit, the project includes a Tentative Map and a minor setback Variance for a 2-foot encroachment into the setback along Carribean Way. The project is configured in 12 buildings, with recreational amenities centrally located. The units are a mixture one- and two- bedroom units ranging in size from 824 to 1,283 square feet. The existing driveways along Mission Gorge Road would be eliminated; vehicular access would be from Rancho Fanita Drive, with secondary emergency access from Carribean Way. The required 211 on-site parking spaces are provided through a combination of garages, carports, and open parking. Streetscape landscaping would be provided along the site's Mission Gorge Road frontage.

ENVIRONMENTAL REVIEW An Environmental Initial Study, prepared in accordance with the California Environmental Quality Act (CEQA), indicates that the project would have no significant impact on the environment with mitigation. Therefore, a Mitigated Negative Declaration (MND) has been prepared. It was advertised and made available for agency and public review/comment from September 22 through October 22, 2015. Written comments did not raise new issues not fully addressed in the Mitigated Negative Declaration; approval is recommended.

FINANCIAL STATEMENT  Staff cost to process the applications are fully funded by a \$18,500.00 developer deposit.

CITY ATTORNEY REVIEW N/A Completed

RECOMMENDATIONS 

1. Conduct and close the Public Hearing; and
2. Find that General Plan Amendment GPA2015-2, Zone Reclassification R2015-2, Tentative Map TM2015-6, Development Review Permit DR2015-11, Variance V2015-1 and approval of the Mission Gorge Multi-Family project facility will not have a significant effect on the environment with mitigation; approve the Mitigated Negative Declaration prepared in accordance with CEQA; and authorize a filing of a Notice of Determination; and
3. Approve GPA2015-2 per the attached Resolution; and
4. Introduce and approve Zone Reclassification Ordinance R2015-2 for First Reading and set the Second Reading for November 18, 2015; and
5. Approve TM2015-6, DR2015-11 and V2015-1 per the attached Resolutions.

ATTACHMENTS Staff Report Resolutions (GPA, TM, DR) Aerial/Vicinity Map
Zone Reclassification Ordinance Project Plans IS/MND Ownership Disclosure Statement

**STAFF REPORT – MISSION GORGE MULTI-FAMILY
GPA2015-2 / R2015-2 / TM2015-6 / DR2015-11 / V2015-1 / AEIS2015-21
CITY COUNCIL MEETING, OCTOBER 28, 2015**

Notice of the Public Hearing was published in the East County Californian on October 1, 2015. The Notice of Public Hearing was mailed to **411** 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 **October 15, 2015**.



A. SITUATION AND FACTS

1. Requested byDavisson Enterprises Inc.
2. Land OwnerHattie Davisson Properties L.P.
3. Type and Purpose of Request General Plan Amendment, Zone Reclassification, Tentative Map, Development Review Permit, and Variance for a proposed 113 unit residential condominium complex.
4. Location 7927 - 7941 Mission Gorge Road

5. Site Area 3.78 Acres
6. Number of lots 2
7. Hillside Overlay No
8. Existing Zoning GC (General Commercial)
9. Proposed Zoning R-22 (High Density Residential)
10. Surrounding Zoning North: GC/R-22 (General Commercial / High Density Residential)
South: R-7 (Medium Density Residential)
East: GC (General Commercial)
West: R-7 (Medium Density Residential)
11. General Plan Designation GC (General Commercial)
12. Proposed G.P. Designation R-22 (High Density Residential)
13. Existing Land Use Two commercial buildings and parking lot
14. Surrounding Land Use North: Multiple Family Residential
South: Single Family Residential / Vacant
East: Commercial
West: Multiple Family Residential
15. Terrain The topography on the site slopes from south to north. The site elevations vary from 350 feet above sea level at the southwest corner of the property to 325 feet above sea level at the northeast corner of the site. The slopes from north to south average about 4%. The site was previously developed and a large pad created for two restaurant buildings and a surface parking area. Along the south property line are cut slopes and retaining walls.
16. Environmental Status A Mitigated Negative Declaration (MND) has been prepared in accordance with the California Environmental Quality Act (CEQA).
17. APN 383-260-75, 76, 83
18. Within Airport Influence Area No, the project is not within Airport Influence Area 1 and would not require a consistency review with the Gillespie Field Airport Land Use Compatibility Plan (ALUCP).

B. BACKGROUND

Existing Conditions:

The development site consists of 3.78 acres on the north side of Mission Gorge Road between Rancho Fanita Drive and Carribean Way. The site is commonly known as the “Pinnacle Peak” site after the long-tenured restaurant on the site. Pinnacle Peak relocated in 2014; however The Omelette Factory restaurant remains in operation at the northeast corner of the site. To support these restaurants a large asphalt surface parking lot was created. Vehicle access to the parking lot is via two driveway entrances on Mission Gorge Road, two driveways on Carribean Way, and one driveway off Rancho Fanita Drive.

The site generally slopes downward from south to north with an average slope of approximately 4 %. Since the site is mostly paved or built upon, there are no endangered plants or protected habitat.

The subject parcel has residential uses to the north, south and west, and commercial use to the east. The Treviso project, to the north across Mission Gorge Road, was constructed in 2004 and has a density of 19.6 dwelling units (d.u.) per acre. Condominiums to the west, across Rancho Fanita Drive have a density of 13 d.u. per acre. The Mission Condominiums to the southeast have a density of 22.8 d.u. per acre. Directly south of the site is a single family residence and a vacant lot, which is in the early stages of the development review process.

History:

Prior to 1969, the site was designated and zoned for residential uses (R-4), which allowed apartments, motels, and buildings up to 50 feet in height. A request was approved by the County of San Diego to redesignate this site as Commercial (C) in that year. Soon thereafter, the Pinnacle Peak restaurant located on the site.

C. PROJECT DESCRIPTION

Overview:

The project is a request for a General Plan Amendment, Zone Reclassification, Tentative Map, Development Review Permit, and a Variance for a proposed 113 unit residential condominium project on the 3.78-acre site.

The proposed General Plan Amendment and Zone Reclassification would change the land use designation from General Commercial (GC) to High Density Residential (R-22). This land use designation and zone classification allows a density of 22 to 30 dwelling units per acre. The proposed project’s density is 29.9 dwelling units per acre.

The project contains 12 major buildings arranged around an 800 square-foot pool near the center of the complex. Adjacent to the pool is a 2,465 recreation building

which contains a fitness center, club room, washrooms, and interior bicycle storage. There is also an on-site dog run located along the western property line. The other 11 buildings on the site are the residences which generally are three-story buildings that reach a maximum height of 46 feet, 11 inches. All buildings are proposed to be finished with concrete siding material with stone veneer elements along the base. The roofs would be concrete flat tile. The complex consists of one and two bedroom units ranging in size from 824 square feet to 1,193 square feet. The complex's breakdown by unit type is shown in Table 1 below:

**Table 1
 Mission Gorge Multi-Family Unit Mix**

Unit Type	Living Area	Balcony	Gross Unit Area	Number of Units	% of Project
1 BR / 1 BA	756 S.F.	68 S.F.	824 S.F.	42	37.2 %
1 BR + Den / 2 BA	970 S.F.	78 S.F.	1,048 S.F.	42	37.2 %
1 BR + Den / 2 BA	970 S.F.	85 S.F.	1,055 S.F.	3	2.7 %
2 BR / 2 BA	985 S.F.	85 S.F.	1,070 S.F.	24	21.2%
2 BR / 2 BA	970 S.F.	85 S.F.	1,055 S.F.	1	0.9 %
2 BR / 2 BA	1,193 S.F.	90 S.F.	1,293 S.F.	1	0.9 %

Vehicular access to/from the site would be from two proposed driveways accessing Rancho Fanita Drive to the west. A gated emergency vehicle entrance is proposed along the east property line taking access from Carribbean Way. Proposed and conditioned pedestrian paths lead to the existing bus stop on Mission Gorge Road and access near Carribbean Way.

Zoning Requirements

The site would be subject to the development standards of the R-22 zone, which are delineated in Chapter 17.10 of the Santee Municipal Code. The maximum allowable density in the R-22 zone is 30 units per acre. This project proposes a density of 29.9 dwelling units per acre. The maximum height is 55 feet or four stories. This project proposes three stories and a maximum height of 46 feet, 11 inches. There is a 70% lot coverage limitation in the R-22 zone and the development proposes 60% coverage. The setbacks in the R-22 zone are 10 feet along each property line. The site is also subject to the Mission Gorge Road Design standards of Santee General Plan. These standards promote unified architectural themes, themed street trees, and a landscape buffer with meandering sidewalk along Mission Gorge Road.

D. ANALYSIS

General Plan/Zoning Consistency:

The project is consistent with both General Plan and Zone Code and zone code as amended. It meets the Mission Gorge Road Design standards of the General Plan by creating a 30-foot wide landscape buffer along Mission Gorge Road that contains a meandering sidewalk with water efficient street trees. The project helps achieve Objective 5.0 of the Housing Element of the General Plan which encourages the provision of a wide range of housing options by location, type of unit, and price to meet current and future housing need. The project adds 113 additional housing units to help Santee achieve its housing goals.

The project meets the density, height, and lot coverage limitations of the City's Zoning Ordinance. A 15-foot section of a building along the east property line encroaches into this 10-foot setback by two feet. A partial encroachment into the 10-foot setback along the east property line (Carribbean Way) of 2-feet does not substantially affect the average 10-foot setback. The minor encroachment is due to architectural projections of entry features, and allowed pursuant to Section 17.10.050(B)(1) of the Santee Municipal Code.

Compatibility with On-site and Adjacent Land Uses:

The proposed multiple family project is compatible with a similar project across Mission Gorge Road. The City's General Plan anticipates increased residential densities along major roads such as Mission Gorge Road. Nearby multi-family residences have densities ranging from 13 to 20 dwelling units per acre. Medium Density Residential (R-7) zoning is located on the south and west sides of the site. Strip commercial use is located to the east. It is possible that the density proposed in this project could result in some updates to the commercial uses in this center.

Impact Fees:

The proposed development would trigger development impact fees as listed below:

Traffic -	\$ 241,594*
Traffic Signal -	\$ 24,973*
Park-in-Lieu -	\$ 753,823
Public Facilities-	\$ 619,240
RTCIP -	\$ 261,030
Drainage -	\$ 209,841 *
Total	\$2,110,501

* Credit may be given for existing development on the site upon certification of the size of existing conditions.

Parking

The Mission Gorge Multiple Family project provides 211 on-site parking spaces which meets the City's parking requirements for a project of this type and size. Parking requirements for residential condominiums are delineated in Section

14.24.040(A)(2) of the Santee Municipal Code. These are summarized in Table 2 below:

**Table 2
 Required Parking Calculation**

Unit Type	Number of Units	Parking Rate	Parking Required
One Bedroom	87	1.5 space per Unit (One of which must be in garage or carport)	130.5
Two Bedroom	26	2 per Unit (One of which must be in garage or carport)	52
Guest Parking		1 space for every 4 dwelling units	28.25
TOTAL REQUIRED			210.75
TOTAL PROVIDED			211

In addition, the project would be required to place one parking spot per unit within a garage or carport. Therefore, 113 parking spaces are required to be within a garage or carport. The project provides 69 parking spaces within garages and 98 spaces under carports, which results in 167 covered parking spaces. The project provides 54 covered parking spaces in excess of what is required by the Santee Municipal Code.

The remaining 44 parking spaces on the site are uncovered. Of these uncovered parking spaces, nine are located in the front of garages in a tandem configuration. Tandem parking has been approved in previous developments, such as Treviso, with a discretionary action and in limited numbers. In this case nine of the 211 required parking spaces (4.2%) are configured as tandem parking spaces.

Traffic

The site was developed with two restaurants, Pinnacle Peak (relocated in June 2014) and The Omelette Factory. Based upon the San Diego Association of Government's *(Not so) Brief Guide to Vehicular Traffic Generation Rates for the San Diego Region*, the two restaurants could be expected to generate 1,959 daily trips. The Omelette Factory alone would be expected to generate 1,005 daily trips. Multiple family housing at a density of 20 or more dwelling units per acre is calculated to generate six trips per day per unit or a total of 678 daily trips for the project. Therefore the Mission Gorge Multiple Family project could be expected to produce 1,281 fewer daily trips than the two restaurants in operation or 327 fewer daily trips than the Omelette Factory alone. In addition, the project will close the two

existing driveways on Mission Gorge Road which will eliminate vehicle turning movements on a Major Arterial street.

Environmental Status:

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 with mitigation. Therefore a Mitigated Negative Declaration was prepared and made available for review and comment by agencies and the public from September 22, 2015 to October 22, 2015. Comments received during this period discussed no new information not covered in the Initial Study. A Mitigation, Monitoring, and Reporting Program for potential impacts to biology (migratory birds) and cultural resources (archaeological / paleontological) given the site's proximity to the San Diego River, is attached to the Resolutions of Approval.

E. STAFF RECOMMENDATION

1. Conduct and close the Public Hearing; and
2. Find that General Plan Amendment GPA2015-2, Zone Reclassification R2015-2, Tentative Map TM2015-6, Development Review Permit DR2015-11, Variance V2015-1 and approval of the Mission Gorge Multi-Family project facility will not have a significant effect on the environment with mitigation; approve the Mitigated Negative Declaration prepared in accordance with CEQA; and authorize a filing of a Notice of Determination; and
3. Approve GPA2015-2 per the attached Resolution; and
4. Approve Zone Reclassification R2015-2 per the attached Ordinance; and
5. Approve TM2015-6, DR2015-11, and V2015-1-4 per the attached Resolutions.

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA
APPROVING A GENERAL PLAN AMENDMENT (GPA2015-2) AND A MITIGATED
NEGATIVE DECLARATION PURSUANT TO THE CALIFORNIA ENVIRONMENTAL
QUALITY ACT (AEIS2015-21) TO CHANGE THE LAND USE DESIGNATION FROM
GENERAL COMMERCIAL (GC) TO HIGH DENSITY RESIDENTIAL (R-22) FOR A
PROPERTY AT 7927-7941 MISSION GORGE ROAD**

**(APPLICANT: DAVISSON ENTERPRISES INC.)
APNS: 383-260-75-00 AND 383-260-76-00**

(RELATED CASE FILES: R2015-2, TM2015-6, DR2015-11, V2015-1, AEIS2015-21)

WHEREAS, on August 28, 2013, the City Council authorized staff to consider a Rezone to change the zone from General Commercial (GC) to High Density Residential (R-22) for a 3.78-acre site in connection with the construction of 113 multiple family condominium units at 7927-7941 Mission Gorge Road; 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 and a Mitigated Negative Declaration (State Clearing House Number 2015091066) was prepared and advertised for public review from September 22, 2015 to October 22, 2015; and

WHEREAS, the City of Santee has received no Tribal requests for consultation in accordance with AB-52; and

WHEREAS, Tribal Consultation in accordance with California SB-18 was initiated on September 22, 2015; and

WHEREAS, on October 28, 2015, the City Council held a duly advertised public hearing on General Plan Amendment GPA2015-2 and related Zone Reclassification R2015-2, Tentative Map 2015-6, Variance 2015-1, and Development Review Permit 2015-11; and

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 General Plan Amendment GPA2015-2, the City Council has reviewed and considered the Final Initial Study/Negative Declaration and administrative record for GPA2015-2, including all oral and written comments received during the comment period.

- A. The City Council finds that the Final Initial Study/Mitigated 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. Based on the Final Initial Study/Mitigated Negative Declaration and the administrative record, including all written and oral evidence presented to the City Council, the City Council finds that all environmental impacts of the Project are less than significant with mitigation. The City Council further finds that there is no substantial evidence in the administrative record supporting a fair argument that the Project may result in significant environmental impacts. The City Council finds

RESOLUTION NO. _____

that the Final Initial Study/Mitigated Negative Declaration contains a complete, objective and accurate reporting of the environmental impacts associated with the Project and reflects the independent judgment and analysis of the City Council.

- C. No new significant environmental effects have been identified in the Final Initial Study/Mitigated Negative Declaration and any changes to the Final Initial Study/mitigated Negative Declaration in response to comments or otherwise do not constitute substantial revisions requiring recirculation under State CEQA Guidelines section 15073.5.
- D. The City Council approves and adopts Mitigated Negative Declaration AEIS2015-21 pursuant to Public Resources Code section 21080, subdivision (c) and approves the Project. 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 amendment to change the land use designation for an approximately 3.78-acre site identified as Assessor's Parcel Numbers 383-260-75-00 and 383-260-76-00 from General Commercial (GC) as depicted in Exhibit A attached hereto to High Density Residential (R-22) as depicted in Exhibit B, attached hereto is compatible with surrounding 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) Allowing for a wide range of housing types as stated as Objective 2.0 of the Land Use Element. Supporting this objective is Policy 2.2 in which the City should encourage the development of higher density residential developments along major road corridors. Mission Gorge Road is designated as a Major Arterial in the Circulation Element of the General Plan. This area of Mission Gorge Road is served by MTS Route 834 which connects to the multi-modal transit station at Santee Trolley Square.
- 2) Supporting Objective 5.0 of the Housing Element which encourages a wide range of housing by location, type of unit, and price. Policy 5.1 of the Housing Element states that the City should provide a variety of residential development opportunities ranging from low density estate homes to high density development. The majority of the units in this project are one-bedroom units, a product type that supports affordability for first time buyers.
- 3) Supporting Housing Element Policy 5.6 which encourages the consolidation of smaller parcels into larger, well-planned development. This project consolidates two small parcels into one, comprehensively planned 3.78-acre site.
- 4) Supporting Circulation Element Objective 4.0 which desires to maximize the utilization of site planning techniques to improve traffic safety. Policy 4.1 of the Circulation Element encourages new subdivision development be designed so that driveways do not take direct access from prime arterials, major roads, or collector streets. Mission Gorge road is designated as a Major Arterial in the Circulation Element of the General Plan. The project would eliminate two existing driveways to Mission Gorge Road. Vehicle access to the site is taken from Rancho Fanita Drive.
- 5) Supporting Objective 11.0 of the Conservation Element which promotes a balanced mix of open space uses with development throughout the City to enhance visual resources, avoid hazards, and conserve resources. In Policy 11.5 of the Conservation Element, the City shall encourage compact development plans when appropriate to maximize the preservation of open space. This project would create dense development on a previously developed site adjacent to a Major Arterial road that could allow open space preservation elsewhere.

RESOLUTION NO. _____

6) Supporting Objective 6.0 of the Safety Element which intends for minimize injuries, loss of life, and property damage resulting from traffic hazards. Policy 6.5 of the Safety Element states that the City shall promote the establishment of shared driveways and reciprocal access between adjoin properties to reduce the number of curb cuts and reduce conflicting traffic. The project would eliminate two curb cuts on Mission Gorge Road. It would eliminate vehicle access to Carribean Way, with an exception for emergency vehicles. It would consolidate two parcels and create a unified traffic scheme with access to one street.

7) Supporting Objective 9.0 of the Community Enhancement Element of the General Plan by designing the project with to the Mission Gorge Road standards (Section 8.4 of the Community Enhancement Element). The project provides a landscape buffer with a unifying tree scheme and meandering sidewalk similar to other recent developments along Mission Gorge Road.

SECTION 3: The General Plan Land Use Element Map is hereby amended to change the land designation to High Density Residential (R-22) as depicted in Exhibit B attached hereto and incorporated herein.

SECTION 4: The documents and materials that constitute the record of proceedings on which these findings have been based are located with the City Clerk at the City of Santee City Clerk's office at 10601 Magnolia Avenue, Building #3, Santee, CA 92071.

ADOPTED by the City Council of the City of Santee, California, at a Regular Meeting thereof held this 28th day of October 2015, by the following roll call vote to wit:

AYES:

NOES:

ABSENT:

APPROVED:

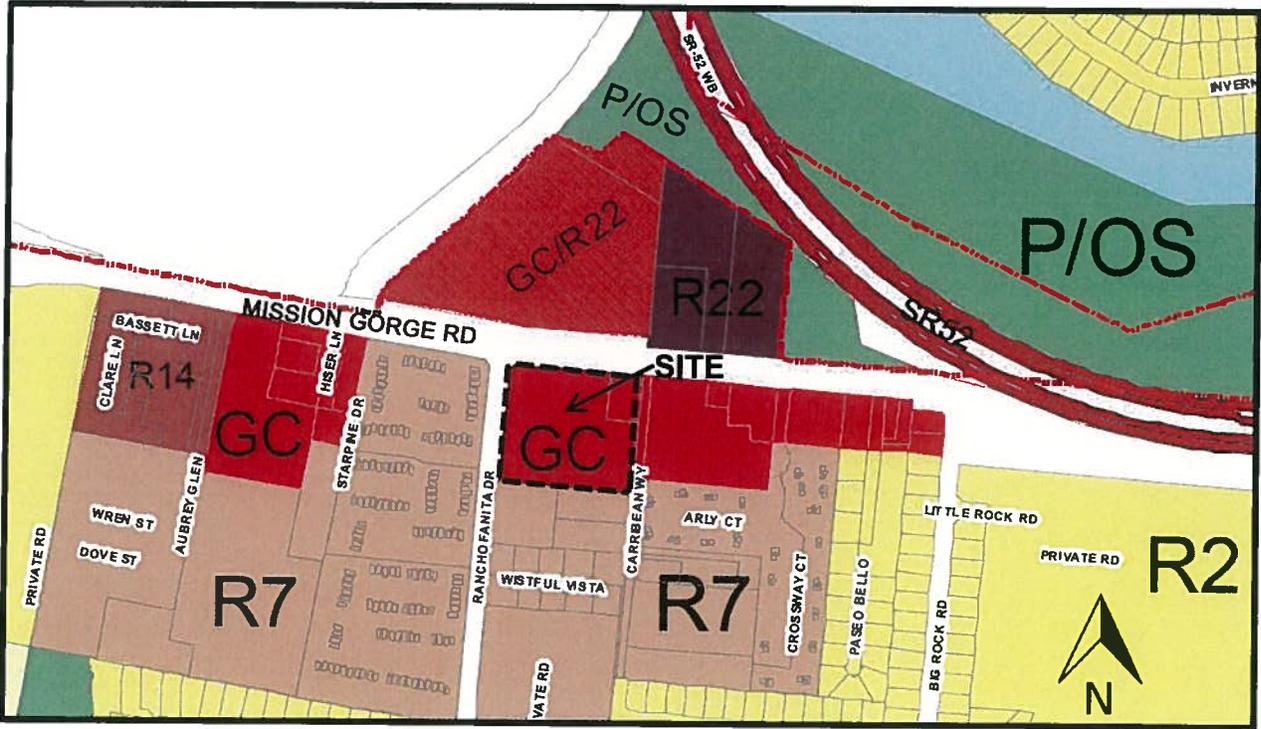
RANDY VOEPEL, MAYOR

ATTEST:

PATSY BELL, CMC, CITY CLERK

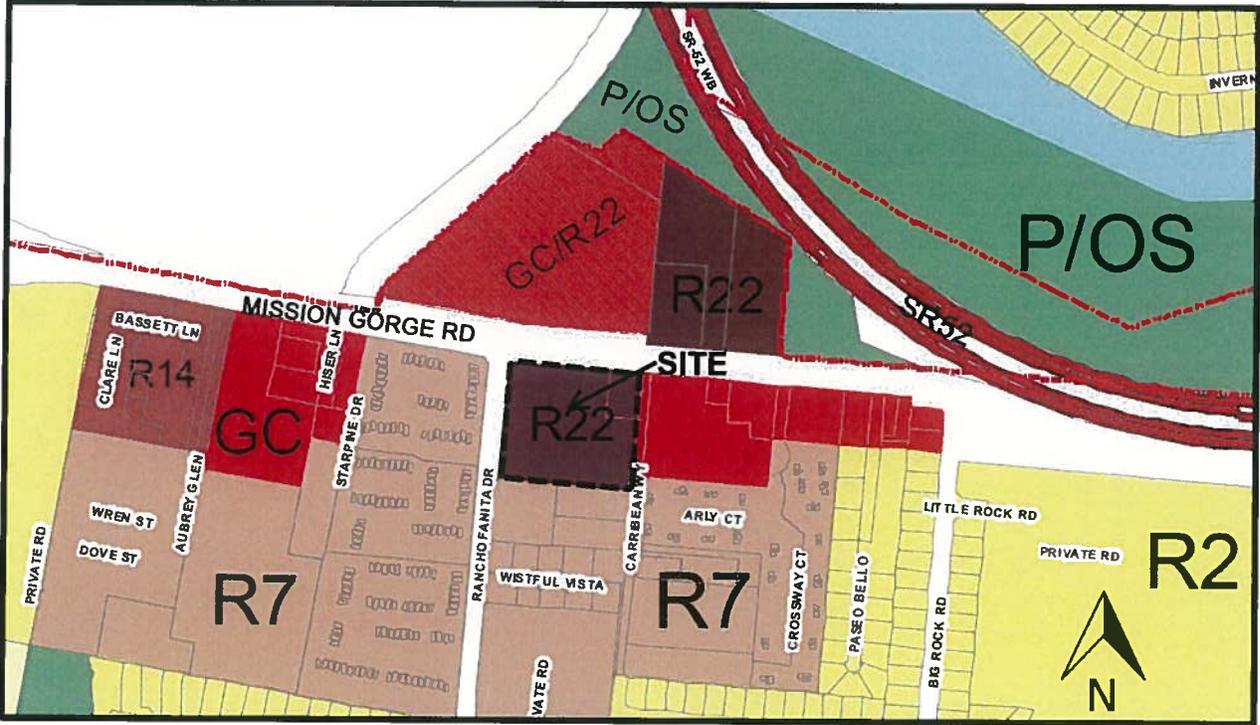
Attachment: Exhibit A
Exhibit B

Exhibit A (General Plan Amendment GPA2015-2)
 Existing General Plan Land Use Designation



GENERAL PLAN DESIGNATION	
GC – General Commercial	Provides for commercial areas with a wide range of retail and service activities. It 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.

Exhibit B (General Plan Amendment GPA2015-2)
 Proposed General Plan Land Use Designation



GENERAL PLAN DESIGNATION	
R22 – High Density Residential	This designation is intended for residential development characterized by mid-rise apartment and condominium buildings characteristic of urban high density development in close proximity to community facilities and services, public transit services, and major streets. It is intended that this category utilize innovative site planning and building design to provide on-site recreational amenities and open space.

RESOLUTION NO.

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA
APPROVING TENTATIVE MAP (TM2015-6) AND A MITIGATED NEGATIVE
DECLARATION PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY
ACT (AEIS2015-21) FOR 113 RESIDENTIAL CONDOMINIUM UNITS LOCATED AT
7927-7941 MISSION GORGE ROAD, IN THE HIGH DENSITY RESIDENTIAL (R-22)
LAND USE DESIGNATION AND ZONE**

**(APPLICANT: DAVISSON ENTERPRISES INC.)
APNS: 383-260-75-00 / 383-260-76-00 / 383-260-83-00**

RELATED CASE FILES: GPA2015-2, R2015-2, DR2015-11, V2015-1, AEIS2015-21

WHEREAS, on August 14, 2015 Davisson Enterprises Inc. submitted an application for a General Plan Amendment GPA2015-2, Zone Reclassification R2015-2, Development Review Permit DR2015-11 and Variance 2015-1 to change the General Plan Land Use and Zone Designation for a 3.78-acre site and create 113 residential condominium units on the site addressed as 7927-7941 Mission Gorge Road on property legally described in Exhibit A, attached hereto ("Project"); and

WHEREAS, on September 21, 2015 the application was deemed complete and the Director of Development Services scheduled General Plan Amendment GPA2015-2, Zone Reclassification R2015-2, Development Review Permit DR2015-11 and Variance 2015-1 for public hearing on October 28, 2015; and

WHEREAS, pursuant to the requirements of the California Environmental Quality Act (CEQA), an Initial Study (AEIS2015-21) was conducted for General Plan Amendment GPA2015-2, Zone Reclassification R2015-2, Development Review Permit DR2015-11 and Variance 2015-1 that determined the potential significant environmental effect for biology and archaeology/paleontology could be mitigated to a less than significant level and a Mitigated Negative Declaration (SCH 2015091066) was prepared and advertised for public review from September 22, 2015 to October 22, 2015; and

WHEREAS, on October 28, 2015 the City Council held a duly advertised public hearing on General Plan Amendment GPA2015-2, Zone Reclassification R2015-2, Tentative Map TM2015-6, Development Review Permit DR2015-11, and Variance V2015-1; and

WHEREAS, the City Council considered the Staff Report, the Initial Study/Mitigated Negative Declaration, all recommendations by staff, public testimony, and all other relevant information contained in the administrative record regarding the Project.

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

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SECTION 1: The City Council finds as follow with respect to compliance with CEQA:

- A. As the decision-making body for the Project, the City has reviewed and considered the final Initial Study/Mitigated Negative Declaration and administrative record for the Project, including all oral and written comments received during the comment period. The City finds that the final Initial Study/Mitigated 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 finds that all environmental impacts of the Project are less than significant with mitigation. The City further finds that there is no substantial evidence in the administrative record supporting a fair argument that the Project may result in significant environmental impacts. The City finds that the final Initial Study/Mitigated Negative Declaration contains a complete, objective and accurate reporting of the environmental impacts associated with the Project and reflects the independent judgment and analysis of the City Council. No new significant environmental effects have been identified in the final Initial Study/Mitigated Negative Declaration and any changes to the final Initial Study/Mitigated Negative Declaration in response to comments or otherwise do not constitute substantial revisions requiring recirculation under State CEQA Guidelines section 15073.5.
- C. The City approves and adopts the Mitigated Negative Declaration pursuant to Public Resources Code section 21080, subdivision (c)(2).
- D. Pursuant to Public Resources Code section 21081.6, the City approves and adopts the Mitigation Monitoring and Reporting Program prepared for the Project, attached to this Resolution as Exhibit "B" and made a condition of Project approval.
- E. The City approves the Project as described in the final Initial Study/Mitigated Negative Declaration.
- F. The City 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 findings in accordance with the State Subdivision Map Act (Government Code Section 66410 et. seq.) are made as follows:

- A. The Tentative Map as conditioned is consistent with all Elements of the Santee General Plan because the site is planned and zoned R-22, High Density Residential. This designation allows a residential density of 22 to 30 dwelling units per acre. The project proposes 29.9 units per acre, which falls within this density range. The proposed development is compatible with existing multiple-family development in the area, which ranges from 7 to 14 units per acre.

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- B. The design and improvements of the proposed development are consistent with all Elements of the Santee General Plan as well as City Ordinances because all necessary services and facilities are, or will be, available to serve this subdivision.
 - 1. On-site drainage improvements will be provided as well as drainage fees paid for any increase in surface water run-off; and
 - 2. The project will be served by internal private roads developed to City standards; and
 - 3. Traffic Impact and Traffic Signal fees totaling \$266,567, as required; and
 - 4. An in-lieu cash deposit of \$753,823 toward the future construction of parks shall be provided to mitigate the impact on City parks.
 - 5. Public Facilities Fees of \$619,240 for improvements to public facilities.
 - 6. Regional Transportation Congestion Improvement Program (RTCIP) of \$261,030 to help with regional congestion reduction programs.
- C. The site is physically suitable for density and type of development because the use is compatible with the adjacent multiple-family residential development, access is provided to the site and utilities are available to serve the development.
- D. The discharge of sewage waste from the subdivision into the Padre Dam Municipal Water District sewer system will not result in violation of existing requirements prescribed by the California Regional Water Quality Control Board specified by the Health and Safety Code Section 5411.
- E. The design of the subdivision or the type of improvements will not cause serious public health problems since the project will be connected to a public sewer system.
- F. Neither the design of the subdivision nor the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat because no habitat or endangered wildlife species currently exist on the site, and potential effects on nesting birds will be monitored during construction.
- G. The design of the subdivision or the type of improvements do not conflict with easements acquired by the public at large, for access through, or use of property with the proposed subdivision as defined under Government Code Section 66474.
- H. The design of the subdivision has provided, to the extent feasible, for future passive or natural heating or cooling opportunities as defined under Section 66473.1 of the State Subdivision Map Act.

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- I. The effects of the subdivision on the housing need for the San Diego region have been considered and balanced against the public service needs of the City of Santee residents and available fiscal and environmental resources. One hundred and thirteen residences will be added to the City's housing stock.

SECTION 3: Tentative Map TM2015-6 dated September 11, 2015 consisting of a one-lot subdivision of approximately 3.78 gross acres into 113 residential condominiums located at 7927 and 7941 Mission Gorge Road is hereby approved subject to the following conditions:

- A. The applicant shall obtain approval of General Plan Amendment GPA 2015-2.
- B. The applicant shall obtain approval of Zone Reclassification R2015-2.
- C. The applicant shall obtain approval of Development Review Permit DR2015-11.
- D. The applicant shall obtain approval of Variance V2015-1.
- E. The applicant shall be responsible for complying with all the provisions of the Mitigation Monitoring and Reporting Program. (Exhibit "B").
- F. Prior to Final map, unless other timing is indicated, the subdivider shall complete the following or have plans submitted and approved, agreements executed and securities posted:
 1. Following project approval the applicant shall schedule with the City Project Planner a post approval meeting to discuss the project conditions of approval, timing of design and construction and implementation of the project conditions. The meeting shall be scheduled within thirty days of project approval and prior to any plan submittals. The applicant should include their project design team including project architect, their design engineer and their landscape architect.
 2. The applicant shall include provisions in their design contract with their design consultants that following acceptance by the City, all construction drawings or technical reports accepted by the City, exclusive of architectural building plans, shall become the property of the City. Once accepted, these plans may be freely used, copied or distributed by the City to the public or other agencies as the City may deem appropriate. An acknowledgement of this requirement from the design consultant shall be included on all construction drawings at the time of plan submittal.
 3. To coordinate with the City Geographic Information System, horizontal and vertical control for all construction drawings, grading plans, landscape plans, street improvement plans, plot plans, etc., shall be obtained from ROS 11252. All plans, exclusive of the map and building plans, shall be prepared at an engineering scale of 1" = 20' unless otherwise approved by the project engineer.

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4. If plans are prepared in digital format using computer aided drafting (CAD), then in addition to providing hard copies of the plans the applicant shall submit a copy of the plans in a digital .DXF file format at the time of its approval or as requested by the Director of Development Services. The digital file shall be based on accurate coordinate geometry calculations. The digital file for the final map shall specifically include each of the following items in a separate layer:
 - a. Lot boundaries.
 - b. Lot numbers.
 - c. Subdivision boundary.
 - d. Right-of-way.
 - e. Street centerlines, and
 - f. Approved street names.
5. Obtain the basis of bearings for the Final Map from ROS 11252 and install street survey monumentation (SDRSD M-10) in accordance with San Diego Regional Standards and County mapping standards. All other monumentation shall be in accordance with the Santee Municipal Code and shall be to the satisfaction of the Director of Development Services.
6. **Final Map** shall be submitted to the Department of Development Services Engineering Division. The first and last submittal of the map shall be made by appointment only with the City project engineer administering the map review. Submittal requirements are listed below. Incomplete submittals will not be accepted for plan check.

Please include the following with the first submittal:

- a. Two sets of prints bound and stapled.
- b. Two copies of a current preliminary title report (dated within six months of submittal date).
- c. Two copies of all documents listed in the preliminary title report.
- d. Two copies of all reference maps used to prepare the final map.
- e. Two copies of closure calculations for the map.
- f. One copy of the Resolution of Approval approving the project.
- g. Map check fees in the amount of \$3,000.00.

Please include the following with the last submittal (signature submittal):

- a. Previous submittal check prints.
 - b. Two sets of prints bound and stapled.
 - c. Two copies of the map in Autocad format on separate disk, CD or DVD for incorporation into the City GIS data base.
 - d. Mylars of the map with all required signatures and notaries obtained including Padre Dam Municipal Water District if they are to sign the map.
 - e. Copies of certified return receipts for all signature omission letters.
 - f. Subdivision Map Guarantee.
7. Starting with the first plan check submittal, all plan sets including the Final Map, shall be submitted concurrently to Padre Dam Municipal Water District

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for review and approval. The City does not coordinate the review process with Padre Dam, this is the responsibility of the design engineer and the landscape architect. Failure to properly coordinate this review may result in delay of issuance of permits required for construction. It is incumbent upon the applicant to oversee the plan submittals of their design consultants.

8. **Street Improvement Plans** shall be submitted to the Department of Development Services Engineering Division and be completed and accepted prior to issuance of a building permit for any given phase. Improvements will be phased to coincide with the specific development for any given phase. Phase specific conditions shall be specified at the time of approval for a given development phase.
- G. Prior to the start of construction of any improvements, public or private, within the limits of the public right-of-way, the applicant shall have plans accepted, agreements executed, securities posted and an Encroachment Permit issued. All improvements shall be installed in accordance with City standards and at the applicant's cost unless otherwise indicated. The following improvements are conditioned as part of this development:
1. Provide public improvements on the south side of Mission Gorge Road in accordance with the City of Santee's General Plan design standards for this area. Improvements shall include, but not be limited to, decorative landscaping, meandering sidewalk, streetscape trees, streetlights, and pedestrian facilities to the satisfaction of the Director of Development Services.
 2. Construct Caribbean Way to local street standards (36' curb to curb/56' right-of-way). Show curb, gutter, sidewalks, street lighting, fire hydrants and pedestrian ramps at curbs. Construct Caribbean Way such that the centerline is located 28 feet east of the project proposed right of way line.
 3. Construct drainage improvements in Mission Gorge Road and Caribbean Way as necessary to accommodate the site runoff, including runoff of future development based on zoning of the upstream tributary area. The drainage study required herein shall demonstrate the need to upsize existing downstream facilities, and/or installation of inlets along Mission Gorge Road and Caribbean Way based on ultimate buildout. At a minimum, this shall include appropriately sized reinforced concrete pipe of all portions of the drainage system located in existing or future public right of way. Drainage structures shall be installed in accordance with the City of Santee Public Works Standards.
 4. Construct a minimum curb line radius of 30 feet at the southwest intersection of Mission Gorge Road and Caribbean Way.
 5. Install ADA compliant curb ramps at the southeast and southwest corners of Mission Gorge Road/Caribbean Way and southeast corner of Mission Gorge Road/Rancho Fanita Drive.

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6. Install a concrete cross gutter per San Diego Regional Standard Drawing G-12, at the intersection of Mission Gorge Road and Caribbean Way.
7. Construct a transition to the existing pavement on Caribbean Way at the property's southern boundary. The pavement width at the transition shall provide minimum travel width no less than 22 feet clear, excluding areas existing or proposed for parking. Transition length, striping, signage, and layout shall be to the satisfaction of the Director of Development Services.
8. Construct two driveway entrances, each a minimum of 30 feet wide, on Rancho Fanita Drive per San Diego Regional Standard Drawing G-17, modified to the satisfaction of the Director of Development Services. Install streetlights on Rancho Fanita Drive along the property frontage in accordance with the City of Santee Public Works Standards.
9. Repair or replace failed or inadequate pavement to the centerline of the street and/or failed sidewalks on Mission Gorge Road, Caribbean Way, and Rancho Fanita Drive to the satisfaction of the Director of Development Services.
10. Provide a pedestrian access to the sidewalk on Caribbean way at the end of Private Driveway "A" on the north side of the emergency access gate, or to Mission Gorge Road on the northeast corner of the site on the west side of Treatment Area "1."
11. Construct a dedicated sewer connection sized appropriately for the annual backwashing of black water from any proposed private fire suppression systems. The installation of the fire sprinkler system shall include attachment to the on-site sewer system to provide compliance with all appropriate regulatory storm water provisions during system maintenance in accordance with NFPA 25.
12. Street improvement plans shall be one hundred percent (**100%**) complete at the time of plan submittal, be prepared in accordance with City guidelines and the requirements set forth herein, and be ready for acceptance by the City. Partial or incomplete submittals will not be accepted for plan check. At the time of plan check submittal the applicant shall schedule an appointment with their designated City project engineer and the applicant's design engineer to review the plan submittal for completeness. The following shall be included as part of the improvement plan submittal package:
 - a. Six sets of plans bound and stapled.
 - b. Plan check fees.
 - c. Preliminary cost estimate for the improvements.
 - d. One copy of the resolution of Approval approving the project.
 - e. Plan check and inspection fees shall be paid in accordance with the City Fee Schedule.

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H. Prior to the start of grading operations:

1. If project construction activities cannot feasibly avoid the typical bird breeding season (January 15 through September 15), pre-construction surveys shall be conducted by a qualified biologist no more than seven days prior to the commencement of construction. If no breeding/nesting birds are observed, construction activities may begin. If an active nest is found, nest avoidance measures such as maintaining an appropriate buffer area from the nest and/or installing noise barriers to prevent noise impacts from construction would be required in accordance with the Migratory Bird Treaty Act of 1918 (MBTA) and California Department of Fish and Wildlife (CDFW) code requirements. The applicant shall provide a copy of this pre-construction survey to the City prior to issuance of a grading permit. (BIO-1)
2. The applicant shall hire a qualified paleontologist, subject to City of Santee approval, who will remain on the site during the extent of the grading operations. The name and contact information for this person shall be provided to the City of Santee, prior to the issuance of an grading permit.
3. **Rough Grading Plans** may be submitted to the Department of Development Services Engineering Division and accepted prior to map recordation. The following conditions shall apply to acceptance of the Grading Plans and issuance of a Grading Permit:
 - a. Project landscape and irrigation plans for all slope planting on all slopes over three feet in height shall be included in the grading plan set and shall be prepared at the same scale as the grading plans 1" = 20'. Design shall include a temporary high line for irrigation to permit slope planting to occur immediately following grading until such time as individual meters are installed to permit connection of the irrigation to the homeowner's meter.
 - b. The grading plans shall be prepared at a scale of 1" = 20'. Plans shall include a note that requires immediate planting of all slopes within sixty days following installation of water mains to serve the project. Slope planting shall be fully established prior to occupancy of any unit.
 - c. Project improvement plans shall be completed to the satisfaction of the Director of Development Services and ready for approval prior to issuance of a grading permit. Plans shall be prepared at a scale of 1" = 20'.
 - d. Project precise grading plans shall be completed and approved prior to issuance of any building permits or start of construction of the street improvements.
 - e. Grading plans shall include preliminary recommendations for all pavement design sections within the project limits. The pavement structural section for interior streets and parking areas shall be designed

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based on the "R" value method using a minimum traffic index of 4.5 and 5.0, respectively. Structural sections shall consist of asphalt concrete over approved aggregate base material. Minimum concrete section shall be 6-inches for driveways and 6-inches over 4-inches of class 2 aggregate base for trash enclosure loading pads, of PCC over compacted, non-expansive soil. Mix design shall be a minimum class 520-C-2500. R-value test data and design calculations shall be submitted for approval to the Department of Development Services Engineering Division a minimum of seven days prior to placement of paving. The pavement design report shall conform to City of Santee Form 435 – PAVEMENT DESIGN AND R-VALUE TEST SUBMITTAL PROCEDURES.

- f. All recommended measures identified in the approved geotechnical and soil investigation shall be incorporated into the project design and construction.
- g. The applicant shall design the proposed private drainage system to accommodate the passage of runoff generated by the future development of the adjoining southern property, APN 383-260-40 and -41. The applicant shall grant drainage easements and/or establish a maintenance agreement for the proposed private drainage system.
- h. Obtain a grading permit and complete rough grading in accordance with City standards prior to the issuance of any building permits.
- i. Excess soil generated from grading operations shall be hauled to a legal dumping site as approved by the Director of Development Services.
- j. Grading plans shall be one hundred percent complete at the time of plan check submittal, be prepared in accordance with City guidelines and be ready for acceptance by the City. At the time of plan submittal, the applicant shall schedule an appointment with their designated City project engineer and the applicant's design engineer to review the plan submittal for completeness. The following shall be included as part of the grading plan submittal package:
 - 1) Six sets of plans bound and stapled (grading and landscape).
 - 2) Plan check fees.
 - 3) A completed grading permit application.
 - 4) A cost estimate for the cost of construction.
 - 5) Three copies of the Drainage Analysis specified here within.
 - 6) Three copies of the Geotechnical Study specified here within.

All grading shall be completed to the satisfaction of the Director of Development Services. Plan check and inspection fees shall be paid in accordance with the City Fee Schedule.

- 4. **Precise Grading Plans** shall be submitted to the Department of Development Services Engineering Division and be completed and accepted

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prior to issuance of a building permit.

- a. The site design shall comply with full trash capture requirements by providing completely enclosed trash and recycling enclosures, fitting all storm drain inlets with a grate/screen or trash rack, and retrofitting any adjacent storm drain inlet structures to which the site discharges with trash capture devices as identified in the project Storm Water Management Plan.
 - b. The precise grading plans shall include detailed landscape and irrigation information for the proposed bio-retention facilities. The proposed basin design includes the use of an impermeable liner. As such, the proposed planting in and around the basins shall be specified accordingly.
 - c. A minimum paved width of 26 feet is required for all private streets and driveways. The minimum paved width of 26 feet shall maintain an unobstructed vertical clearance from all and any encroachments including, but not limited to, parking spaces, decks, overhangs, lighting, abutments, etc.
 - d. Down spouts and HVAC systems are not permitted to be connected to the storm drain conveyance system. All non-storm water discharges must either drain to landscaped areas, or be plumbed to the sewer and shown on the precise grading plans accordingly.
 - e. New utility structures serving the property shall be located interior to the project off public streets and screened from view and conform to the City of Santee Design Guidelines & Surface Utility Maintenance Manual.
 - f. Precise Grading plans shall be one hundred percent complete at the time of plan check submittal, be prepared in accordance with City guidelines and be ready for acceptance by the City. At the time of plan submittal, the applicant shall schedule an appointment with their designated City project engineer and the applicant's design engineer to review the plan submittal for completeness. The following shall be included as part of the grading plan submittal package:
 - 1) Six sets of plans bound and stapled.
 - 2) Plan check fees.
 - 3) A cost estimate for the cost of construction.
5. The applicant shall notify all contractors, subcontractors and material suppliers that the following work schedule restrictions apply to this project:
- a. No site work, building construction, or related activities, including equipment mobilization will be permitted to start on the project prior to 7:00 am and all work for the day shall be completed by 7:00 pm.
 - b. No work is permitted on Sundays or City Holidays.

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- c. No deliveries, including equipment drop off and pick-up, shall be made to the project except between the hours of 8:00 am and 6:00 pm, Monday through Saturday, excluding City Holidays. Deliveries of emergency supplies or equipment necessary to secure the site or protect the public are excluded.
- d. If the applicant fails or is unable to enforce compliance with their contractors, subcontractors and material suppliers regarding the specified work hours, a reduction of permissible work hours may be imposed by the Director of Development Services.

In addition to the above, the applicant shall erect one or more signs stating the work hour restrictions. Signs shall be installed as may be required, in the vicinity of the project construction trailer if a job site trailer is used, or at such other locations as may be deemed appropriate by the Department of Development Services. The sign shall be a minimum of 24" x 36" and shall be weather proofed. The sign content shall be provided by the Department of Development Services.

- 6. Trench work when required within City streets shall be completed within two weeks of the initial start date, including placement of the final trench patch. Trench plates or temporary pavement placement shall be installed at the end of each work day. Advance warning signs on lighted barricades notifying the public of trench plates and or uneven pavement shall be placed and maintained until permanent pavement repairs are made. The maximum length of time including weekends and holidays that trench plates may remain on the street is 72 hours after which temporary or permanent asphalt paving shall be placed.
- 7. Vehicle access on Mission Gorge Road shall be maintained at all times and all work shall be done at night unless otherwise approved by the City Engineer. When day work is permitted, work hours shall be from 8:30 am to 3:30 pm, including set up and break down of traffic control. No day work will be permitted during the holiday season between November 15th and January 5th.
- 8. Applicant consents to annexation of the property under development to the Santee Roadway Lighting District and agrees to waive any public notice and hearing of the transfer. Applicant shall pay the necessary annexation costs and upon installation of any street lights required for the development, pay the necessary street light energizing and temporary operating costs.
- 9. A grading permit to allow early subdivision grading in accordance with Section 15.58.170 of the Grading Ordinance may be obtained following approval of the tentative map.
- 10. Provide three copies of a preliminary drainage study prepared by a registered Civil Engineer, with demonstrated expertise in drainage analysis and

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experience in fluvial geomorphology and water resources management. Storm drainage shall be designed to adequately convey storm water runoff without damage or flooding of surrounding properties or degradation of water quality.

- a. The drainage study shall identify and calculate storm water runoff quantities expected from the site and upstream of the site and verify the adequacy of all on-site or off-site facilities necessary to discharge this runoff. The drainage system design shall be capable of collecting and conveying all surface water originating within the site, and surface water that may flow onto the site from upstream lands, and shall be in accordance with the latest adopted Master Drainage Plan, the requirements of the City of Santee Public Works Standards, including analysis of the 10-year and 100-year frequency storms, and be based on full development of upstream areas.
 - b. The drainage study shall compute rainfall runoff characteristics from the project area including, at a minimum, peak flow rate, flow velocity, runoff volume, time of concentration, and retention volume. These characteristics shall be developed for the 2-year, 10-year and 100-year frequency six-hour storm during critical hydrologic conditions for soil and vegetative cover. Storm events shall be developed using isopluvial maps and in accordance with the San Diego County Hydrology Manual.
 - c. The drainage study shall demonstrate the runoff resulting from a (ten) 10-year frequency six-hour storm along Mission Gorge Road and Caribbean Way. This shall be based upon ultimate buildout of the entire upstream tributary area, per current zoning for all lots. The intent of this study is to determine the necessity of inlets at Mission Gorge Road and/or Caribbean Way as to prevent obstructing one or more travel lanes along Mission Gorge Road in accordance with the City of Santee Public Works Standards.
 - d. The existing downstream drainage facilities impacted by the project are to be analyzed for a (hundred) 100-year frequency six-hour storm based upon ultimate buildout of the entire upstream tributary area, per current zoning for all lots. The intent of this study is to determine if the project will result in drainage problems and/or flooding or street overflow will cause serious damage in accordance with the City of Santee Public Works Standards.
11. Provide three copies of a Storm Water Management Plan (SWMP) as required by the City of Santee Storm Water Management and Discharge Control Ordinance and in accordance with the City of Santee Standard Urban Storm Water Mitigation Plan (SUSMP) adopted January 12, 2011, or the BMP Design Manual, whichever is in effect on the day of grading permit issuance. All SUSMP requirements developed in the approved SWMP shall be incorporated into the project design. The SWMP shall include the following:

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- a. Develop and implement appropriate Best Management Practices (BMPs) to ensure to the maximum extent practicable (MEP) that the project does not increase pollutant loads from the site. A combination of respective storm water BMPs, including Site Design, Source Control, and Structural Treatment Control shall be implemented in accordance with the approved SWMP.
- b. The project design shall incorporate Low Impact Development (LID) and site design BMPs to minimize directly connected impervious areas and to promote infiltration using LID techniques as outlined in the County of San Diego's LID handbook. Parking areas shall be designed to drain to landscape areas. Private roads shall be designed to drain to vegetated swales or landscaped areas
- c. Provide a copy of an Operation & Maintenance (O&M) plan in accordance with the City of Santee SUSMP. A Storm Water Facilities Maintenance Agreement accepting responsibility for all structural BMP maintenance, repair and replacement as outlined in said O&M plan binding on the land throughout the life of the project will be required prior to issuance of building permit.
- d. The SWMP shall address the additional impervious pavement created from the widening of Caribbean Way and install adequately sized facilities to address water quality from the required street widening.
- e. Provide a narrative in the source control section regarding the types of material to be stored outdoors and how materials shall be covered and/or protected from the outside elements and be stored above the finished grade to prevent contact with the storm water runoff.
- f. The site shall comply with full trash capture requirements by providing completely enclosed trash and recycling enclosures, fitting all storm drain inlets with a grate/screen or trash rack, and retrofitting any adjacent storm drain inlet structures to which the site discharges with trash capture devices. Said devices must be designed to capture debris of 5 mm or greater, while preventing flooding potential. In addition, all inlets must be labeled with concrete stamp or equivalent - stating, "No Dumping - Drains to River".
- g. Down spouts and HVAC systems are not permitted to be connected to the storm drain conveyance system. All non-storm water discharges must either drain to landscaped areas, or be plumbed to the sewer. Construct a dedicated sewer connection for the annual backwashing of black water from any proposed private fire suppression systems.
- h. Dog waste stations shall be incorporated through the property and include signage to pick up and properly dispose of pet waster, pet waste bags, and a trash receptacle.

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12. Water Quality Control – Construction Storm Water Management Compliance
Provide proof of coverage under the General Permit for Discharges of Storm Water Associated with Construction Activity (Construction General Permit, 2009-0009-DWQ) prior to start of construction. This project disturbs 1 or more acres of soil or disturbs less than 1 acre but is part of a larger common plan of development that in total disturbs 1 or more acres. Construction activity subject to this permit includes clearing, grading and disturbances to the ground such as stockpiling, or excavation.
- a. A Storm Water Facilities Maintenance Agreement accepting responsibility for all structural BMP maintenance, repair and replacement as outlined in said O&M plan binding on the land throughout the life of the project will be required prior to issuance of building permit.
 - b. Provide two copies of a Construction Storm Water Pollution Prevention Plan (SWPPP) as required by the Construction General Permit. The Construction SWPPP should contain a site map(s), which shows the construction site perimeter, existing and proposed buildings, lots, roadways, storm water collection and discharge points, general topography both before and after construction, and drainage patterns across the project. The Construction SWPPP must list Best Management Practices (BMPs) the applicant will use to protect storm water runoff and the placement of those BMPs. Section XIV of the Construction General Permit describes the SWPPP requirements.
13. Provide three copies of geotechnical study prepared in accordance with the requirements of the Santee General Plan. All recommended measures identified in the approved study shall be incorporated into the project design. Copies of the Geotechnical/Seismic Hazard Study for the Safety Element of the Santee General Plan which details, in Table A-1, study criteria necessary to conform to the General Plan requirements, can be purchased from the Department of Development Services Engineering Division.
- a. The geotechnical report shall analyze any proposed infiltration techniques (trenches, basins, dry wells, permeable pavements with underground reservoir for infiltration) for any potential adverse geotechnical concerns. Geotechnical conditions such as: slope stability, expansive soils, compressible soils, seepage, groundwater depth, and loss of foundation or pavement subgrade strength should be addressed, and mitigation measures provided.
14. The applicant shall make the following conveyances on the final map:
- a. Dedicate to the City of Santee a 26-foot wide fire and emergency vehicular access easement over all driveways and private streets.
 - b. Relinquish vehicular rights of access to Rancho Fanita Drive, Caribbean Way and Mission Gorge Road along the property fronting said roadways, excluding the proposed driveway locations.

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- c. Dedicate a visibility clearance easement at all street intersection in accordance with Section 17.10.050 of the Zoning Ordinance.
 - d. Dedicate right-of-way along Carribbean Way adjacent to the site such that the ultimate right-of-way width to centerline is 28 feet. This dedication includes the existing one-foot wide Assessor Parcel Number (APN) 383-260-83-00. The area of APN 383-26-83, outside of the project frontage, shall be reserved for future improvements to Carribbean Way.
 - e. Grant to Padre Dam Municipal Water District any required water, sewer, or access easements.
15. The excess road right of way along Rancho Fanita Drive as shown on the tentative map, six feet in width, as defined by the Easement for County Highway, document number 181464, recorded October 22, 1969 with County of San Diego, Official Records, shall be vacated, to the extent the applicant owns the property to provide such vacation, upon recordation of the Final Map. The Council directs the City Clerk to record with the San Diego County Recorded this Resolution together with the Final Map.
16. Applicant shall place all new utilities required to serve the project underground. No overhead facilities or extension of overhead facilities is permitted.

In addition, the applicant shall underground any existing overhead facilities on-site and underground any overhead facilities adjacent to the project to the satisfaction of the Director of Development Services. Adjacent facilities are defined as existing overhead facilities in the abutting half street and may include extension of the undergrounding to either side of the project to the nearest existing utility pole.

17. Provide certification to the Director of Development Services that sewer and water can be provided to the site and that financial arrangements have been made to provide said services. If private sewer or water mains are allowed to serve the project, then a building permit for these facilities will be required and a homeowner's association shall maintain them. In the event of private water and sewer systems are chosen, a notice and agreement for the maintenance of private water and sewer facilities shall be recorded against the property and address the following:
- a. A plat and legal description of the limits of private water and sewer facilities maintenance responsibility.
 - b. Maintenance costs and Standards.
 - c. City indemnification and Liability insurance.
 - d. Covenant running with the land.
 - e. Termination.
 - f. Amendment.
 - g. Definitions.

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The form and content of the above-mentioned notice and agreement shall be to the satisfaction of the City Attorney. Preparation of said notice and agreement, including the expense of staff and legal review, shall be the responsibility of the applicant.

18. The applicant shall comply with all applicable sections of the Municipal Code, Land Development Manual and Public Works Standards of the City of Santee.

19. The applicant shall provide a minimum 26' wide, clear area (no parking), all-weather, paved (or other approved surface) emergency access roadway for the site prior to the delivery of combustible construction materials. All underground utilities including fire mains, fire hydrants and fire service underground devices shall be installed and approved prior to the delivery of combustible materials. An emergency access plan for the site shall be submitted for approval prior to construction.

SECTION 4: The applicant shall defend, indemnify, and hold harmless the City of Santee and its officers, employees, and agents from any claim, action, or proceeding against the City and/or its officers, employees or agents to attack or set aside, void, or annul the approval of the City of Santee concerning this Tentative Map, or any action relating to or arising out of its approval.

SECTION 5: The terms and conditions of the Tentative Map TM2015-6 approval shall be binding upon the permittee and all persons, firms and corporations having an interest in the property subject to this Tentative Map and the heirs, executors, administrators, successors and assigns of each of them, including municipal corporations, public agencies and districts.

SECTION 6: The approval of the Tentative Map TM2015-6 expires on October 28, 2018 at 5:00 p.m. The Final Map or Maps conforming to this conditionally approved Tentative Map shall be filed with the City Council in time so that City Council may approve the Final Map or Maps before this approval expires unless a time extension for obtaining such approval of the Final Map is approved as provided by the Santee Subdivision Ordinance. The City Council expressly grants to the Director of Development Services the authority to extend the expiration date of this approval pursuant to Section 17.04.090.B of the Santee Municipal Code, when a request for an extension is filed 60 days prior to the original expiration date.

SECTION 7: Pursuant to Government Code Section 66020, the 90-day approval period in which the applicant may protest the imposition of any fees, dedications, reservations, or exactions imposed pursuant to this approval, shall begin on October 28, 2015.

SECTION 8: The City of Santee hereby notifies the applicant that State Law (AB3158), effective January 1, 1991, requires certain projects to pay fees for purposes of funding the California Department of Fish and Wildlife. In order to comply with State Law, the applicant should remit to the City of Santee Department of Development Services, within two (2) working days of the effective date of this approval (the "effective date" being the end of the appeal period, if applicable), a certified check payable to the "County, Clerk, County of San Diego" in the amount of \$2,260.00. This fee includes an

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authorized County administrative fee of \$50. Failure to remit the required fee in full within the time specified above will result in notification to the State that a fee was required but not paid, and could result in State imposed penalties and recovery under the provisions of the Revenue and Taxation Code. In addition, Section 21089 (b) of the Public Resources Code, and Section 711.4 (c) of the Fish and Game Code, provide that no project shall be operative, vested, or final until the required filing fee is paid.

SECTION 9: The documents and materials that constitute the record of proceedings on which these findings have been based are located with the City Clerk at the City of Santee City Clerk's office at 10601 Magnolia Avenue, Building #3, Santee, CA 92071

ADOPTED by the City Council of the City of Santee, California, at a Regular Meeting thereof held this 28th day of October 2015, by the following roll call vote to wit:

AYES:

NOES:

ABSENT:

APPROVED:

RANDY VOEPEL, MAYOR

ATTEST:

PATSY BELL, CMC, CITY CLERK

Attachments: Exhibit A and Exhibit B

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EXHIBIT "A"

Legal Description

PORTION OF LOT 1 IN BLOCK E OF FANITA RANCHO, IN THE CITY OF SANTEE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE REVISED MAP OF PART OF FANITA RANCHO, NO. 688, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, OCTOBER 22, 1891.

INCLUDING THE NORTHERLY 600 FEET OF THE EASTERLY 1 FOOT IN BLOCK E OF FANITA RANCHO IN THE CITY OF SANTEE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE REVISED MAP OF PART OF FANITA RANCHO, NO. 688, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, OCTOBER 22, 1891.

EXCEPTING THEREFROM THE NORTH 21.00 FEET OF LOT 1, BLOCK E, FANITA RANCHO, IN THE CITY OF SANTEE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AS SHOWN ON THE MAP THEREOF NO. 688, FILED OCTOBER 22, 1891 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, TOGETHER WITH THAT PORTION OF SAID LOT 1 LYING NORTHWESTERLY OF A 30.00 FOOT RADIUS CURVE CONCAVE SOUTHERLY AND BEING TANGENT TO BOTH THE WESTERLY LINE OF SAID LOT 1 AND TO THE SOUTHERLY LINE OF SAID NORTH 21.00 FEET.

APN: 383-260-75, 383-260-76-00, AND 383-260-83-00 (PORTION)

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EXHIBIT B

MITIGATION MONITORING AND REPORTING PROGRAM FOR TENTATIVE MAP TM2015-6 / DEVELOPMENT REVIEW PERMIT DR2015-11

Section 21081.6 of the Public Resources Code requires that public agencies "adopt a reporting or monitoring program for the changes which it has adopted or made a condition of project approval in order to mitigate or avoid significant effects on the environment. The reporting or monitoring program shall be designated to ensure compliance with during project implementation." This mitigation monitoring and reporting program has been prepared in conformance with Section 21081.6 of the Public Resources Code.

Non-compliance with any of these conditions, as identified by City staff or a designated monitor, shall result in the issuance of a Cease and Desist Order for all construction activities. The order shall remain in effect until compliance is assured. Non-compliance situations that may occur subsequent to project construction will be addressed on a case-by-case basis and may be subject to penalties according to the City of Santee Municipal Code. When phasing of development has been established, it may be necessary for this Monitoring Program to be amended, with City approval.

1. **BIOLOGY**

A. **Impact:**

A qualified biologist conducted a visual survey of the project site on March 4, 2015 to characterize existing site conditions with respect to biological resources. No sensitive biological resources, including sensitive plants or wildlife, were identified during the biological survey. Additionally, no sensitive plants or wildlife species are anticipated to occur due to the high levels of disturbance (e.g. existing development, visible soil disturbance, and prevalence of non-native species) and lack of native habitat within the project boundary.

In addition, the City's General Plan Conservation Element (Figure 6-3) designates the project area as "Urban/Developed". However, given the existence of on-site trees, the potential exists for the project to have direct impacts on nesting and migratory bird species from the removal of trees that are suitable for nesting within the project boundary. Migratory birds are protected under the Migratory Bird Treaty Act (MBTA) and California department of Fish and Wildlife Code 3503 (CDFW Code). These species use trees to nest and lay eggs; therefore, the removal of trees during the breeding season (January 15 through September 15) has the potential to adversely impact nesting migratory birds. Implementation of Mitigation Measure Biological Resources 1 would reduce impacts to below a level of significance.

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B. Mitigation:

Biological Resources 1

If project construction activities cannot feasibly avoid the typical bird breeding season (January 15 through September 15), pre-construction surveys shall be conducted by a qualified biologist no more than seven days prior to the commencement of construction. If no breeding/nesting birds are observed, construction activities may begin. If an active nest is found, nest avoidance measures such as maintaining an appropriate buffer area from the nest and/or installing noise barriers to prevent noise impacts from construction would be required in accordance with the Migratory Bird Treaty Act of 1918 (MBTA) and California Department of Fish and Wildlife (CDFW) code requirements..

C. Monitoring:	Responsibility:	Applicant
	Inspection:	City of Santee Department of Development Services – Planning Division
	Financial:	Applicant

2. CULTURAL RESOURCES – ARCHAEOLOGY/PALEONTOLOGY:

A. Impact:

Due to the development and the disturbed nature of the project site, the potential for undiscovered archaeological resources is low. In addition, the Conservation Element of the General Plan does not identify the project site as having moderate potential for archaeological sites. However, the potential to encounter unknown subsurface archaeological resources still exists given the project site's proximity to the San Diego River corridor. Therefore, impacts to unknown subsurface archaeological resources could occur.

With the implementation of Mitigation Measure Cultural Resources 1, impacts to archaeological and paleontological resources would be reduced to below a level of significance.

B. Mitigation

Cultural Resources 1

Prior to commencement of grading activities, the project applicant or construction contractor shall implement an archaeological monitoring and recovery program consisting of the following:

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1. The project applicant or construction contractor shall be required to retain the services of a qualified archaeological monitor to be present on-site during grading activities.
2. The archeological monitor would ensure that if any prehistoric or historic subsurface cultural resources are discovered during ground-disturbing activities, all work within 50 feet of the resources shall be halted and a qualified archaeologist shall be consulted to assess the significance of the find according to CEQA Guidelines section 15064.5.
3. If any find is determined to be significant, representatives from the City and the archaeologist will meet to determine the appropriate avoidance measures or other appropriate mitigation. All significant cultural materials recovered shall be, as necessary and at the discretion of the consulting archaeologist, subject to scientific analysis, professional museum curation, and documentation according to current professional standards. In considering any suggested mitigation proposed by the consulting archaeologist to mitigate impacts to historical resources or unique archaeological resources, the City will determine whether avoidance is necessary and feasible in light of factors such as the nature of the find, project design, costs, and other considerations. If avoidance is infeasible, other appropriate measures (e.g., data recovery) will be instituted. Work may proceed on other parts of the project site while mitigation for cultural resources is being carried out.
4. The qualified archaeological monitor will attend the project pre-construction meeting to discuss the grading plan with the grading and excavation contractor(s).
5. If human skeletal remains are uncovered during project construction, the archaeological monitor will direct the contractor or appropriate representative to halt work, contact the San Diego County Coroner to evaluate the remains, and follow the procedures and protocols set forth in Section 15064.5(e)(1) of the CEQA Guidelines. If the coroner determines that the remains are Native American, the project proponent will contact the Native American Heritage Commission (NAHC), in accordance with Health and Safety Code Section 7050.5, subdivision (c), and Public Resources Code 5097.98 (as amended by AB 2641). Per Public Resources Code 5097.98, the contractor shall ensure that the immediate vicinity, according to generally accepted cultural or archaeological standards or practices, where the Native American human remains are located, is not damaged or disturbed by further development activity until the contractor has discussed and conferred, as prescribed in this section (California Public Resources Code

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Section 5097.98) with the most likely descendants regarding their recommendations, if applicable, taking into account the possibility of multiple human remains.

- C. Monitoring:** Responsibility: Applicant
- Inspection: City of Santee
Department of Development Services –
Planning Division
- Financial: Applicant

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**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA
APPROVING DEVELOPMENT REVIEW PERMIT DR2015-11, VARIANCE V2015-1
AND A MITIGATED NEGATIVE DECLARATION PURSUANT TO THE CALIFORNIA
ENVIRONMENTAL QUALITY ACT (AEIS2015-21) FOR 113 RESIDENTIAL
CONDOMINIUM UNITS LOCATED AT 7927-7941 MISSION GORGE ROAD, IN THE
HIGH DENSITY RESIDENTIAL (R-22) LAND USE DESIGNATION AND ZONE**

**(APPLICANT: DAVISSON ENTERPRISES INC.)
APNS: 383-260-75-00 AND 383-260-76-00**

RELATED CASE FILES: GPA2015-2, R2015-2, TM2015-6, AEIS2015-21

WHEREAS, on August 14, 2015 Davisson Enterprises Inc. submitted an application for a General Plan Amendment GPA2015-2, Zone Reclassification R2015-2, Development Review Permit DR2015-11 and Variance 2015-1 to change the General Plan Land Use and Zone Designation for a 3.78-acre site and develop 113 residential condominium units on the site addressed as 7927-7941 Mission Gorge Road on property legally described in Exhibit A, attached hereto ("Project"); and

WHEREAS, on September 21, 2015 the application was deemed complete and the Director of Development Services scheduled General Plan Amendment GPA2015-2, Zone Reclassification R2015-2, Development Review Permit DR2015-11 and Variance 2015-1 for public hearing on October 28, 2015; and

WHEREAS, pursuant to the requirements of the California Environmental Quality Act (CEQA), an Initial Study (AEIS2015-21) was conducted for General Plan Amendment GPA2015-2, Zone Reclassification R2015-2, Development Review Permit DR2015-11 and Variance 2015-1 that determined the potential significant environmental effect for biology and archaeology/paleontology could be mitigated to a less than significant level and a Mitigated Negative Declaration (SCH 2015091066) was prepared and advertised for public review from September 22, 2015 to October 22, 2015; and

WHEREAS, on October 28, 2015 the City Council held a duly advertised public hearing on General Plan Amendment GPA2015-2, Zone Reclassification R2015-2, Tentative Map TM2015-6, Development Review Permit DR2015-11, and Variance V2015-1; and

WHEREAS, the City Council considered the Staff Report, the Initial Study/Mitigated Negative Declaration, all recommendations by staff, public testimony, and all other relevant information contained in the administrative record regarding the Project.

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

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SECTION 1: The Development Review Permit DR2015-11 and Variance V2015-1 for the Project will not result in a significant adverse impact upon the environment under CEQA pursuant to the findings made in Resolution _____.

SECTION 2: The findings in accordance with Chapter 17.10 "Residential Districts" of the Santee Municipal Code for a Development Review Permit (Section 17.08.080) and a Variance (17.06.040(E)) are made as follows:

- A. That the proposed project as conditioned meets the purpose and design criteria prescribed in the Zoning Ordinance and the Municipal Code because the site is zoned R-22 High Density Residential. The project proposes 29.9 units per acre which is within the allowed density range of 22 to 30 dwelling units per acre. The proposed development is compatible with existing multiple family residential development in the area which range from 13 du/ac to 22 du/ac, and is compatible with the Development Review criteria contained in section 17.08.070 of the Municipal Code. As conditioned, the project complies with lot size and dimensions, parking, lot coverage, landscaping, and recreational amenities of the Development Code. The project design is consistent with the requirements of the Fire Code, and all proposed private improvements will meet the public works standards of the City. A variance (V2015-1) is requested to allow a reduction of the setback along the east property line from 10 feet to 8 feet for a portion of one building.

- B. That the proposed development conforms to the Santee General Plan. The project provides a variety of housing types and increased density along major road corridors (Land Use Element Objective 2.0 and Policy 2.2). The project is consistent with the Objective 5.0 of the Housing Element which encourages a wide range of housing by location, type of unit, and price. The project also supports Housing Element Policy 5.6 which encourages the consolidation of smaller parcels into larger, well-planned development. This project consolidates two small parcels into one, comprehensively planned 3.78-acre site. It also supports the Circulation Element Objective 4.0 which desires to maximize the utilization of site planning techniques to improve traffic safety. Policy 4.1 of the Circulation Element encourages new subdivision development be designed so that driveways do not take direct access from prime arterials, major roads, or collector streets. Mission Gorge road is designed as a Major Arterial in the Circulation Element of the General Plan. The project would eliminate two existing driveways to Mission Gorge Road. Vehicle access to the site is taken from Rancho Fanita Drive. It also is consistent with the Conservation Element which promotes a compact development to preserve open space (Objective 11.0 and Policy 11.5. The project also is consistent with the Safety Element which promotes shared driveways and reducing curb cuts to major roads. The project is also consistent with Mission Gorge Road standards of the Community Enhancement Element (Section 8.4) of the General Plan by providing a landscape buffer with a unifying tree scheme and meandering sidewalk similar to other recent developments along Mission Gorge Road.

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- C. That the strict or literal interpretation and enforcement circumstances or conditions applicable to the property involved or the intended use of the property that do not apply generally to other properties in the same zone. The project is adjacent to a Carribean Way which will be widened as part of this project. Unlike other multi-family projects in the R-22 zone, this site has street frontages on three sides and that the strict interpretation of the setbacks along the expanded Carribean Way is a situation not experienced by other projects in the same zone
- D. That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or intended use of the property that do not apply generally to other properties in the same zone. The site is the only R-22 development site that has three street frontages which has impacts on design. In addition, the site is fronted on the east by a unique one-foot wide parcel that will be become part of the widening of Carribean Way.
- E. That the strict or literal interpretation and enforcement of the specified regulation would deprive the applicant of privileges enjoyed by owners of other properties in the same zone. The encroachment into the setback is for an architectural element that would not materially detract from the setback maintained for the majority of the building. The encroachment is of the same depth and scale as other encroachments allowed under Section 17.10.050(B) of the SMC for multiple family residences.
- F. That the granting of the variance will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity. The proposed building would encroach into the setback along the eastern property line by two feet along an approximately 15-foot long segment. The encroachment is would be similar to authorized encroachments for balconies and other architectural features into required setbacks. This encroachments is located along a street and would not be detrimental to adjacent properties.

SECTION 3: The Development Review Permit DR2015-11 and Variance V2015-1 consisting of a 113 residential condominium units located at 7927 through 7941 Mission Gorge Road is hereby approved subject to the following conditions:

- A. The applicant shall obtain approval of General Plan Amendment GPA 2015-2.
- B. The applicant shall obtain approval of Zone Reclassification R2015-2.
- C. The applicant shall obtain approval of Tentative Map TM2015-6.
- D. The applicant shall be responsible for complying with all the provisions of the Mitigation Monitoring and Reporting Program. (Exhibit "B").
- E. Prior to Building Permit Issuance:
 - 1. The submitted plans shall be in substantial conformance with the approvals and conditions of approval for Tentative Map 2015-6 and Development Review Permit DR2015-11.

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2. The applicant shall submit for approval of the Director of Development Services all materials, notices, wordings, etc. for the purposes of public disclosure to homeowners of any and all present or anticipated future assessment districts.
3. Provide a pedestrian access to the sidewalk on Carribean Way at the end of Private Driveway "A" on the north side of the emergency access gate, or to Mission Gorge Road on the northeast corner of the site on the west side of Treatment Area "1."
4. Applicant shall complete a Debris Management Plan form and submit a waste diversion security deposit prior to receiving any building permit or demolition permit, unless specifically exempt pursuant to the City's Municipal Code.
5. Submit a landscape plan that meets the requirements of the City' Water Efficient Landscape Ordinance (Chapter 17.36 of the Santee Municipal Code).
6. Provide trash enclosures that adequately serve the residents of the site and meet the requirements of the City of Santee. Contact Waste Management for additional information.
7. Should a model home complex be desired, the applicant shall submit for and obtain approval of a Temporary Use Permit and comply with the requirements of Subsection 17.06.070 E.2 of the Santee Zoning Ordinance. The Temporary Use Permit must be obtained prior to the issuance of a Building Permit for the model home(s).
8. All CC&R's shall be submitted to Department of Development Services for approval by the City Attorney and the Director of Development Services and recorded prior to occupancy of any unit to ensure consistency with City codes and applicable project permits and approved plans. A recorded copy shall be provided to Department of Development Services prior to the occupancy of first residential unit. The provisions of the CC&R's shall include the following:
 - a. The permittee and all persons, firms or corporations, owning the property subject to this subdivision map, their heirs, administrators, executors, successors, and assigns shall operate, maintain and repair the landscape areas and onsite drainage improvements as shown on the Final Map, site plan, and landscape plan in accordance with the approved CC&Rs primarily for the benefit of the residents of the subject development and shall continue to operate, maintain and repair said areas until such time as the operation and maintenance of said areas is assured by some public agency, district, corporation or legal entity approved by the City Council.
9. Applicant shall obtain final map approval and record the final map. Once recorded, the applicant shall within thirty days of recordation, provide one mylar copy of the recorded map to the Department of Development Services Engineering Division together with three printed copies of the map for the

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City's permanent record. The prints and mylar shall be in accordance with City standards.

10. To ensure maintenance of public interest landscape facilities the applicant shall request in writing transfer of the property under development to the Santee Landscape Maintenance District or other City of Santee approved Community Facilities District, prior to issuance of any building permits. The transfer shall include the entire property and provide for maintenance of public areas as determined by the Director of Development Services.
11. The applicant shall pay all costs associated with establishing a zone in the Santee Landscape Maintenance District or Community Facilities District. A cash deposit in an amount satisfactory to the Director of Development Services shall be submitted to the Department of Development Services Engineering Division at the time the request for transfer to the district is made.
 - a. The cost to transfer to the district shall include one hundred percent of the interim maintenance costs, including costs for water consumption, power, vandalism, administration, overhead and other associated costs up to the first assessment year plus dry period financing costs in an amount equal to fifty percent of the first year's direct annual maintenance costs and thirty percent of the first year's direct annual maintenance costs for City administrative overhead.
 - b. The cost to transfer to the district shall also include the administrative costs of formation or annexation, preparation of an engineer's report, plans, specifications, estimates, assessment diagrams, costs of printing, advertising, election and giving of published notices, compensation for the collection of assessments, compensation of any staff or consultant employed to render such services.
 - c. A homeowner's association shall manage maintenance of all landscaping and improvements. If maintenance remains satisfactory, as determined by the Director of Development Services, there shall be a \$0 annual assessment to the property owners following transfer of the property to the Santee Landscape Maintenance District or Community Facilities District.
12. Following issuance of a grading permit the applicant shall complete rough grading in accordance with the approved grading plans and the recommendations of the project's geotechnical engineer. Following completion of the rough grading and prior to issuance of any building permits, provide three originals of a rough grading report, which shall include a compaction report prepared by the geotechnical engineer, and a certification by the project civil engineer that all property corners, slopes, retaining walls, drainage devices and building pads are in conformance with the approved grading plans.

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13. The applicant shall pay all development impact fees in effect at the time of issuance of building permits. At present, the fees are estimated to be as follows:

a. Drainage	\$ 209,841	or	\$ 1,857 / unit
b. Traffic	\$ 241,594	or	\$ 2,138 / unit
c. Traffic Signal	\$ 24,973	or	\$ 221 / unit
d. Park-in-Lieu	\$ 753,823	or	\$ 6,671 / unit
e. Public Facilities. . .	\$ 619,240	or	\$ 5,480 / unit
f. RTCIP Fee	\$ 261,030	or	\$ 2,310 / unit

Development Impact Fee amounts shall be calculated in accordance with current fee ordinances in effect at issuance of building permit. Fees shall be adjusted on an annual basis in accordance with the Municipal Code. **The applicant shall provide site and building footage certified by their engineer of work to the Director of Development Services for approval for use in calculating the final fee amounts.**

Note: Fee Credits for existing development may be applied provided the applicant obtains demolition permits prior to removal, and receives Engineering Approval of a plan documenting existing impervious area and building square footage of the commercial facilities prior to removal. Fee Credits will only be applied to Drainage, Traffic and Traffic Signal. No credit will be applied towards Park-in-Lieu, Public Facilities, or RTCIP Fee for existing development.

14. Provide a minimum 26' wide, clear area (no parking), all-weather, paved (or other approved surface) emergency access roadway for the site prior to the delivery of combustible construction materials. All underground utilities including fire mains, fire hydrants and fire service underground devices shall be installed and approved prior to the delivery of combustible materials. An emergency access plan for the site shall be submitted for approval prior to construction.

15. Provide a minimum 26' wide, paved "fire lane" access roadway throughout the complex. The fire lane width shall be measured curb to curb (or distance between parking spaces) and shall extend vertically from grade to the highest point of any structures or obstacles constructed adjacent to the fire lane. No building elements, balconies, drains, projections, or any other object shall encroach into this clear space. The fire lane(s) shall be identified by painting curbs red with white-stenciled letters indicating "NO PARKING – FIRE LANE" every 30 feet along all portions of the fire lane. Red stripes with white stenciled letters shall be painted on the asphalt in front of garages along fire lanes as well. Exact placement shall be approved by the Fire Department prior to installation.

16. Vehicular gates for the project shall be equipped with "Opticom" strobe emergency vehicle access devices and Knox key switches for gate override. All gates shall also have a manual release device or other means to open the

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gate upon power failure.

17. Provide an illuminated directory map at the entrance of the complex. The directory shall be approximately 12 square feet (or other approved size) and show the layout of the buildings, building addresses, hydrant locations and FDC locations. The exact design and location for directory placement shall be approved by the Fire Department prior to installation.
18. Address numbers shall be placed near the roofline of all structures visible from the street. Numbers shall be block style, 12" in height, black in color (or other approved color), in contrast with their background. Address numbers shall also be illuminated for nighttime visibility. A Potter, "SASH-120" Horn/Strobe (or equivalent) shall be located below each address placement for indication of fire sprinkler activation. Exact location and color of address numbers shall be approved by the Fire Department prior to installation.
19. Address numbers shall be placed near the front door of each unit visible from the street or private drive. Numbers shall be block style, 4" in height minimum, black in color (or other approved color), in contrast with their background. In multifamily residential developments, address numbers shall also be placed at an approved location on the garage side of each unit.
20. The buildings are required to be constructed with an approved automatic fire sprinkler system installed by a licensed fire sprinkler contractor. Separate plans are required to be submitted to the Fire Department for approval prior to installation. If the fire sprinkler system has 20 or more sprinkler heads, the sprinkler system is required to be monitored by an approved central station monitoring company. Contact the Fire Department for specific requirements for the automatic fire sprinkler system. A Potter, "SASH-120" Horn/Strobe (or equivalent) shall be located below each address placement for indication of fire sprinkler activation.
21. Provide a Potter "SASH-120", all weather, exterior horn/strobe (or equivalent) in lieu of exterior bell for audio/visual notification of sprinkler activation. The horn/strobe is to be installed near the address placement for the building. Exact installation location of the horn/strobe is to be determined by the Fire Department prior to installation.
22. A separate plan for the underground fire service (providing water supply to the fire sprinkler system) is required to be submitted to the Fire Department for approval prior to construction. Thrust block inspections are required for the underground fire service piping prior to filling with water. An underground hydrostatic test shall be conducted (at 250 psi for two hours) and flush of the fire service is required during construction. Contact the Santee Fire Department at least 48 hours in advance to schedule the inspections.
23. Knox Boxes shall be installed at the riser room and other required location(s). Knox Box applications may be obtained on line at the Knox Co. website. Approval of the number and exact mounting location(s) shall be determined

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by the Fire Department prior to installation.

24. A permanent engraved or punched hydraulic calculation card is required for each system, permanently affixed to riser.
25. After the overhead portion of the automatic fire sprinkler system has been installed, a hydrostatic test of the system shall be conducted at 200 PSI for two hours. Contact the Santee Fire department to schedule an inspection of this test.
26. Each building or address (equipped with an automatic fire sprinkler system) shall have a fire sprinkler riser enclosure accessible from the outside of the building or address. The exact size and location of the enclosure shall be approved by the Fire Department prior to construction. The enclosure shall contain the fire sprinkler riser for the building, pressure gauges for the system, applicable valves, sprinkler head box, and any required diagrams or documentation for the fire sprinkler system. The enclosure shall have exterior locking hardware and a Knox box shall be located at an approved location near the room for easy Fire Department access. The exterior side of the riser enclosure door shall have labeling or signage approved by the Fire Department indicating "FIRE RISER INSIDE".
27. Three fire hydrants are required for the project, and must be connected to the private fire water main. These hydrants shall have two, 2 1/2" ports and one, 4" port, with a combined minimum fire flow of 2500 gallons per minute for 2 hours. Hydrants shall be of all bronze construction, painted "fire hydrant yellow" and be installed per Padre Dam Water District requirements. Private hydrants and private fire mains shall be constructed to current Water Agency Standards (WAS). All underground utilities including fire mains, fire hydrants and fire service underground devices shall be installed and approved prior to the delivery of construction materials.
28. The project requires a 10" diameter private water main to be looped (for redundancy) through the development for fire private hydrants and building automatic fire sprinkler systems. The private water main shall be connected to the 12" public water main located in Rancho Fanita Drive. A separate plan for the underground fire water main is required to be submitted to the Fire Department for approval prior to construction. Thrust block inspections are required for the underground fire service piping prior to filling with water. An underground hydrostatic test shall be conducted (at 250 psi for two hours) and flush of the fire service is required during construction. Contact the Santee Fire Department at least 48 hours in advance to schedule the inspections.
29. Assurance must be made for the ongoing maintenance and water quality of the private underground fire service system. The installation of the system shall be per the current Water Agency Standards (WAS), with some exceptions to separation and backfill requirements. The inspection and maintenance of the system shall be in accordance of NFPA 25, "Standard for

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the Inspection, Testing, and Maintenance of Water-Based Fire Protection Systems” and shall include flushing the system until the water is clear. Water that is discharged shall be collected or diverted and reused in accordance with all local, state, and federal regulations.

30. A manual and/or automatic fire alarm system is required for the buildings. Separate plans shall be submitted to the Fire Department for any fire alarm system(s) or devices for approval prior to installation. The fire alarm control panel or a remote keypad for the system shall be located in the “Fire Riser Room”. Plans & documentations for the fire alarm system shall include, manufacturer cut sheets for all fire alarm devices, California State Fire Marshal Listing sheets for all appropriate devices, plans showing locations of all devices, line diagram & point to point diagram of the alarm system and complete battery & voltage drop calculations for the system.
31. A minimum of one, 2A10BC fire extinguisher shall be located every 75’ of travel distance throughout the complex. Exact extinguisher location to be determined by the Fire Department prior to installation.

F. Prior to obtaining occupancy the following actions shall be taken:

1. Prior to occupancy of the first dwelling unit, the applicant shall submit a copy of the recorded CC&Rs pursuant to the conditions imposed for Tentative Map TM2015-6 and Development Review DR2015-11.
2. Prior to occupancy of the first dwelling unit, the property shall be included in the Santee Landscape Maintenance District or other City of Santee approved Community Facilities District.
3. The applicant shall complete construction of all improvements shown on the approved plans to the satisfaction of the Director of Development Services.
4. The applicant shall plant all new trees in and within 10 feet of the public right-of-way with root control barriers.
5. At the time of mid-construction or Rough Fire Inspections, an electronic or digital submission of vector data such as: AutoCAD (rectified dwgs or include world file), GIS Data (Geodatabase or Shapefiles), or Image Type such as (Tiff & Jpegs) of the site-plan shall be provided to the Fire Department for emergency response mapping. If CAD drawings are not available, a PDF shall be provided. The site plan shall show all fire access roadways/driveways, buildings, address numbers, fire hydrants, fire sprinkler connections, and other details as required. Please contact the Fire Department for exact details to be submitted for your project.
6. The applicant shall obtain final clearance for occupancy by signature on the final inspection request form from the Building Division, Fire Department and the Planning and Engineering Divisions of the Department of Development Services

RESOLUTION NO. _____

- G. Upon establishment of the use pursuant to this Development Review Permit DR2015-11, the following conditions shall apply:
1. All required landscaping shall be adequately watered and maintained in a healthy and thriving condition, free from weeds, trash, and debris.
 2. The parking areas and driveways shall be well maintained.
 3. All groundcover installed pursuant to an approved landscape plan shall provide 100 percent coverage within 9 months of planting or additional landscaping, to be approved by the Director, shall be required in order to meet this standard. Davisson Enterprises Inc. shall be responsible for this planting even if their involvement in the project is otherwise complete.
 4. All stormwater best management practices (BMPs) outlined in the Stormwater Management Plan must be installed and operational to the satisfaction of the Director of Development Services. Failure to maintain a required BMP will subject property owners and/or the Homeowners Association to civil penalties.
 5. All light fixtures shall be designed and adjusted to reflect light downward, away from any road or street, and away from any adjoining premises, and shall otherwise conform to the requirements of Title 17 of the Santee Municipal Code.

SECTION 4: The terms and conditions of this Development Review Permit DR2015-11 / Variance V2015-1 shall be binding upon the permittee and all persons, firms and corporations having an interest in the property subject to this Development Review Permit DR2015-11 and Variance V2015-1 and the heirs, executors, administrators, successors and assigns of each of them, including municipal corporations, public agencies and districts.

SECTION 5: This Development Review Permit DR2015-6 / Variance V2015-1 expires on October 28, 2017 at 5:00 p.m. unless prior to that date a Final Map has been recorded pursuant to Tentative Map TM2015-6, or unless a time extension for obtaining such approval of the Final Map is approved as provided by the Santee Subdivision Ordinance. The City Council expressly grants to the Director of Development Services the authority to extend the expiration date of this approval pursuant to Section 17.04.090.B of the Santee Municipal Code, when a request for an extension is filed 60 days prior to the original expiration date.

SECTION 6: Pursuant to Government Code Section 66020, the 90 day approval period in which the applicant may protest the imposition of any fees, dedications, reservations, or exaction imposed pursuant to this approval, shall begin on October 28, 2015.

SECTION 7: The applicant shall defend, indemnify, and hold harmless the City of Santee and its officers, employees and agents from any claim, action, or proceeding

RESOLUTION NO. _____

against the City and/or its officers, employees or agents to attack or set aside, void, or annul the approval of the City of Santee concerning this Resolution or any action relating to or arising out of its approval.

SECTION 8: The City of Santee hereby notifies the applicant that State Law (AB3158), effective January 1, 1991, requires certain projects to pay fees for purposes of funding the California Department of Fish and Wildlife. In order to comply with State Law, the applicant should remit to the City of Santee Department of Development Services, within two (2) working days of the effective date of this approval (the "effective date" being the end of the appeal period, if applicable), a certified check payable to the "County Clerk" in the amount of \$2,260.00. This fee includes an authorized County administrative fee of \$50. Failure to remit the required fee in full within the time specified above will result in notification to the State that a fee was required but not paid, and could result in State imposed penalties and recovery under the provisions of the Revenue and Taxation Code. In addition, Section 21089 (b) of the Public Resources Code and Section 711.4 (c) of the Fish and Game Code, provide that no project shall be operative, vested, or final until the required filing fee is paid.

SECTION 9: The documents and materials that constitute the record of proceedings on which these findings have been based are located with the City Clerk at the City of Santee City Clerk's office at 10601 Magnolia Avenue, Building #3, Santee, CA 92071.

ADOPTED by the City Council of the City of Santee, California, at a Regular Meeting thereof held this 28th day of October 2015, by the following roll call vote to wit:

AYES:

NOES:

ABSENT:

APPROVED:

RANDY VOEPEL, MAYOR

ATTEST:

PATSY BELL, CMC, CITY CLERK

Attachment: Exhibit A
Exhibit B

RESOLUTION NO. _____

EXHIBIT "A"

Legal Description

PORTION OF LOT 1 IN BLOCK E OF FANITA RANCHO, IN THE CITY OF SANTEE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE REVISED MAP OF PART OF FANITA RANCHO, NO. 688, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, OCTOBER 22, 1891.

INCLUDING THE NORTHERLY 600 FEET OF THE EASTERLY 1 FOOT IN BLOCK E OF FANITA RANCHO IN THE CITY OF SANTEE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE REVISED MAP OF PART OF FANITA RANCHO, NO. 688, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, OCTOBER 22, 1891.

EXCEPTING THEREFROM THE NORTH 21.00 FEET OF LOT 1, BLOCK E, FANITA RANCHO, IN THE CITY OF SANTEE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AS SHOWN ON THE MAP THEREOF NO. 688, FILED OCTOBER 22, 1891 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, TOGETHER WITH THAT PORTION OF SAID LOT 1 LYING NORTHWESTERLY OF A 30.00 FOOT RADIUS CURVE CONCAVE SOUTHERLY AND BEING TANGENT TO BOTH THE WESTERLY LINE OF SAID LOT 1 AND TO THE SOUTHERLY LINE OF SAID NORTH 21.00 FEET.

APN: 383-260-75, 383-260-76-00, AND 383-260-83-00 (PORTION)

EXHIBIT "B"

**MITIGATION MONITORING AND REPORTING PROGRAM
FOR TENTATIVE MAP TM2015-6 / DEVELOPMENT REVIEW PERMIT DR2015-11**

Section 21081.6 of the Public Resources Code requires that public agencies "adopt a reporting or monitoring program for the changes which it has adopted or made a condition of project approval in order to mitigate or avoid significant effects on the environment. The reporting or monitoring program shall be designated to ensure compliance with during project implementation." This mitigation monitoring and reporting program has been prepared in conformance with Section 21081.6 of the Public Resources Code.

Non-compliance with any of these conditions, as identified by City staff or a designated monitor, shall result in the issuance of a Cease and Desist Order for all construction activities. The order shall remain in effect until compliance is assured. Non-compliance situations that may occur subsequent to project construction will be addressed on a case-by-case basis and may be subject to penalties according to the City of Santee Municipal Code. When phasing of development has been established, it may be necessary for this Monitoring Program to be amended, with City approval.

1. BIOLOGY

A. Impact:

A qualified biologist conducted a visual survey of the project site on March 4, 2015 to characterize existing site conditions with respect to biological resources. No sensitive biological resources, including sensitive plants or wildlife, were identified during the biological survey. Additionally, no sensitive plants or wildlife species are anticipated to occur due to the high levels of disturbance (e.g. existing development, visible soil disturbance, and prevalence of non-native species) and lack of native habitat within the project boundary.

In addition, the City's General Plan Conservation Element (Figure 6-3) designates the project area as "Urban/Developed". However, given the existence of on-site trees, the potential exists for the project to have direct impacts on nesting and migratory bird species from the removal of trees that are suitable for nesting within the project boundary. Migratory birds are protected under the Migratory Bird Treaty Act (MBTA) and California department of Fish and Wildlife Code 3503 (CDFW Code). These species use trees to nest and lay eggs; therefore, the removal of trees during the breeding season (January 15 through September 15) has the potential to adversely impact nesting migratory birds. Implementation of Mitigation Measure Biological Resources 1 would reduce impacts to below a level of significance.

RESOLUTION NO. _____

B. Mitigation:

Biological Resources 1

If project construction activities cannot feasibly avoid the typical bird breeding season (January 15 through September 15), pre-construction surveys shall be conducted by a qualified biologist no more than seven days prior to the commencement of construction. If no breeding/nesting birds are observed, construction activities may begin. If an active nest is found, nest avoidance measures such as maintaining an appropriate buffer area from the nest and/or installing noise barriers to prevent noise impacts from construction would be required in accordance with the Migratory Bird Treaty Act of 1918 (MBTA) and California Department of Fish and Wildlife (CDFW) code requirements..

- C. Monitoring:**
- | | |
|-----------------|---|
| Responsibility: | Applicant |
| Inspection: | City of Santee
Department of Development Services –
Planning Division |
| Financial: | Applicant |

2. CULTURAL RESOURCES – ARCHAEOLOGY/PALEONTOLOGY:

A. Impact:

Due to the development and the disturbed nature of the project site, the potential for undiscovered archaeological resources is low. In addition, the Conservation Element of the General Plan does not identify the project site as having moderate potential for archaeological sites. However, the potential to encounter unknown subsurface archaeological resources still exists given the project site's proximity to the San Diego River corridor. Therefore, impacts to unknown subsurface archaeological resources could occur.

With the implementation of Mitigation Measure Cultural Resources 1, impacts to archaeological and paleontological resources would be reduced to below a level of significance.

B. Mitigation

Cultural Resources 1

Prior to commencement of grading activities, the project applicant or construction contractor shall implement an archaeological monitoring and recovery program consisting of the following:

RESOLUTION NO. _____

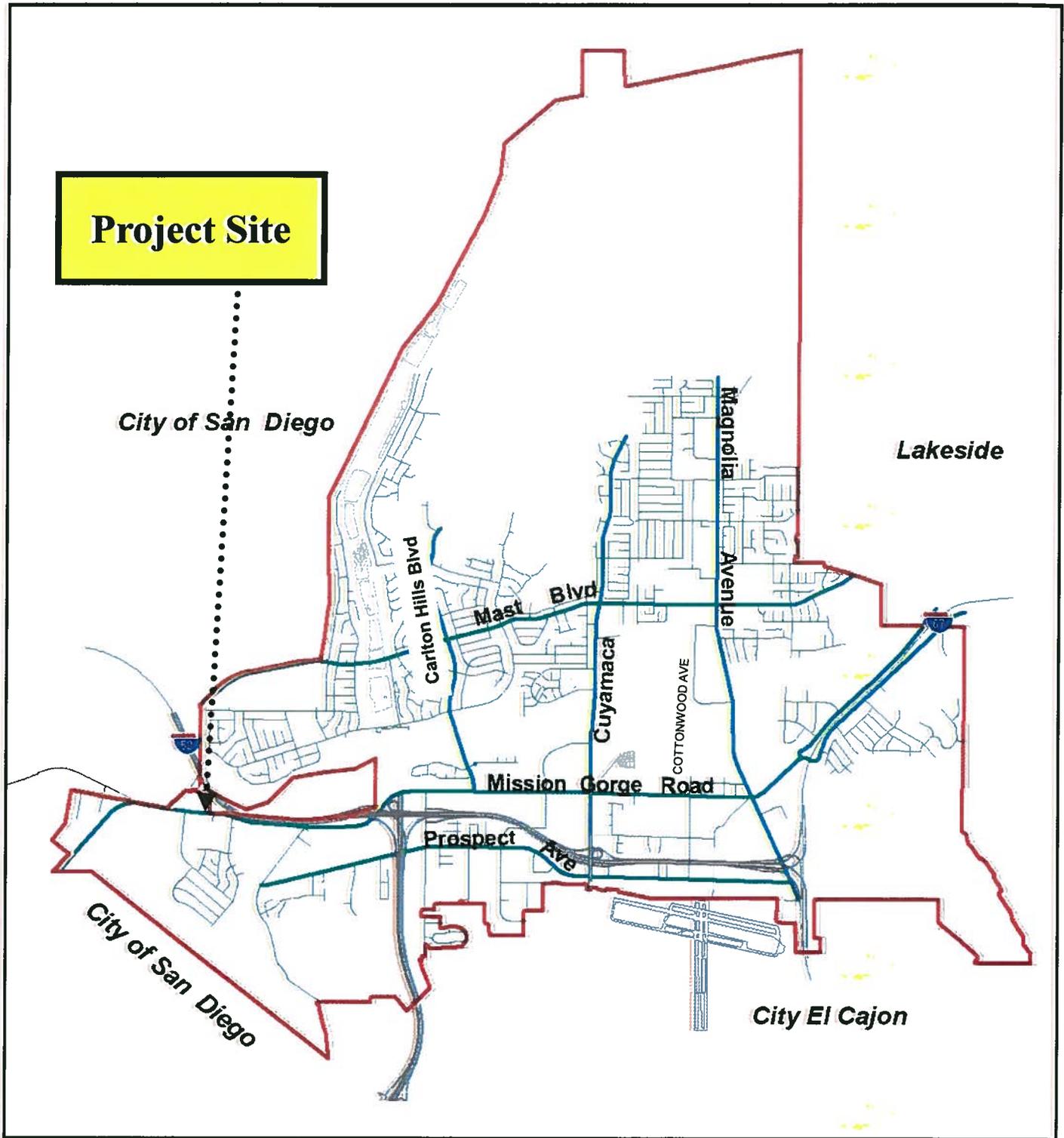
1. The project applicant or construction contractor shall be required to retain the services of a qualified archaeological monitor to be present on-site during grading activities.
2. The archeological monitor would ensure that if any prehistoric or historic subsurface cultural resources are discovered during ground-disturbing activities, all work within 50 feet of the resources shall be halted and a qualified archaeologist shall be consulted to assess the significance of the find according to CEQA Guidelines section 15064.5.
3. If any find is determined to be significant, representatives from the City and the archaeologist will meet to determine the appropriate avoidance measures or other appropriate mitigation. All significant cultural materials recovered shall be, as necessary and at the discretion of the consulting archaeologist, subject to scientific analysis, professional museum curation, and documentation according to current professional standards. In considering any suggested mitigation proposed by the consulting archaeologist to mitigate impacts to historical resources or unique archaeological resources, the City will determine whether avoidance is necessary and feasible in light of factors such as the nature of the find, project design, costs, and other considerations. If avoidance is infeasible, other appropriate measures (e.g., data recovery) will be instituted. Work may proceed on other parts of the project site while mitigation for cultural resources is being carried out.
4. The qualified archaeological monitor will attend the project pre-construction meeting to discuss the grading plan with the grading and excavation contractors(s).
5. If human skeletal remains are uncovered during project construction, the archaeological monitor will direct the contractor or appropriate representative to halt work, contact the San Diego County Coroner to evaluate the remains, and follow the procedures and protocols set forth in Section 15064.5(e)(1) of the CEQA Guidelines. If the coroner determines that the remains are Native American, the project proponent will contact the Native American Heritage Commission (NAHC), in accordance with Health and Safety Code Section 7050.5, subdivision (c), and Public Resources Code 5097.98 (as amended by AB 2641). Per Public Resources Code 5097.98, the contractor shall ensure that the immediate vicinity, according to generally accepted cultural or archaeological standards or practices, where the Native American human remains are located, is not damaged or disturbed by further development activity until the contractor has discussed and conferred, as prescribed in this section (California Public Resources Code Section 5097.98) with the most likely descendants regarding their recommendations, if applicable, taking into account the possibility of multiple human remains.

Aerial Photo

Mission Gorge Multi-Family

GPA2015-2 / R2015-2 / TM2015-6 / DR2015-11 / V2015-1 / AEIS20511-11





**Case #: GPA2015-2, R2015-2, TM2016-6,
DR2015-11, V2015-1, and AEIS2015-21**

7927 – 7941 Mission Gorge Road

Map 1



**The City of Santee
Department of Development Services**

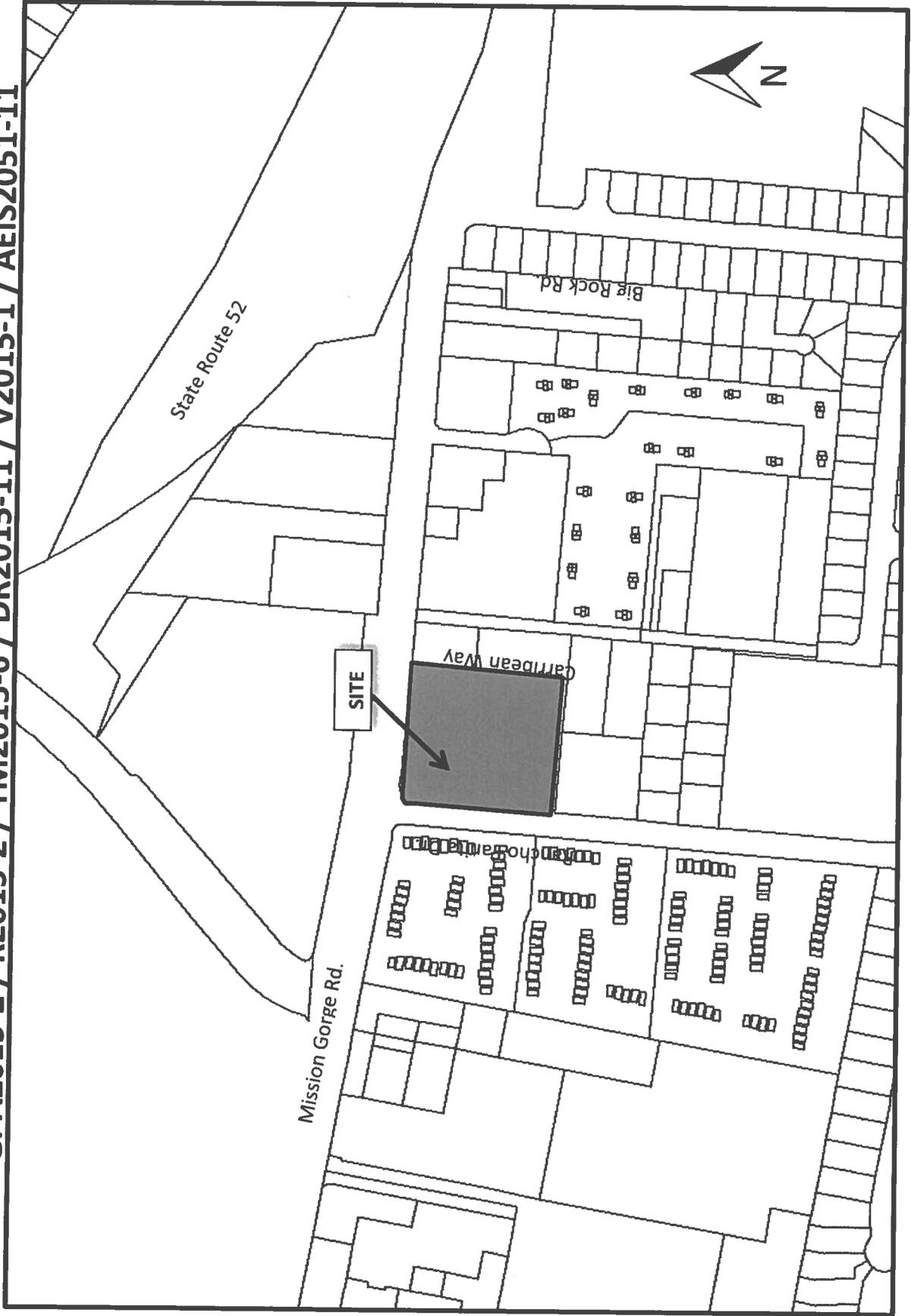


100% (P) Shaded & Shaded
Santee, CA 92081
(619) 236-4100

Location Map

Mission Gorge Multi-Family

GPA2015-2 / R2015-2 / TM2015-6 / DR2015-11 / V2015-1 / AEIS2051-11



ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTEE,
CALIFORNIA AMENDING THE ZONE DISTRICT MAP R2015-2 TO CHANGE THE
ZONE DESIGNATION FROM GENERAL COMMERCIAL (GC) TO HIGH DENSITY
RESIDENTIAL ON A 3.78-ACRE SITE AT 7927-7941 MISSION GORGE ROAD**

**(APPLICANT: DAVISSON ENTERPRISES INC.)
APNS: 383-260-75-00 AND 383-260-76-00**

RELATED CASE FILES: GPA2015-2, TM2015-6, DR2015-11, V2015-1, AEIS2015-21

WHEREAS, on August 28, 2013, the City Council authorized staff to consider a Rezone to change the zone from General Commercial (GC) to High Density Residential (R-22) for a 3.78-acre site in connection with the construction of 113 multiple family condominium units at 7927- 7941 Mission Gorge Road; 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 and a Mitigated Negative Declaration (State Clearing House Number 2015091066) was prepared and advertised for public review from September 22, 2015 to October 22, 2015; and

WHEREAS, on October 28, 2015, the City Council held a duly advertised public hearing on Zone Reclassification R2015-2, and related General Plan Amendment GPA2015-2, Tentative Map 2015-6, Variance 2015-1, and Development Review Permit 2015-11; and

WHEREAS, on October 28, 2015, the City Council approved General Plan Amendment GPA2015-2 to change the General Plan Land Use Designation from General Commercial (GC) to High Density Residential (R-22) under adopted Resolution _____; and

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

NOW, THEREFORE, the City of Santee City Council, after considering the evidence presented at the public hearing, does ordain as follows:

SECTION 1: Zone Reclassification R2015-2 will not result in a significant adverse impact upon the environment with mitigation under CEQA pursuant to the findings made in Resolution No. _____.

SECTION 2: The request to change the zoning classification for a 3.78- acre site legally Lot 1 in Block E of Fanita Rancho Map 688 (Assessor's Parcel Numbers 386-260-75-00 and 386-260-76-00) currently designated General Commercial (GC) as depicted in Exhibit A to High Density Residential (R-22) as depicted in Exhibit B attached hereto

ORDINANCE NO. _____

and incorporated herein, is consistent with, and furthers the goals and objectives of the General Plan by:

1) Allowing for a wide range of housing types as stated as Objective 2.0 of the Land Use Element. Supporting this objective is Policy 2.2 in which the City should encourage the development of higher density residential developments along major road corridors. Mission Gorge Road is designated as a Major Arterial in the Circulation Element of the General Plan. This area of Mission Gorge Road is served by MTS Route 834 which connects to the multi-modal transit station at Santee Trolley Square.

2) Supporting Objective 5.0 of the Housing Element which encourages a wide range of housing by location, type of unit, and price. Policy 5.1 of the Housing Element states that the City should provide a variety of residential development opportunities ranging from low density estate homes to high density development. The majority of the units in this project are one-bedroom units, a product type that supports affordability for first time buyers.

3) Supporting Housing Element Policy 5.6 which encourages the consolidation of smaller parcels into larger, well-planned development. This project consolidates two small parcels into one, comprehensively planned 3.78-acre site.

4) Supporting Circulation Element Objective 4.0 which desires to maximize the utilization of site planning techniques to improve traffic safety. Policy 4.1 of the Circulation Element encourages new subdivision development be designed so that driveways do not take direct access from prime arterials, major roads, or collector streets. Mission Gorge road is designated as a Major Arterial in the Circulation Element of the General Plan. The project would eliminate two existing driveways to Mission Gorge Road. Vehicle access to the site is taken from Rancho Fanita Drive.

5) Supporting Objective 11.0 of the Conservation Element which promotes a balanced mix of open space uses with development throughout the City to enhance visual resources, avoid hazards, and conserve resources. In Policy 11.5 of the Conservation Element, the City shall encourage compact development plans when appropriate to maximize the preservation of open space. This project would create dense development on a previously developed site adjacent to a Major Arterial road that could allow open space preservation elsewhere.

6) Supporting Objective 6.0 of the Safety Element which intends for minimize injuries, loss of life, and property damage resulting from traffic hazards. Policy 6.5 of the Safety Element states that the City shall promote the establishment of shared driveways and reciprocal access between adjoin properties to reduce the number of curb cuts and reduce conflicting traffic. The project would eliminate two curb cuts on Mission Gorge Road. It would eliminate vehicle access to Carribean Way, with an exception for emergency vehicles. It

ORDINANCE NO. _____

would consolidate two parcels and create a unified traffic scheme with access to one street.

7) Supporting Objective 9.0 of the Community Enhancement Element of the General Plan by designing the project with to the Mission Gorge Road standards (Section 8.4 of the Community Enhancement Element). The project provides a landscape buffer with a unifying tree scheme and meandering sidewalk similar to other recent developments along Mission Gorge Road.

SECTION 3: The request to change the zoning classification for a 3.78-acre site from General Commercial (GC) to High Density Residential (R-22) as depicted in Exhibit B attached hereto and incorporated herein, is consistent with, and furthers the goals and objectives of the Zoning Ordinance Sections 17.10.030(A) and 17.10.202(G) because: 1) the R-22 Zone implements the General Plan Land Use Designation on the site; and 2) the R-22 Zone encourages high density residential development along major roads and in close proximity to community services and transit.

SECTION 4: The Zoning District Map is hereby amended to change the zone classification of two parcels (APN:383-260-75-00 and 383-260-76-00) from General Commercial to High Density Residential (R-22) 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 28th day of October, 2015, and thereafter **ADOPTED** at a Regular Meeting of said City Council held on the 18th day of November, 2015, by the following vote to wit:

AYES:

NOES:

ABSENT:

APPROVED:

RANDY VOEPEL, MAYOR

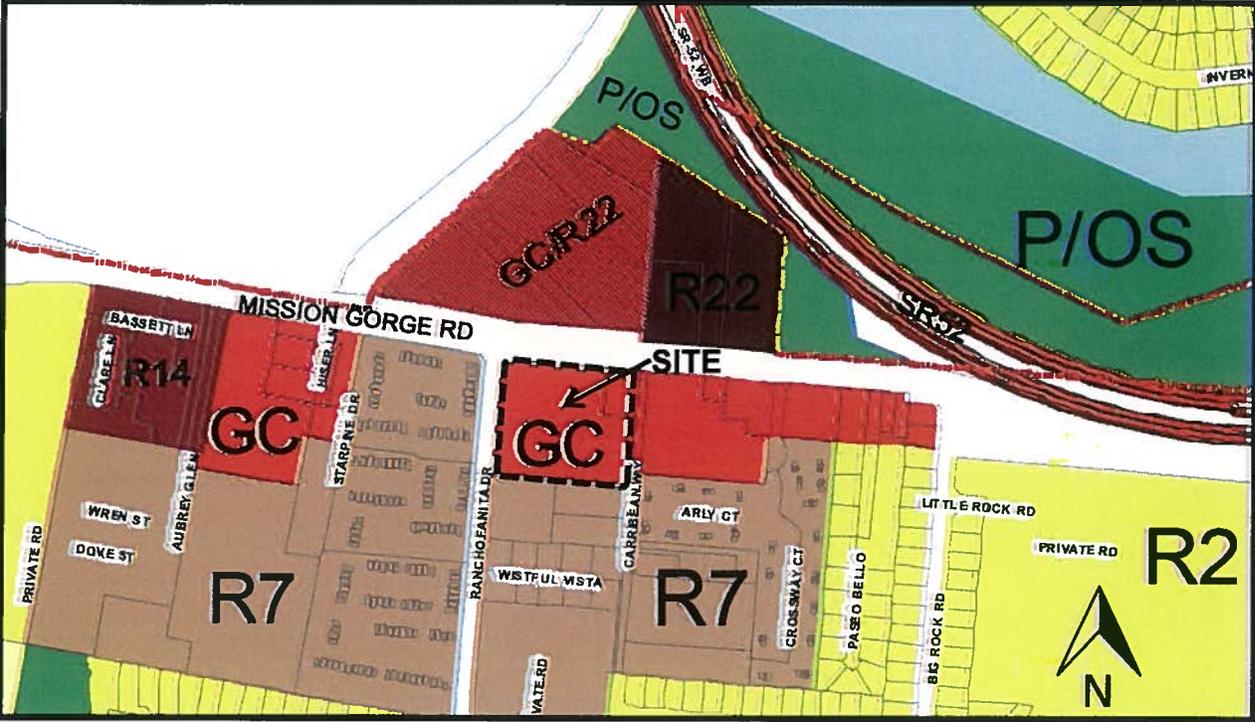
ATTEST:

PATSY BELL, CMC, CITY CLERK

ATTACHMENTS

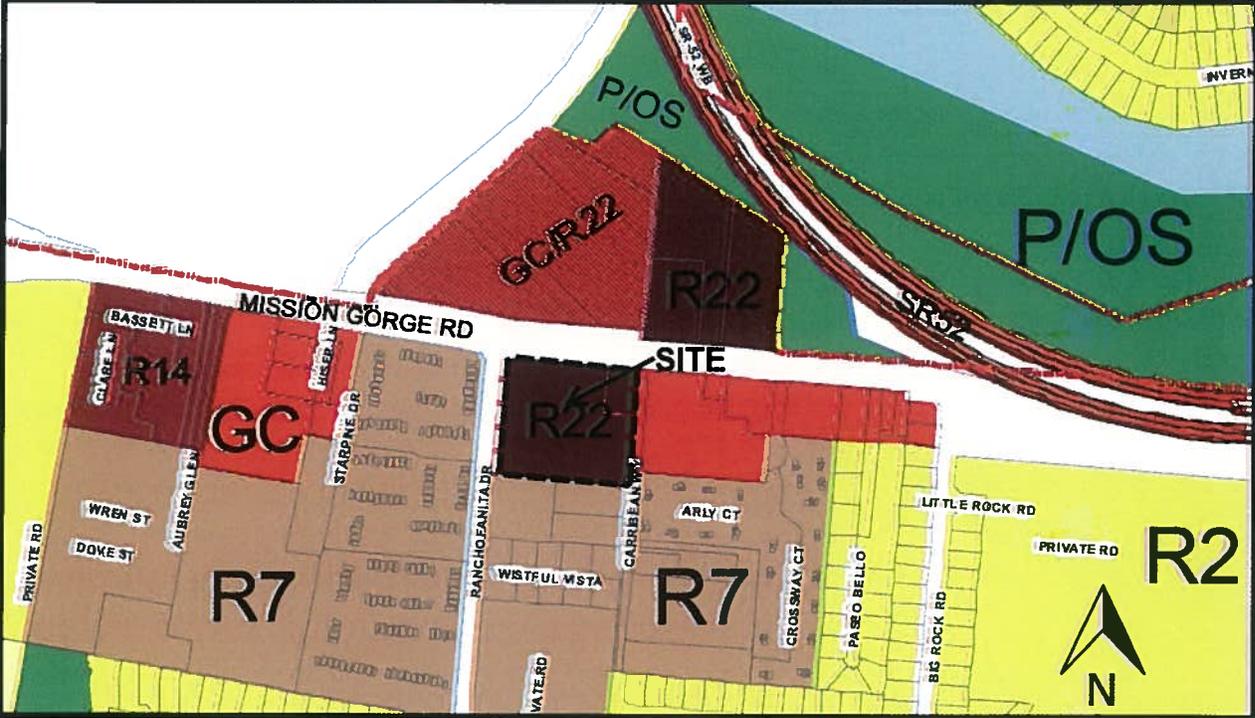
- Exhibit A – Existing Zone District
- Exhibit B – Proposed Zone Reclassification

Exhibit A (Rezone R2015-2)
Existing Zone District



ZONE DISTRICT	
GC – General Commercial	Provides for commercial areas with a wide range of retail and service activities. It 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.

Exhibit B (Rezone R2015-2)
 Proposed Zone District



ZONE DISTRICT	
R22 – High Density Residential	This designation is intended for residential development characterized by mid-rise apartment and condominium buildings characteristic of urban high density development in close proximity to community facilities and services, public transit services, and major streets. It is intended that this category utilize innovative site planning and building design to provide on-site recreational amenities and open space.

PROJECT TEAM

OWNER/APPLICANT
DAVISSON ENTERPRISES
 5725 Avenida Avenue
 La Mesa, CA 91941
 MOBILE (619) 438-9989
 CONTACT: Mark Freed
 EMAIL: mtfreed@cov.net

ARCHITECT
HUMPHREYS & PARTNERS ARCHITECTS, L.P.
 2350 SE Bristol Street, Suite 310
 Newport Beach, CA 92660
 PHONE: (949) 955-9400
 CONTACT: Daniel Gahman
 EMAIL: dgaah@humphreys.com

LANDSCAPE ENVIRONS
 1909 State Street
 San Diego, CA 92101
 PHONE: (619) 232-7007 ext. 101
 CONTACT: Martin Schmidt
 EMAIL: mns@enviromex.us

CIVIL
RICK ENGINEERING COMPANY
 5820 Friars Road
 San Diego, CA 92110
 PHONE: (619) 291-0707
 CONTACT: Mike S. White
 EMAIL: mwhite@rickengineering.com

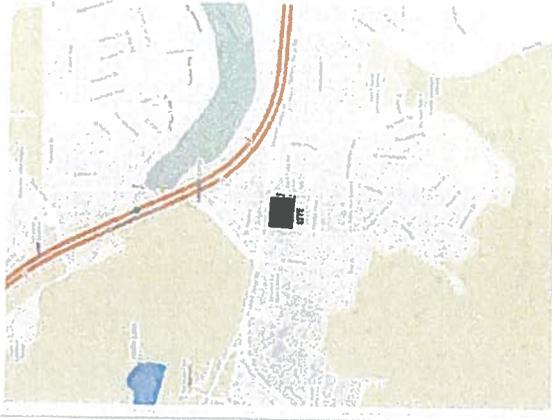
PROJECT TEAM

OWNER/APPLICANT
DAVISSON ENTERPRISES
 5725 Avenida Avenue
 La Mesa, CA 91941
 MOBILE (619) 438-9989
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CIVIL
RICK ENGINEERING COMPANY
 5820 Friars Road
 San Diego, CA 92110
 PHONE: (619) 291-0707
 CONTACT: Mike S. White
 EMAIL: mwhite@rickengineering.com



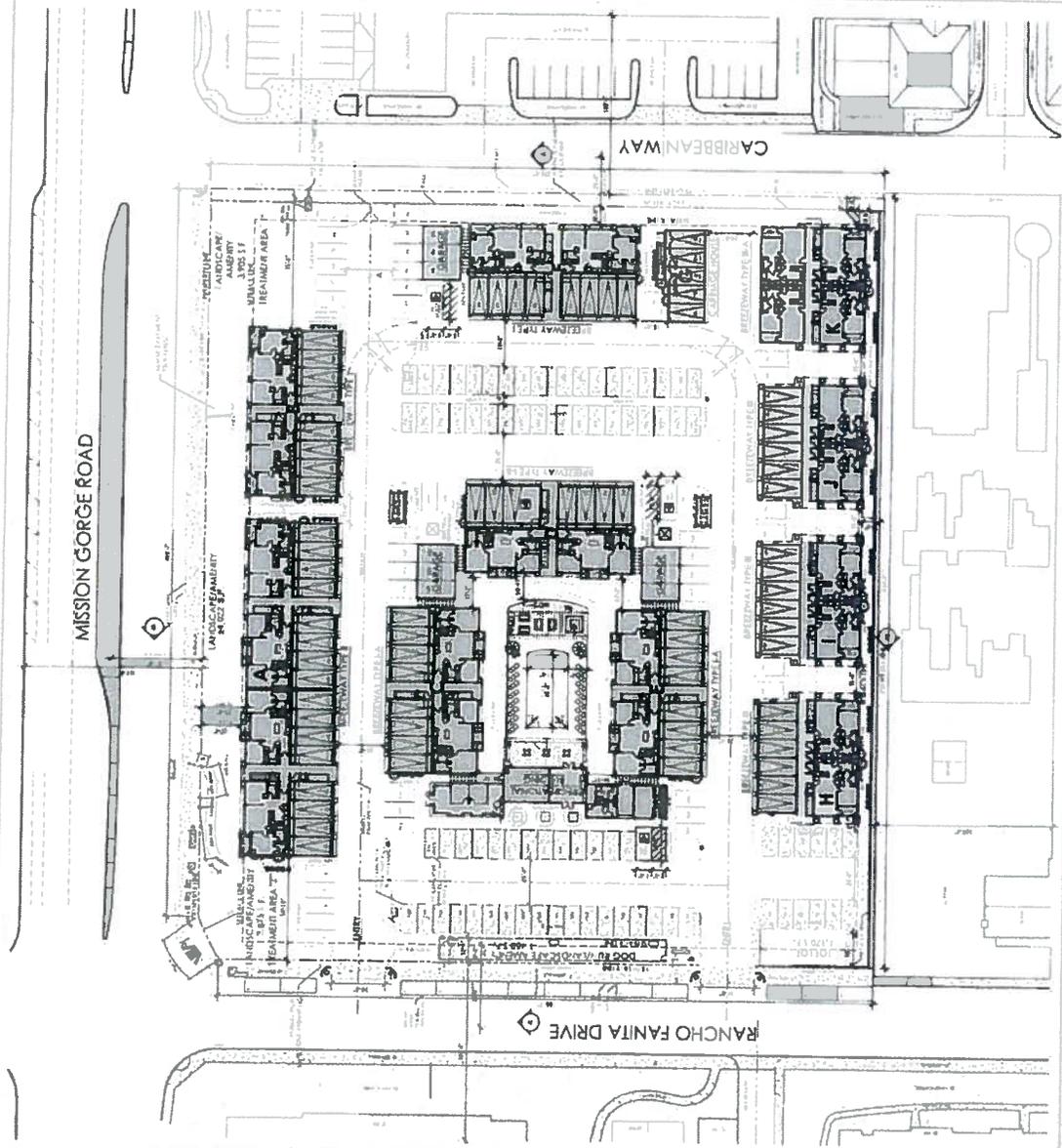
PROJECT INFO

GROSS LAND AREA: 3.78 (+/-) ACRES
 TOTAL UNITS: 113 UNITS

UNIT	UNIT TYPE	NET SF	BALC/PATIO	GROSS UNIT	NO.	TL. NET	TL. GROSS	%	% CAT	REQ. PARKING
A1	1BR/2BA	756	60	824	42	31,762	34,608	37.2%	37.2%	1.50
B1	2BR+DEN/2BA	970	78	1,048	42	40,740	44,038	37.2%	37.2%	1.50
B2	1BR+DEN/2BA	870	85	1,085	3	2,910	3,165	2.7%	30.8%	1.50
B2-A	2BR/2BA	985	85	1,070	24	23,640	26,680	21.2%		2.00
B2-B	2BR/2BA	970	85	1,055	1	970	1,055	0.9%		2.00
B3	2BR/2BA	1,204	85	1,289	1	1,204	1,289	0.9%		2.00
TOTAL					113	101,216	109,613	100%	100%	20.0

RECREATIONAL BUILDING: 2,485 S.F.

REQUIRED	RESIDENTIAL: 183
PROVIDED	GUEST: 28
	TOTAL REQUIRED: 211
	TOTAL PROVIDED: 211



CONTEXTUAL PLAN
 SCALE: 1" = 30' (OR 1/4" = 30' AS SHOWN)

MISSION GORGE MULTIFAMILY
 DAVISSON ENTERPRISES
 SANTEE, CA

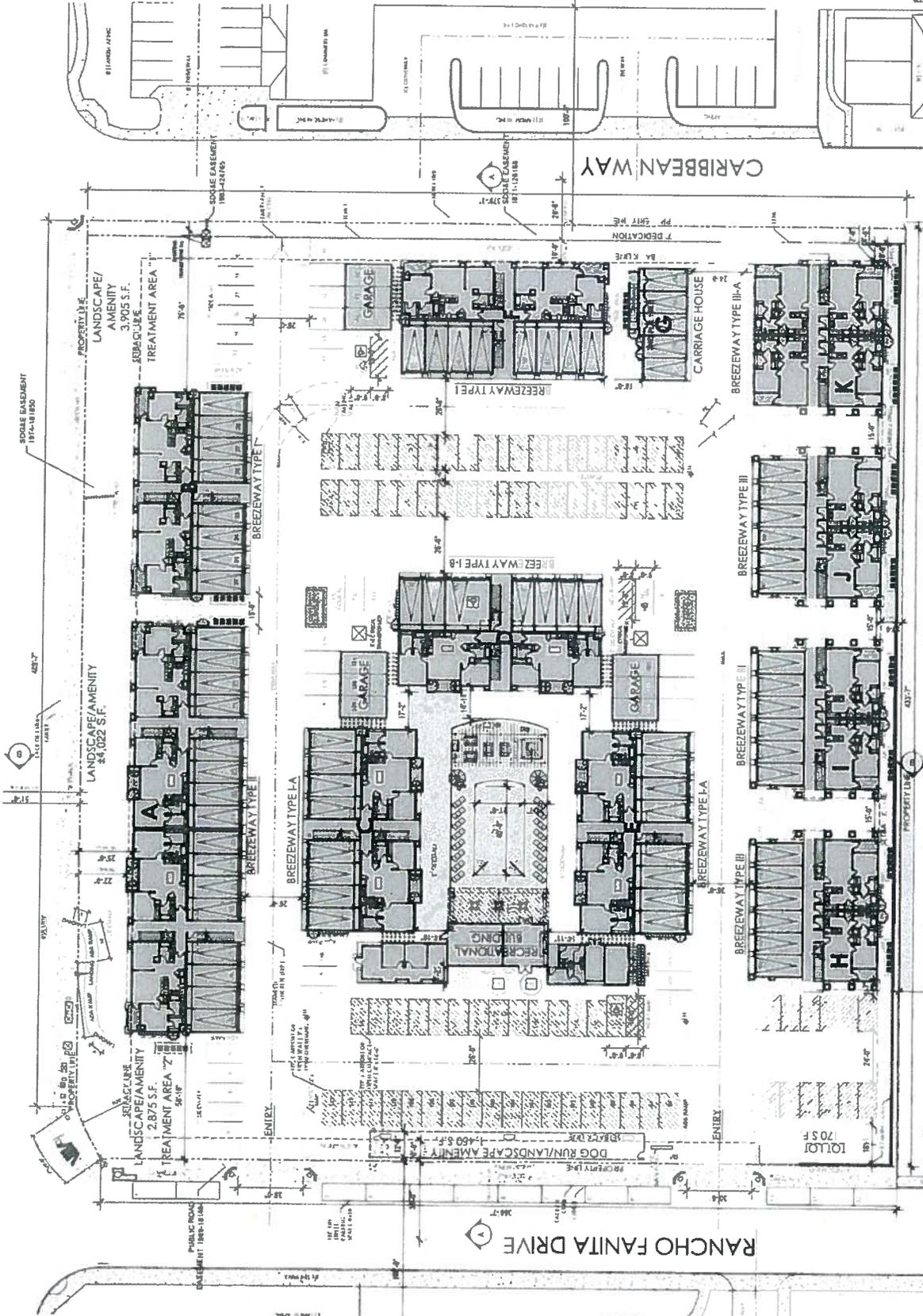
August 13, 2015

HP-15-177

HUMPHREYS & PARTNERS ARCHITECTS L.P.
 2350 SE BRISTOL STREET, SUITE 310
 NEWPORT BEACH, CALIFORNIA 92660
 TEL: (949) 955-9400 FAX: (949) 955-9401



ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.



**MISSION GORGE MULTIFAMILY
DAVISON ENTERPRISES**

HUMPHREYS & PARTNERS ARCHITECTS LLP.
 1300 WEST 10TH AVENUE, SUITE 1000
 DENVER, CO 80202
 TEL: 303.733.1111 FAX: 303.733.1112
 WWW.HUMPHREYSARCHITECTS.COM



HP-2015-177

SP-RITE, CA

AUGUST 12, 2015

TENTATIVE MAP NO. 2015-06 MISSION GORGE MULTIFAMILY

SUBDIVIDER/DEVELOPER
 RICK ENGINEERING COMPANY, INC.
 2155 AMARILLO AVENUE
 SAN DIEGO, CA 92108
 PH: 619-592-1542
 FAX: 619-592-1542

OWNER'S CERTIFICATE/APPLICANT
 WE HEREBY CERTIFY THAT WE ARE THE RECORD OWNERS OF THE PROPERTY SHOWN ON THIS TENTATIVE MAP AND THAT SAID MAP SHOWS ALL OUR INTERESTS IN SAID PROPERTY AND THAT WE HAVE BEEN ADVISED AND UNDERSTAND THAT OUR PROPERTY IS CONSIDERED CONTIGUOUS UPON IT BEING SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS, OR RAILROAD RIGHTS-OF-WAY.

WJG
 DATE

WJG
 DATE

MAP PREPARED BY:
 RICK ENGINEERING COMPANY
 2155 AMARILLO AVENUE
 SAN DIEGO, CA 92108
 PH: 619-592-1542
 FAX: 619-592-1542

MAP PREPARATION DATE
 SEPTEMBER 30, 2015

TOPOGRAPHY
 ALTA CONSULTANTS
 283 EAST MAIN ST. SUITE 109
 SAN DIEGO, CA 92101
 PH: 619-581-8011
 FAX: 619-581-8011
 SURVEYED ON 07/05/2014

ASSESSOR'S PARCEL NUMBERS
 383-260-15, 383-260-16 & 383-260-13

TOTAL ACREAGE
 .10 ACRES

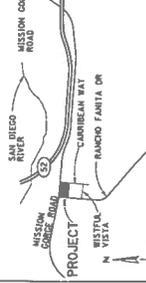
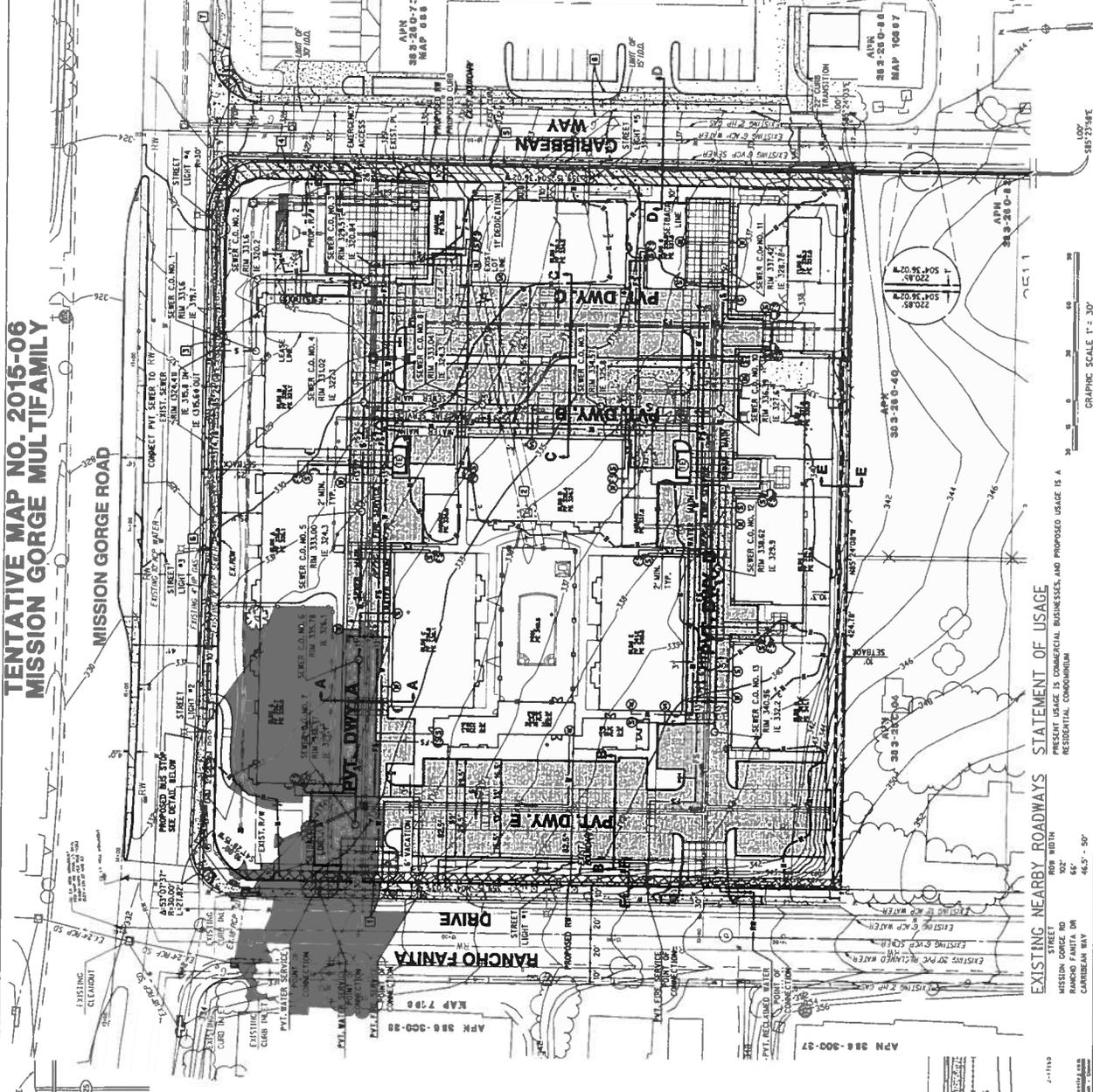
ADJACENT PROPERTIES (APN)
 383-260-10
 383-260-12
 383-260-14

EXISTING/PROPOSED ZONING
 EXISTING: C-C
 PROPOSED: R-22 RESIDENTIAL

UTILITIES
 FIRE CITY OF SANTEE
 SANTEE FIRE DEPARTMENT (MAYOR JOHN SCHOOL DISTRICT)
 1. SEWER-PANORAMA MUNICIPAL WATER DISTRICT
 2. SEWER-PANORAMA MUNICIPAL WATER DISTRICT
 3. WATER-PANORAMA MUNICIPAL WATER DISTRICT
 4. GAS-SAN DIEGO GAS & ELECTRIC
 5. ELECTRIC-SAN DIEGO GAS & ELECTRIC
 6. TELEPHONE-SAN DIEGO GAS & ELECTRIC
 7. STREET LIGHT-SANTEE
 8. LANDSCAPE MAINTENANCE-SANTEE

NOTES
 1. DEVELOPER TO PAY A FEE IN LIEU OF PARK DEDICATION.
 2. DEVELOPER TO REQUEST EARLY SUBDIVISION GRADING APPROVAL IN ACCORDANCE WITH TENTATIVE MAP NO. 2015-06.
 3. DEVELOPER TO VERIFY EXISTING UTILITIES AND TO VERIFY THE LOCATION OF ALL UTILITIES WITHIN THE SETBACK.
 4. APPLICANT'S REQUEST TO AMENDMENT INTO THE R-22 ZONING DISTRICT IS SUBJECT TO THE MAINTENANCE OF THE PROPERTY FRONTSAGE AS SHOWN ON THE TENTATIVE MAP.
 5. APPLICANT CONSENTS TO AMENDMENT OF THE PROPERTY UNDER DEVELOPMENT TO THE SANTEE FIRELIGHT DISTRICT AND TO THE SANTEE FIRELIGHT DISTRICT AND TO THE SANTEE FIRELIGHT DISTRICT.
 6. APPLICANT CONSENTS TO UNDERGROUND ALL NEW UTILITY SERVICES AND EXISTING OVERHEAD UTILITIES FACILITIES ON AND ADJACENT TO THE SITE IN ACCORDANCE WITH CHAPTER 16.5 OF THE SANTEE MUNICIPAL CODE AND TO THE SANTEE MUNICIPAL CODE AND TO THE SANTEE MUNICIPAL CODE.
 7. APPLICANT CONSENTS TO THE ADJUTANT FACILITIES ARE DEFINED AS THOSE FACILITIES CAPABLE OF WITHIN THE ADJUTANT HALF STREETS

NOTE: SEE SHEET 4 FOR EASMENT DESCRIPTIONS



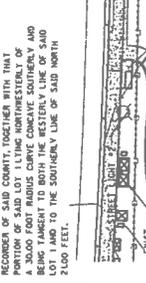
CONDOMINIUM STATEMENT
 THIS IS A MAP OF A RESIDENTIAL CONDOMINIUM PROJECT LOCATED IN A SECTION 10 OF THE STATE OF CALIFORNIA COUNTY OF SAN DIEGO. THE PROJECT CONSISTS OF 103 TOTAL UNITS.

- LEGEND**
- PROPOSED BOUNDARY
 - E-COURD AND GUTTER
 - SEWER MAIN
 - SEWER BRANCH
 - SEWER BACK LINE
 - PROPOSED FIRE SERVICE
 - BACKFLOW PREVENTER
 - PROPOSED SEWER LINE
 - SEWER CLEAN OUT
 - PROPOSED GROUND GRADING
 - WATER LATERAL
 - FIRE HYDRANT
 - PROPOSED WATER LINE
 - PROPOSED RECLAIMED WATER
 - PROPOSED DRAINAGE
 - EXISTING TRENCH
 - AC PAVING
 - STREET LIGHT
 - P.A.M. VACATION
 - P.A.M. DEDICATION
 - CONCRETE PAVEMENT

STREET LIGHTS

- STREET LIGHT #1 55-WATT INDUCTION LIGHT
- STREET LIGHT #2 100-WATT INDUCTION LIGHT
- STREET LIGHT #3 150-WATT INDUCTION LIGHT
- STREET LIGHT #4 200-WATT INDUCTION LIGHT
- STREET LIGHT #5 250-WATT INDUCTION LIGHT

LEGAL DESCRIPTION
 PORTION OF LOT 1 IN BLOCK 2 OF FANTIA RANCHO, IN THE CITY OF SANTEE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AS SHOWN ON THE TENTATIVE MAP NO. 2015-06, FILED IN THE COUNTY RECORDER OF SAN DIEGO COUNTY, OCTOBER 22, 2015.



STATEMENT OF USAGE
 PRESENT USAGE IS COMMERCIAL BUSINESS, AND PROPOSED USAGE IS A RESIDENTIAL CONDOMINIUM

RICK ENGINEERING COMPANY, INC.
 2155 AMARILLO AVENUE
 SAN DIEGO, CA 92108
 PH: 619-592-1542
 FAX: 619-592-1542

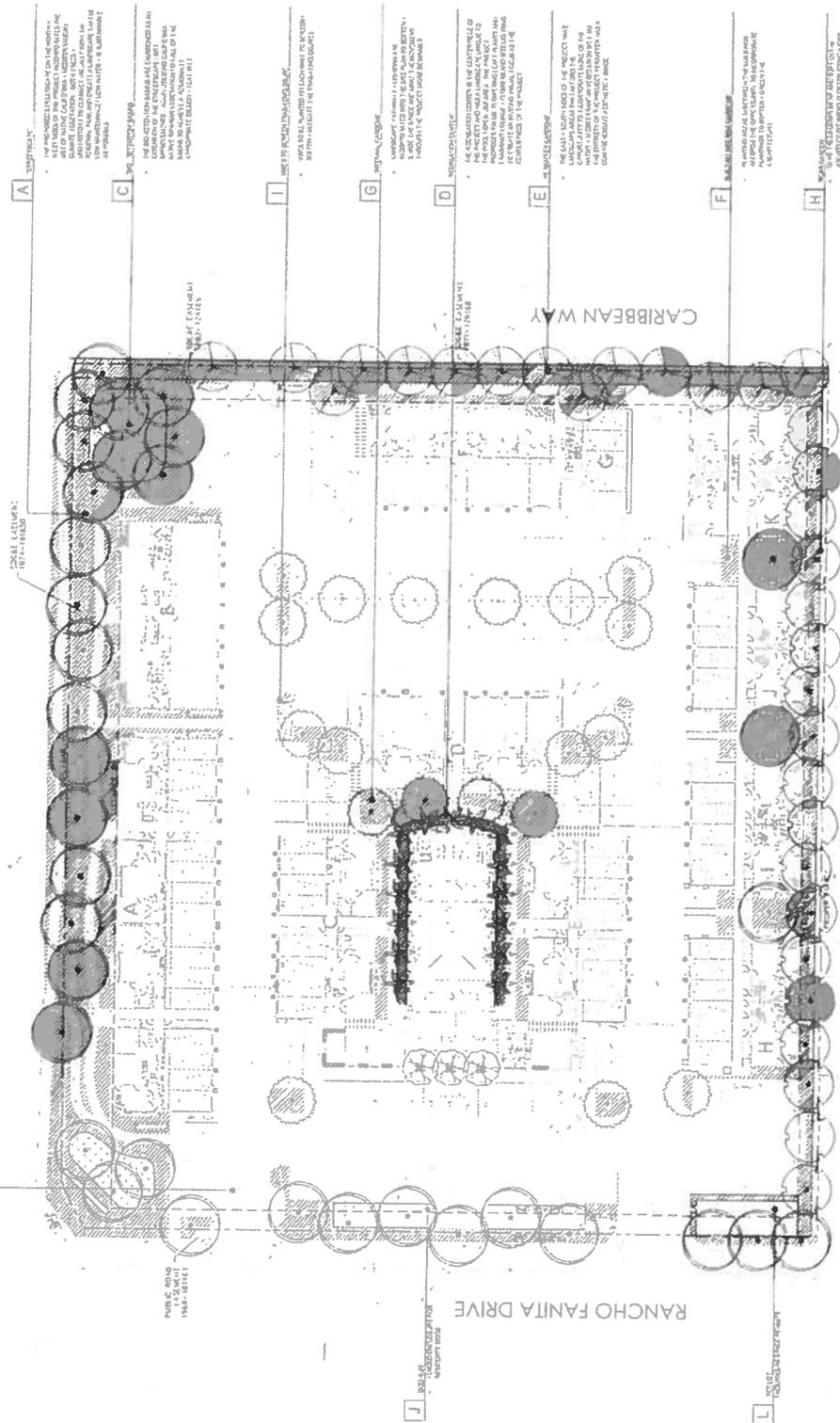
REVISED 10/22/2015

MISSION GORGE ROAD

PROJECT CONCEPT

THE LANDSCAPE DESIGN FOR THE MISSION GORGE MULTI-FAMILY DEVELOPMENT IS A KEY COMPONENT OF THE OVERALL DESIGN OF THE DEVELOPMENT. THE LANDSCAPE DESIGN IS A KEY COMPONENT OF THE OVERALL DESIGN OF THE DEVELOPMENT.

B PROJECT LOCATION
 THE PROJECT LOCATION IS SHOWN IN THE LOCATION MAP. THE PROJECT LOCATION IS SHOWN IN THE LOCATION MAP.



MISSION GORGE MULTI-FAMILY

Davison Enterprises
 Mission Gorge Road & Rancho Fanita Dr., Santee, CA
 LANDSCAPE CONCEPT PLAN

ENVIRON
 LANDSCAPE ARCHITECTS
 1000 S. MAIN ST., SUITE 100
 SANTEE, CA 92081
 TEL: 619.441.1111
 WWW.ENVIRONCA.COM



DATE: 11/20/14
 SCALE: 1/8" = 1'-0"
 SHEET: 1 OF 1
 PROJECT: MISSION GORGE MULTI-FAMILY DEVELOPMENT



P1



P2



P3



P5



P6

- P1. SHERWIN WILLIAMS - ROY-CROFT BOTTLE GREEN (SW2847)
- P2. SHERWIN WILLIAMS - GREEN SPROUT (SW7728)
- P3. SHERWIN WILLIAMS - IVOIRE (SW6127)
- P4. SHERWIN WILLIAMS - GREEK VILLA (SW7551)
- P5. SHERWIN WILLIAMS - EARTHEN JUG (SW7703)
- P6. SHERWIN WILLIAMS - DEER VALLEY (SW7720)
- P7. SHERWIN WILLIAMS - CONCORDO BUFF (SW7684)



A



B



C

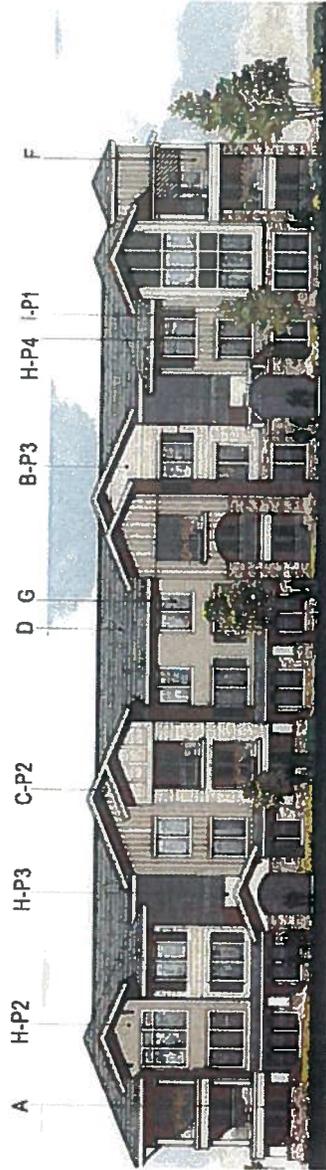


D



E

- A. ENVIRONMENTAL STONEWORKS Pro-Stack Cedar Mesa
- B. HARDIE PLANK SIDING
- C. HARDIE PANEL VERTICAL SIDING
- D. CONCRETE FLAT ROOF TILE GREY
- E. CONCRETE FLAT ROOF TILE BROWN
- F. PAINTED RAILING - VERTICAL PICKETS
- G. VINYL WINDOW WITH WHITE FRAME
- H. BALANCE OF MATERIAL TO BE EXTERIOR PLASTER
- I. FOAM SHUTTER



BREEZEWAY TYPE II



BREEZEWAY TYPE III



RECREATIONAL BUILDING

ALL COLORS/MATERIALS TO BE APPROVED EQUAL MATERIAL & COLOR BOARD

MISSION GORGE MULTIFAMILY
 DAVISSON ENTERPRISES
 SAITEE, CA

August 13, 2015

HPA#14177

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 3775 W. CAMPBELL AVENUE, SUITE 1000, SAN ANTONIO, TEXAS 78248
 DALLAS OFFICE: 1111 RIVERSIDE DRIVE, SUITE 1000, DALLAS, TEXAS 75201



BREEZEWAY TYPE II - FRONT ELEVATION

SCALE: 1/8" = 1'-0" (NOT TO SCALE)



MISSION GORGE MULTIFAMILY

DAVISSON ENTERPRISES

August 13, 2015

SANTEE, CA

HPA#: 4177



HUMPHREYS & PARTNERS ARCHITECTS L.P.

1700 AVENUE OF THE ARTS, SUITE 1000, HOUSTON, TEXAS 77056
 TEL: 713.865.1000 FAX: 713.865.1001 WWW: WWW.H&PARCHITECTS.COM

MISSION GORGE MULTIFAMILY
 1700 AVENUE OF THE ARTS, SUITE 1000, HOUSTON, TEXAS 77056
 TEL: 713.865.1000 FAX: 713.865.1001 WWW: WWW.H&PARCHITECTS.COM



ENVIRONMENTAL STONEMWORKS
Pro-Stack Cedar Mess

EX-PLASTER
SHERWIN WILLIAMS
SW 6127-1vohr

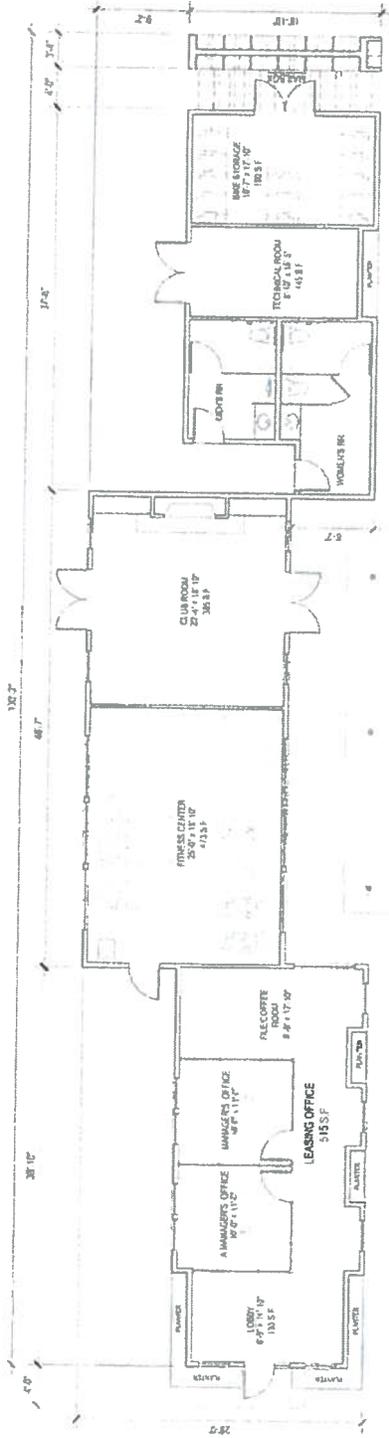
VINYL WINDOW WITH WHITE FRAME

CONCRETE FLAT ROOF TILE

HARDIE PANEL VERTICAL SIDING
SHERWIN WILLIAMS
SW 7728-Green Sprout

EX-PLASTER
SHERWIN WILLIAMS
SW 7551-Great Villa

RECREATIONAL BUILDING - ELEVATION
SCALE 1/8" = 1'-0" (1/8" PER SHEET)



RECREATIONAL BUILDING - PLAN
SCALE 3/16" = 1'-0" (3/16" PER SHEET)

MISSION GORGE MULTIFAMILY

DAVISSON ENTERPRISES

August 12, 2015

SAWTEE, CA

HPA#: 4177

HUMPHREYS & PARTNERS ARCHITECTS L.P.
5311 Fairview Road, Suite 100, Reno, NV 89512
775.784.1100
www.humphreysandpartners.com



25.25' (25'-0" MINIMUM) 30' (30'-0" MINIMUM) 35' (35'-0" MINIMUM) 40' (40'-0" MINIMUM) 45' (45'-0" MINIMUM) 50' (50'-0" MINIMUM) 55' (55'-0" MINIMUM) 60' (60'-0" MINIMUM) 65' (65'-0" MINIMUM) 70' (70'-0" MINIMUM) 75' (75'-0" MINIMUM) 80' (80'-0" MINIMUM) 85' (85'-0" MINIMUM) 90' (90'-0" MINIMUM) 95' (95'-0" MINIMUM) 100' (100'-0" MINIMUM)



BREEZEWAY TYPE III - FRONT ELEVATION
SCALE: 1/4" = 1'-0" (SEE SHEET)



MISSION GORGE MULTIFAMILY

DAVISSON ENTERPRISES

SANTEE, CA

AUGUST 12, 2015

HPA#14177

HUMPHREYS & PARTNERS ARCHITECTS L.P.

13335 E. CHASE, SUITE 200, DENVER, CO 80231
303.755.1100
WWW.HUMPHREYS-PA.COM



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MISSION GORGE MULTIFAMILY
 DAVISSON ENTERPRISES
 SANTEE, CA

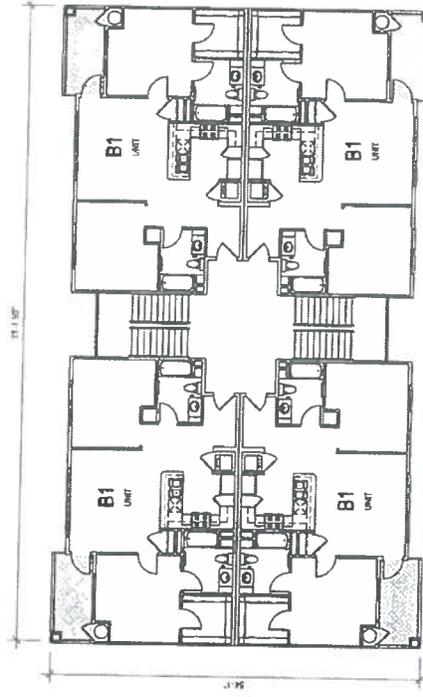
AUGUST 13, 2015

HPA# 14-177

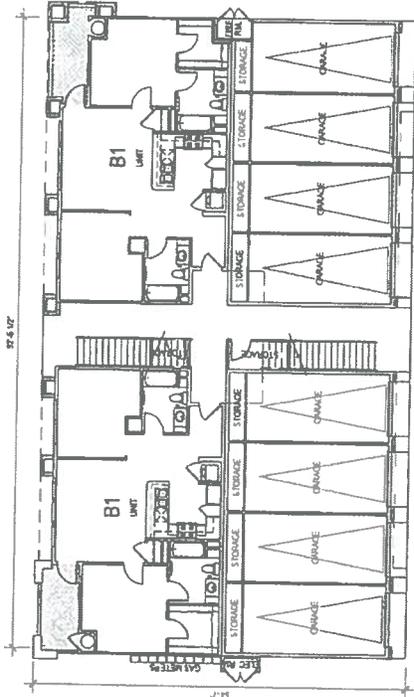
HUMPHREYS & PARTNERS ARCHITECTS L.P.
 13774 25th Street, Suite 200, San Diego, CA 92121
 TEL: 619.594.1100 FAX: 619.594.1101
 WWW.HUMPHREYSARCHITECTS.COM



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 4. THE ARCHITECT ASSUMES NO LIABILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT.
 5. THE ARCHITECT ASSUMES NO LIABILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT.



BREEZEWAY TYPE I - 2nd & 3rd LEVEL PLAN
 SCALE: 1/8" = 1'-0" (AS SHOWN ON SHEET)



BREEZEWAY TYPE I - GROUND LEVEL PLAN
 SCALE: 1/8" = 1'-0" (AS SHOWN ON SHEET)

MISSION GORGE MULTIFAMILY
 DAVISSON ENTERPRISES
 SANTEE, CA

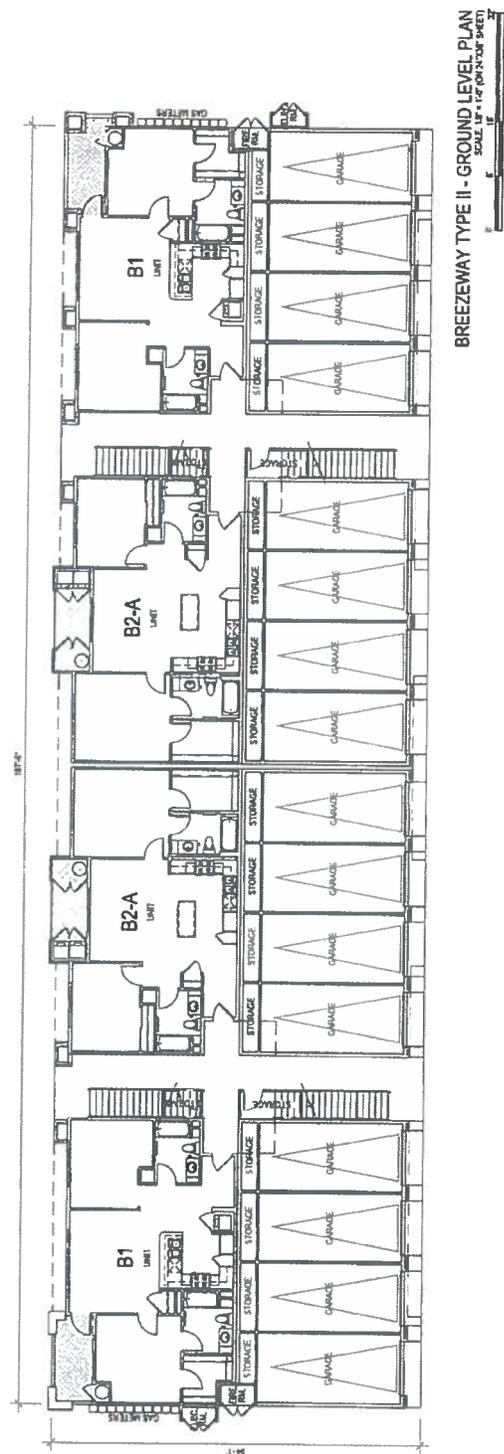
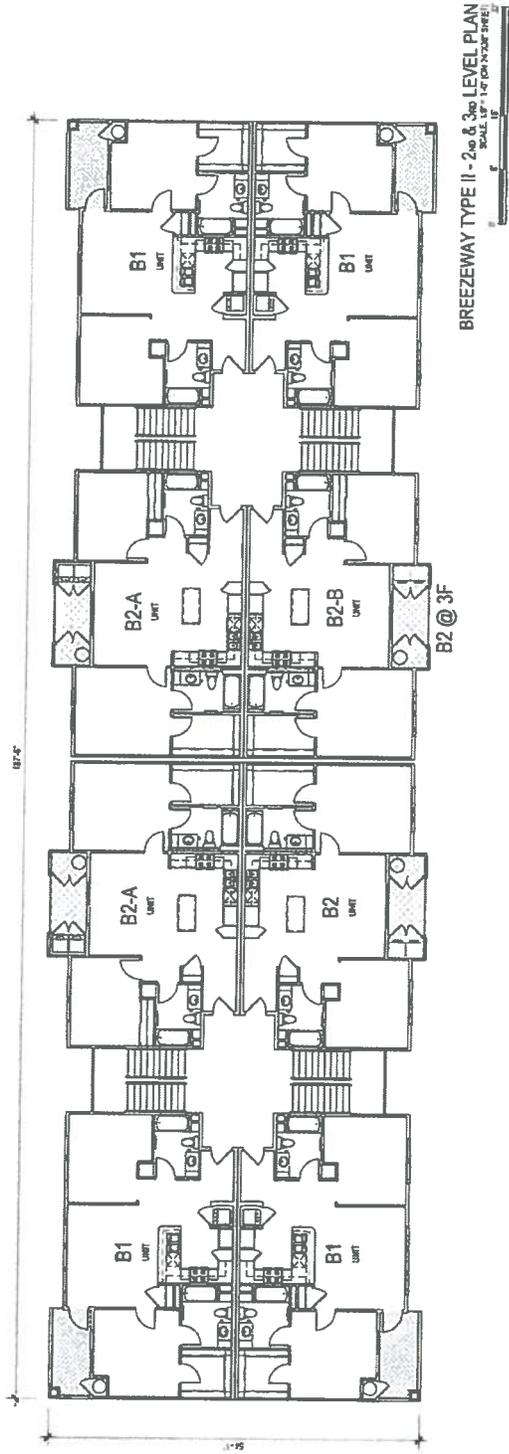
August 12, 2015

HP-14177



HUMPHREYS & PARTNERS ARCHITECTS L.P.
 11111 WILSON AVENUE, SUITE 100
 SAN ANTONIO, TEXAS 78241
 TEL: 214-343-1234 FAX: 214-343-1235
 WWW.HUMPHREYS-ARCHITECTS.COM

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MISSION GORGE MULTIFAMILY

DAVISSON ENTERPRISES

AUGUST 12, 2015

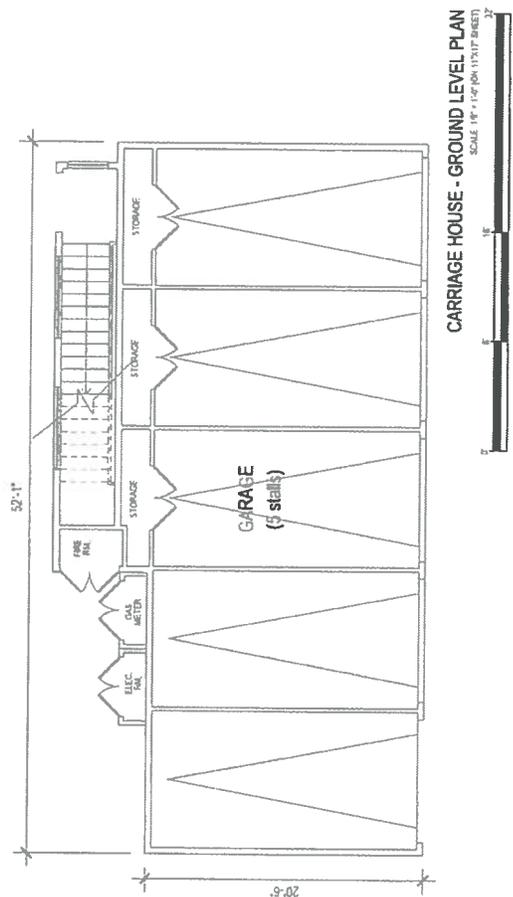
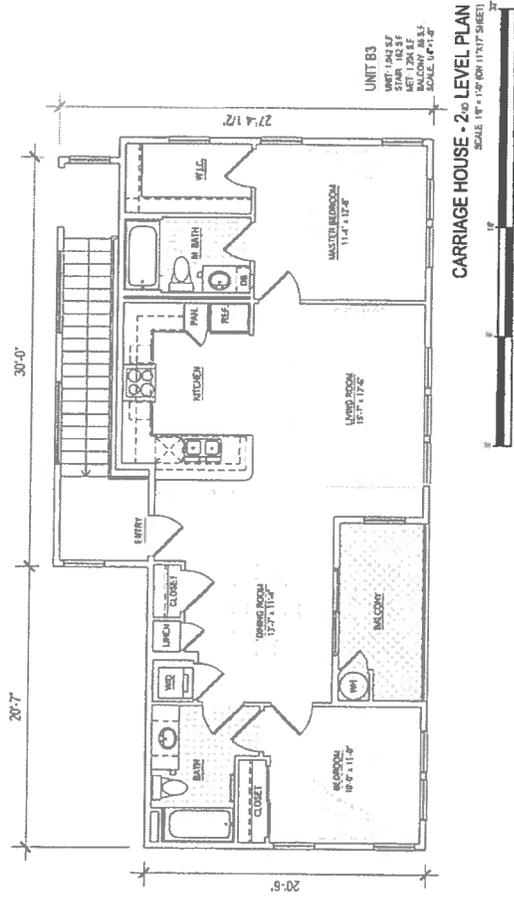
HP-41177

SANTEE, CA

HUMPHREYS & PARTNERS ARCHITECTS, L.P.



10000 W. BRIDLEWAY, SUITE 100, DALLAS, TEXAS 75244
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 WWW.HUMPHREYS-ARCHITECTS.COM





CITY OF SANTEE

MAYOR
Randy Voepel

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

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

Notice is hereby given that the public agency named below has completed an Initial Study of the following described project at the following location:

Public Agency:	City of Santee
Project Name:	Davisson Multi-Family Project
Project Description:	<p>The project includes a General Plan Amendment and Rezone to allow development of 113 multi-family condominium units and associated amenities on a 3.78-acre project site. The General Plan Amendment would change the land use designation from General Commercial (GC) to High Density Residential (R-22). The Zone Reclassification would change the development site's zoning from General Commercial (GC) to High Density Residential (R-22).</p> <p>The proposed project involves a Tentative Map TM2015-6, Development Review DR2015-11, and a Variance V2015-1. Three-story structures would accommodate approximately 42 one-bedroom/one-bath units, 45 one-bedroom plus den/two-bath units, and 26 two-bedroom/two-bath units. Existing structures on-site would be demolished including the Pinnacle Peak Steakhouse, Omelette Factory, and office and storage uses. 211 parking spaces, including 28 guest spaces, would be provided on-site. The four existing driveways would be closed, and two new driveways would be constructed with access to Rancho Fanita Drive. Additionally, a gated emergency access driveway would be provided along Carribean Way. No direct access to Mission Gorge Road would be provided. Recreational and landscaping amenities would be provided, including a dog run, a swimming pool, and a recreational building including a fitness center club room and bike storage room. Earthwork would require 6,900 cubic yards of cut and 8,000 cubic yards of fill. Refer to Figure 1 for the proposed Site Plan and Figure 2 for the Landscape Concept Plan. The variance application is for a reduction of the setback along Carribean Way for a portion of one of the project's building.</p>

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):	South of Mission Gorge Road, between Rancho Fanita Drive and Carribean Way (APNs 383-260-75 and 383-260-76)
--	---

This Initial Study was completed in accordance with the Lead Agency's Guidelines for Implementing the California Environmental Quality Act. This Initial Study was undertaken for the purpose of deciding whether the project may have a significant effect on the environment. On the basis of such Initial Study, the Lead Agency's Staff has concluded that the project will not have a significant effect on the environment, and has therefore prepared a Draft Negative Declaration/Mitigated Negative Declaration. The Initial Study reflects the independent judgment of the Lead Agency.

- The Project site IS on a list compiled pursuant to Government Code section 65962.5.
- The Project site IS NOT on a list compiled pursuant to Government Code section 65962.5.

<input type="checkbox"/>	The proposed project IS considered a project of statewide, regional or areawide significance.	
<input checked="" type="checkbox"/>	The proposed project IS NOT considered a project of statewide, regional or areawide significance.	
<input type="checkbox"/>	The proposed project WILL affect highways or other facilities under the jurisdiction of the State Department of Transportation.	
<input checked="" type="checkbox"/>	The proposed project WILL NOT affect highways or other facilities under the jurisdiction of the State Department of Transportation.	
<input type="checkbox"/>	A scoping meeting WILL be held by the Lead Agency.	
<input checked="" type="checkbox"/>	A scoping meeting WILL NOT be held by the Lead Agency.	
If the project meets the criteria requiring the scoping meeting, or if the agency voluntarily elects to hold such a meeting, the date, time and location of the scoping meeting are as follows:		
Date: n/a	Time:	Location:
Copies of the Initial Study and Draft Negative Declaration/Mitigated Negative Declaration are on file and are available for public review at the Lead Agency's office, located at: City of Santee, Department of Development Services, 10601 Magnolia Avenue, Santee, CA 92071		
The proposed Negative Declaration can be obtained in electronic format by the following method: http://www.cityofsanteeca.gov/		
Lead Agency address: 10601 Magnolia Avenue, Santee, CA 92071		
Comments will be received from September 22, 2015 to October 22, 2015		
Any person wishing to comment on this matter must submit such comments, in writing, to the Lead Agency prior to October 22, 2015. Comments of all Responsible Agencies are also requested.		
The Lead Agency will consider the project and the Draft Negative Declaration at its meeting on: A FUTURE DATE & TIME TO BE NOTICED.		
Date:	Time:	
If the Lead Agency finds that the project will not have a significant effect on the environment, it may adopt the Negative Declaration/Mitigated Negative Declaration. This means that the Lead Agency may proceed to consider the project without the preparation of an Environmental Impact Report.		

Date Received for Filing: SEPTEMBER 22, 2015


 John O'Donnell
 Staff

(Clerk Stamp Here)

Acting Senior Planner
 Title



CITY OF SANTEE

MAYOR
Randy Voepel

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

DEPARTMENT OF DEVELOPMENT SERVICES MITIGATED NEGATIVE DECLARATION

I. PROJECT DESCRIPTION

1. Entitlement: General Plan Amendment GPA2015-2
Zone Reclassification R2015-2
Tentative Map TM2015-6
Development Review DR2015-11
Variance V2015-1
Application for Environmental Initial Study (AEIS2015-21)
2. Applicant: Davisson Enterprises, Inc.
5755 Amarillo Avenue
La Mesa, CA 91942
3. Proposal: The project includes a General Plan Amendment and Rezone to allow development of 113 multi-family condominium units and associated amenities on a 3.78-acre project site. The General Plan Amendment would change the land use designation from General Commercial (GC) to High Density Residential (R-22). The Zone Reclassification would change the development site's zoning from General Commercial (GC) to High Density Residential (R-22).

The proposed project involves a Tentative Map TM2015-6, Development Review DR2015-11, and a Variance V2015-1. Three-story structures would accommodate approximately 42 one-bedroom/one-bath units, 45 one-bedroom plus den/two-bath units, and 26 two-bedroom/two-bath units. Existing structures on-site would be demolished including the Pinnacle Peak Steakhouse, Omelette Factory, and office and storage uses. 211 parking spaces, including 28 guest spaces, would be provided on-site. The four existing driveways would be closed, and two new driveways would be constructed with access to Rancho Fanita Drive. Additionally, a gated emergency access driveway would be provided along Carribean Way. No direct access to Mission Gorge Road would be provided. Recreational and landscaping amenities would be provided, including a dog run, a swimming pool, and a recreational building including a fitness center club room and bike storage room. Earthwork would require 6,900 cubic yards of cut and 8,000 cubic yards of fill. Refer to Figure 1 for the proposed Site

Plan and Figure 2 for the Landscape Concept Plan. The variance application is for a reduction of the setback along Carribbean Way for a portion of one of the project's building.

4. Location: 7927/7941 Mission Gorge Road, located south of Mission Gorge Road, between Rancho Fanita Drive and Carribbean Way. County Assessor's Parcel Numbers (APNs) 383-260-75-00 and 383-260-76-00.
5. Lead Agency: City of Santee
Department of Development Services
10601 Magnolia Avenue
Santee, CA 92071
6. Responsible Agencies: Not Applicable

II. STATEMENT OF ENVIRONMENTAL FINDINGS

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

III. PUBLIC REVIEW

1. Legal Notice Method: San Diego Union-Tribune, September 22, 2015
2. Document Posting Period: September 22, 2015 to October 22, 2015

Prepared by:


John O'Donnell (9/22/15)
Acting Senior Planner

Approved by:


Melanie Kush (9/22/15)
Acting Director of Development Services

CITY OF SANTEE
INITIAL STUDY/ENVIRONMENTAL CHECKLIST FORM
GPA2015-2/ R2015-2/TM2015-6 / DR2015-11 / V2015-1

Project Title: Davisson Multi-Family Project

Lead Agency Name and Address: City of Santee
10601 Magnolia Avenue
Santee, CA 92071

Contact Person and Phone Number: John O'Donnell, (619) 258-4100 ext. 182

Project Location: 7927/7941 Mission Gorge Road, located south of
Mission Gorge Road, between Rancho Fanita Drive
and Carribbean Way (APNs 383-260-75 and
383-260-76)

Project Sponsor's Name and Address: Robert F. Wiggins, Attorney at Law
Davisson Enterprises, Inc.
5755 Amarillo Avenue
La Mesa, CA 91941

Property Owner: Hattie Davisson Properties LP.
5755 Amarillo Avenue
La Mesa, CA 91942

General Plan Designation: GC – General Commercial

Zoning: GC – General Commercial

All reports and documents referenced in this Initial Study are on file with the City of Santee (City), Department of Development Services, 10601 Magnolia Avenue, Santee, California 92071, and a digital copy is available from the City website <http://www.ci.santee.ca.us/index.aspx?page=210>. The City telephone number is (619) 258-4100, ext. 167.

PROJECT DESCRIPTION

The project includes a General Plan Amendment and Rezone to allow development of 113 multi-family condominium units and associated amenities on a 3.78-acre project site. Three-story structures would accommodate approximately 42 one-bedroom/one-bath units, 45 one-bedroom plus den/two-bath units, and 26 two-bedroom/two-bath units. Existing structures on-site would be demolished including the Pinnacle Peak Steakhouse, Omelette Factory, and office and storage uses. 211 parking spaces, including 28 guest spaces, would be provided on-site. The four existing driveways would be closed, and two new driveways would be constructed with access to Rancho Fanita Drive. Additionally, a gated emergency access driveway would be provided along Carribbean Way. No direct access to Mission Gorge Road would be provided. Recreational and landscaping amenities would be provided, including a dog run, a swimming pool, and a recreational building including a fitness center club room and bike storage room. Earthwork would require 6,900 cubic yards of cut and 8,000 cubic yards of fill. Refer to Figure 1 for the proposed Site Plan and Figure 2 for the Landscape Concept Plan.

SURROUNDING LAND USES AND SETTING

The project site is located on an existing developed property at 7927–7941 Mission Gorge Road. The site is south of Mission Gorge Road, between Rancho Fanita Drive and Carribean Way. The site is partially vacant and partially occupied with existing structures including the Pinnacle Peak Steakhouse, Omelette Factory, and office and storage space. Land uses surrounding the project site include residential uses across Mission Gorge Road to the north and residential uses to the south and west. A commercial center including a gas station and automotive shop is located east of the site. State Route 52 (SR 52) is located less than a quarter mile northeast of the project site. Mission Trails Regional Park is located approximately 0.5 mile from the project site. Refer to Figure 3 for the Regional Location and Figure 4 for an aerial photograph of the project site and its surroundings. Figure 5 shows the existing land cover.

OTHER AGENCY APPROVALS REQUIRED

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.

	Aesthetics		Agricultural Resources		Air Quality
X	Biological Resources	X	Cultural Resources		Geology/Soils
	Hazards and Hazardous Materials		Hydrology/Water Quality		Land Use/Planning
	Mineral Resources		Noise		Population/Housing
	Public Services		Recreation		Transportation/Traffic
	Utilities/Service Systems		Climate Change		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 the mitigation measures described in Section IV.a) have been added to the project. A MITIGATED NEGATIVE DECLARATION will be prepared.	X
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 significant effect(s) 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, if the effect is a "potentially significant impact" or "potentially significant unless mitigated." 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, there WILL NOT be a significant effect in this case 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, and nothing further is required	

REASONS TO SUPPORT FINDINGS OF MITIGATED NEGATIVE DECLARATION

1. The project is located on a disturbed site in an urban area and would not result in any significant unavoidable impacts upon the environment.
2. The project is compatible with the Land Use Element and all other Elements of the General Plan that guide development to be consistent with the overall community character and contribute towards an overall positive visual identity because the project includes a General Plan Amendment to designate the site for residential use, consistent with land uses surrounding the project site.
3. The multi-family development would be visually compatible and consistent with the existing environment.
4. All public services and utilities are readily available to serve the project.
5. The project would create a pedestrian-oriented development by providing an enhanced pedestrian walkway along Mission Gorge Road and by locating residential land uses near transit and commercial uses.
6. The project will not impede adoption of the City's Draft Multiple Species Conservation Program Subarea Plan because the project site is not proposed for preservation within the Draft Plan and is not located within the proposed preserve area.
7. The project would not contribute significantly to greenhouse gas emissions, nor would the project frustrate the intent of state policy relative to greenhouse gas emissions.

ATTACHED FIGURES:

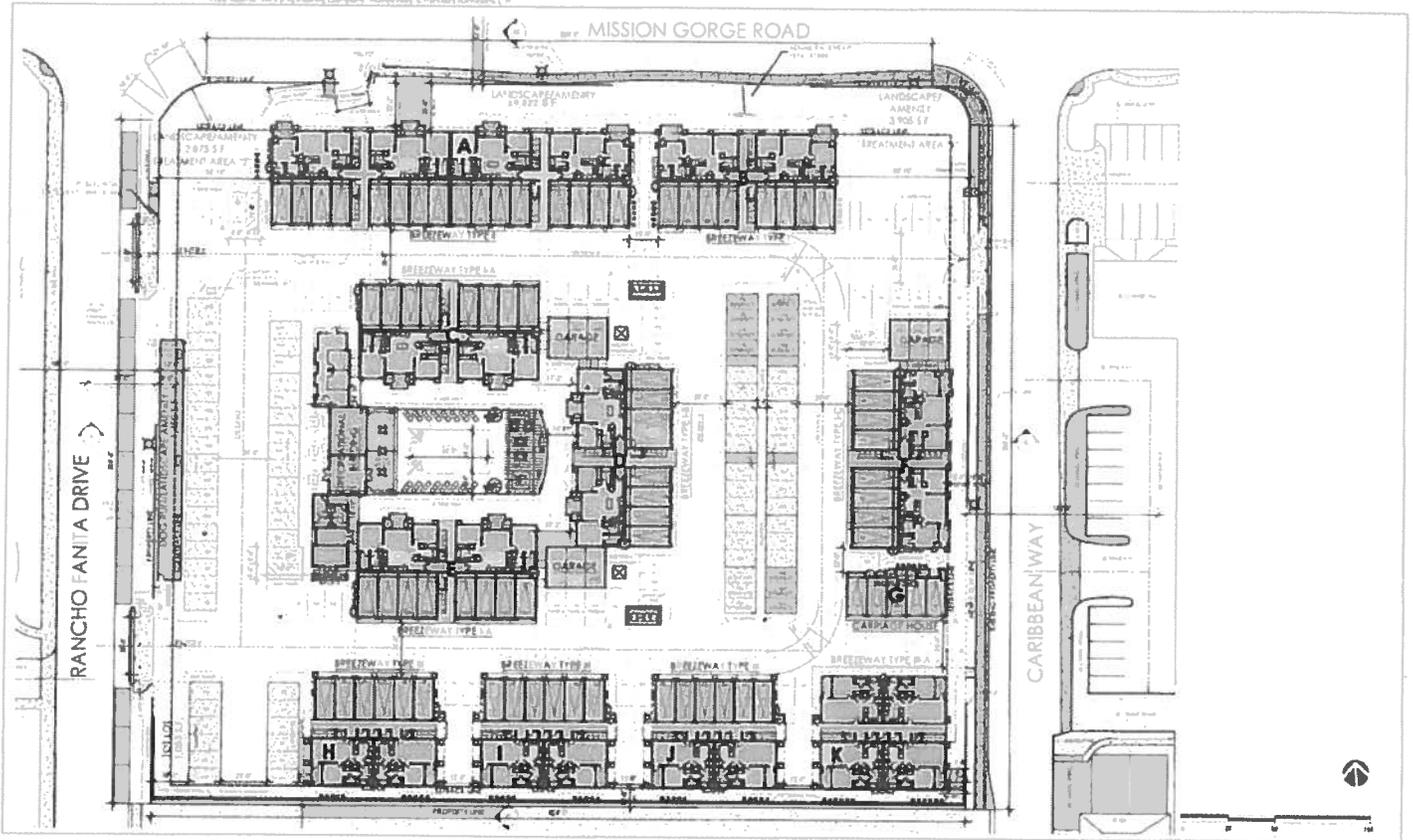
- Figure 1: Site Plan
- Figure 2: Landscape Concept Plan
- Figure 3: Regional Location
- Figure 4: Project Location
- Figure 5: Existing Land Cover Types and Project Impacts
- Figure 6: Breezeway Type I
- Figure 7: Breezeway Type II
- Figure 8: Breezeway Type III

Signature

John O'Donnell, Acting Senior Planner
Printed Name and Title

Date

City of Santee
For



RECON

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FIGURE 1
Site Plan

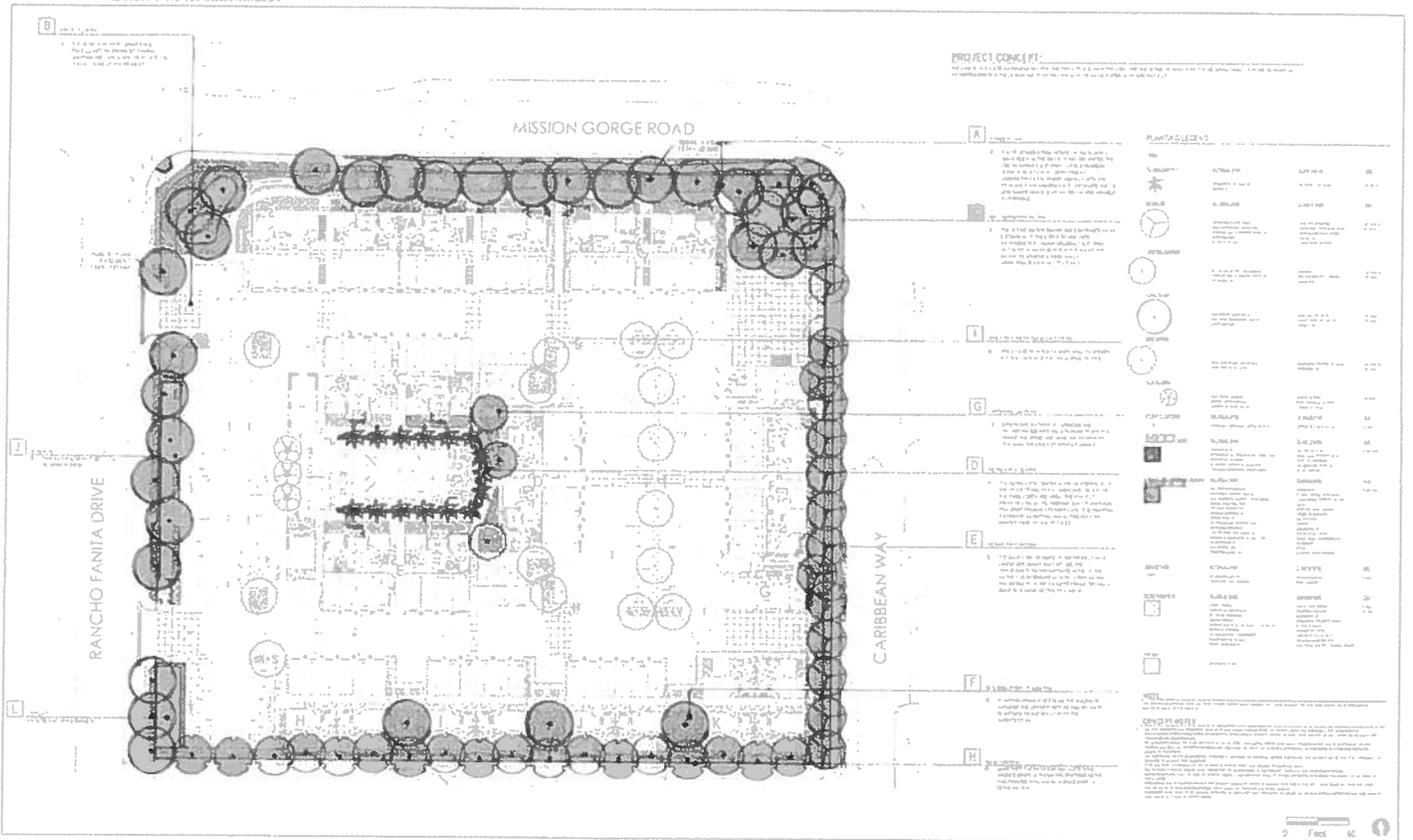
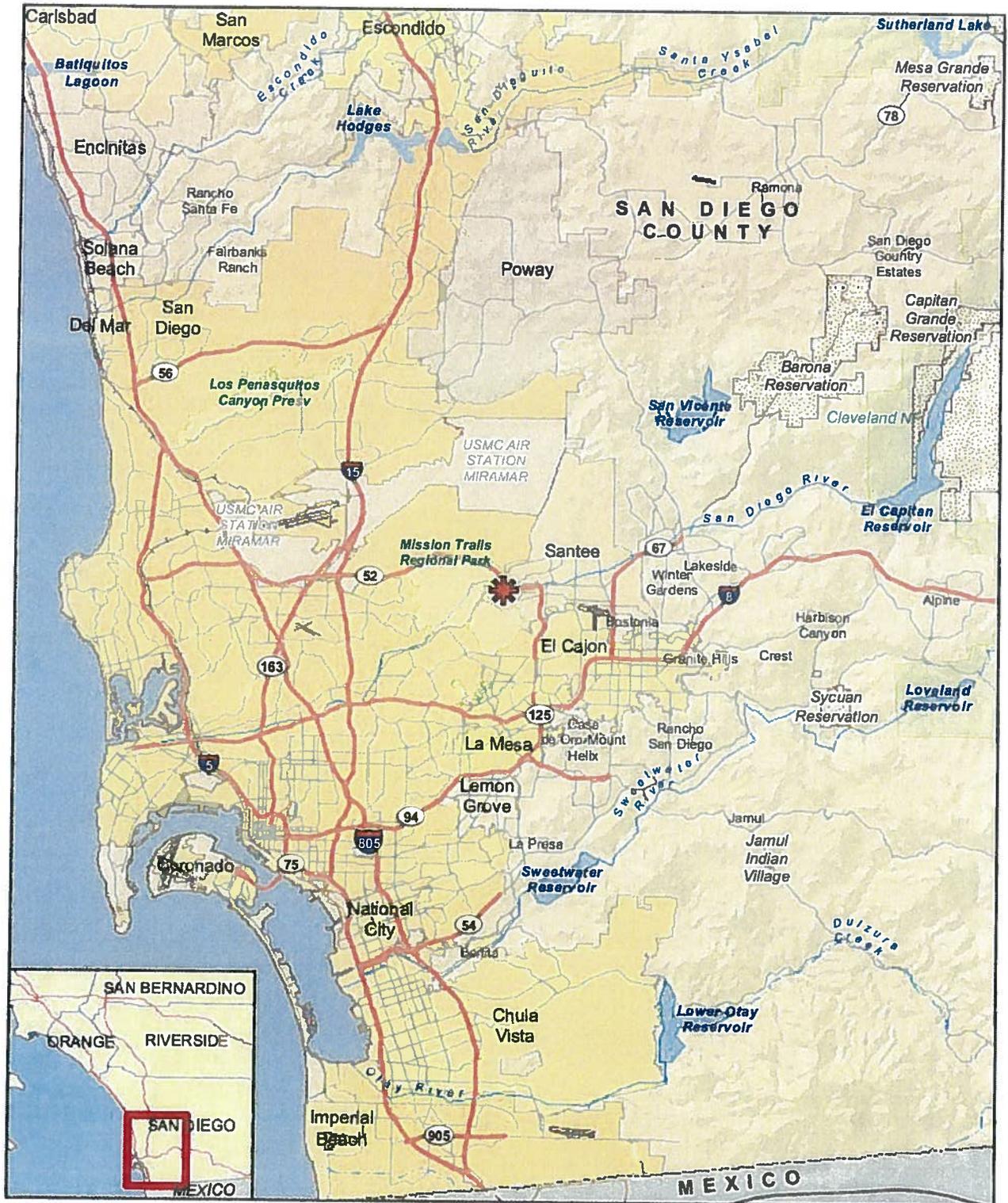


FIGURE 2
 Landscape Concept Plan



 Project Location

RECON

M:\OBS4\7734\common_gis\fig3_MND.mxd 3/27/2015 sab

FIGURE 3
Regional Location

Image Source: SanGIS (flown May 2012)



 Project Boundary

RECON

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FIGURE 4
Project Location on Aerial Photograph

Image Source: SanGIS (flown May 2012)

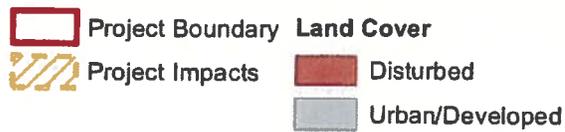
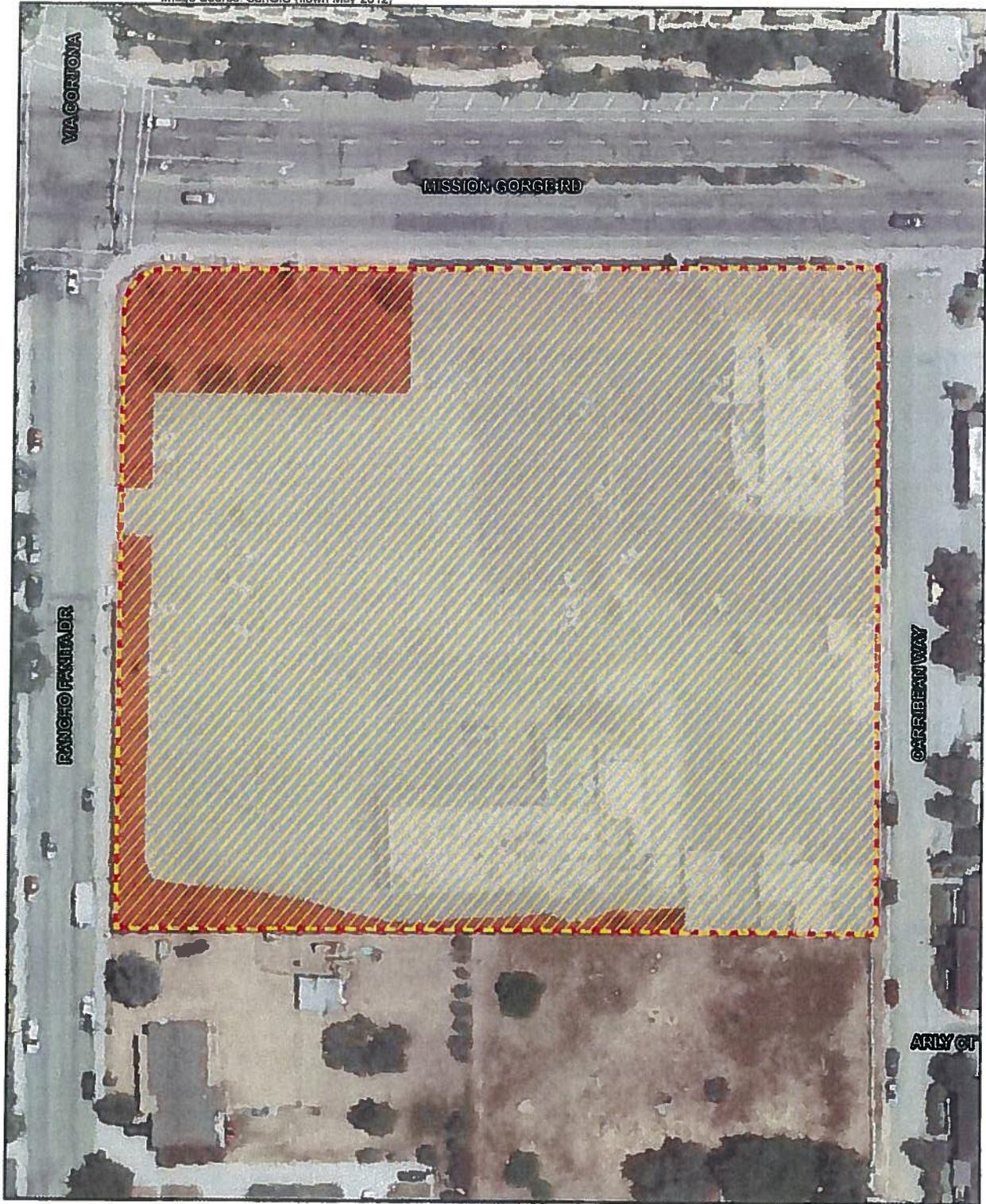


FIGURE 5

Existing Land Cover Types
and Project Impacts

Source Humphreys & Partners Architects L P



RECON

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05.17.15

FIGURE 6
Breezeway Type I



FIGURE 7
Breezeway Type II

Source Humphreys & Partners Architects L.P.



FIGURE 8
Breezeway Type III

RECON

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06.17.15

Issues & Supporting Information	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
I. AESTHETICS. Would the project:				
<p>a) Have a substantial adverse effect on a scenic vista?</p> <p>Source(s): City of Santee General Plan, Community Enhancement Element.</p> <p>Mission Gorge Road is designated a local scenic road in the Community Enhancement Element of the General Plan. Views from Mission Gorge Road in this location include existing multi-family structures along the roadway north and west of the project site and commercial uses to the south. Scenic views are limited to distant mountainous views of Mission Trails Regional Park to the west and southwest of the project site. Mountainous views down the Mission Gorge Road corridor when heading west would not be obstructed by the project. Views of mountainous areas to the southwest would be partially obstructed by proposed structures when viewed from Mission Gorge Road at the project frontage; however the surrounding mountains would still be visible from this location and views would not be substantially obstructed.</p> <p>The project would add a residential land use of similar scale and design to the existing residential developments along Mission Gorge Road in the vicinity of the project. Proposed structures would be three stories high, which would result in structures slightly taller than the surrounding two-story multi-family residential land uses. However, structures would be similar in design and scale, and landscaping would be incorporated into the project design. Landscaped areas along the entire building frontage would soften the proposed architecture while maintaining views. Structures would not substantially alter views from Mission Gorge Road, and the project would be visually similar to the existing multi-family development in the immediate vicinity of the project site. As a result, the project would have a less than significant impact on scenic vistas.</p>			X	
<p>b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?</p> <p>Source(s): City of Santee General Plan, Community Enhancement and Circulation Elements.</p> <p>The project is located near SR 52, which is not a State Scenic Highway, but does have views of Mission Trails Regional Park. Eastbound travelers along SR 52 have views of the project vicinity and mountains in Mission Trails Regional Park in the distance. The proposed project would not significantly alter or detract from this view, because it would blend in with foreground views of the area, would not block views of the Mission Trails Regional Park, and would not be discernible due to its distance from the freeway and the speed of passing motorists. In addition, the project site does not contain any trees, rock outcroppings, or historic buildings. As a result, a less than significant impact would occur to scenic resources.</p>			X	

Issues & Supporting Information	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
<p>c) Substantially degrade the existing visual character or quality of the site and its surroundings?</p> <p>Source(s): City of Santee General Plan.</p> <p>The existing visual character of the surrounding area is influenced by multi-family development north and west of the project site in addition to Mission Gorge Road, a major roadway. The project site is 100 percent disturbed or developed. Most of the site consists of paved parking areas. Existing structures on-site include the Pinnacle Peak Steakhouse, Omelette Factory, and office and storage space. The existing structures are aged in appearance and the site is devoid of any significant landscaping. The proposed structures and landscaping would improve the visual character and quality of the site by providing a cohesive architectural design and landscaping that would enhance the project site and frontage as viewed from Mission Gorge Road and other adjacent roads. The proposed multi-family residential development would be of a scale and design consistent with surrounding development.</p> <p>Refer to Figures 6 through 8 for a representation of the architectural character of the proposed project. The visual appearance of structures facing Mission Gorge Road is shown in Figures 6 and 7. The visual appearance of structures facing the southern property line is represented in Figure 8 (Breezeway Type III). Figure 2 shows the project landscaping plan. Landscaping would be provided around the perimeter of the project site, to provide screening and enhance the visual character of the site. A landscaped amenity would be provided adjacent to Mission Gorge Road, providing softening of building exteriors that would be visible from the roadway. Thus, impacts would be less than significant.</p>			X	
<p>d) Create a new source of light or glare which would adversely affect day or nighttime views in the area?</p> <p>Source(s): City of Santee General Plan, Community Enhancement Element; City of Santee, Zoning Ordinance.</p> <p>The project would incrementally increase the amount of light and glare in the area from outdoor lighting associated with the proposed multi-family residential development. Existing lighting on the project site consists of parking lot lighting and outdoor lighting associated with the existing restaurants. Light spillover, trespass, and potential glare from project lighting are regulated by Section 17.30.030(B) of the Santee Municipal Code. Low sodium or a light-emitting diode (LED) lamps would be used and would be shielded to direct lighting downward. As a result, consistency with Section 17.30.030(B) would ensure that the project would result in less than significant impacts related to light, glare, and nighttime views.</p>			X	

Issues & Supporting Information	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
II. AGRICULTURE AND FORESTRY RESOURCES. Would the project:				
<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 Monitoring Program of the California Resources Agency, to non-agricultural use?</p> <p>Source(s): City of Santee General Plan, Land Use Element; and City of Santee, Zoning Ordinance, Department of Conservation, Farmland Mapping and Monitoring Program.</p> <p>The project site does not contain any agricultural resources or operations. The project site does not contain any lands designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program. Therefore, the project would not result in the conversion of agricultural land or any Prime Farmland, Unique Farmland, or Farmland of Statewide importance to a non-agricultural use. No impact would occur.</p>				X
<p>b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?</p> <p>Source(s): City of Santee, General Plan, Land Use Element; City of Santee, Zoning Ordinance.</p> <p>The project site is currently developed with urban, commercial uses. It is not within a Williamson Act Agriculture Preserve nor is the site zoned for agricultural purposes. Therefore, there is no conflict with agriculture zoning or Williamson Act lands. No impact would occur.</p>				X
<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 by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?</p> <p>Source(s): City of Santee, General Plan, Land Use Element; City of Santee, Zoning Ordinance.</p> <p>The project site is currently developed with urban, commercial uses and does not contain any forest or timberland as defined by Public Resource Code section 4526 or Government Code section 51104(g). No impact would occur.</p>				X
<p>d) Result in the loss of forest land or conversion of forest land to non-forest use?</p> <p>Source(s): City of Santee, General Plan, Land Use Element; City of Santee, Zoning Ordinance.</p> <p>The project site is currently developed with urban, commercial uses and does not contain any forest or timberland as defined by Public Resource Code section 4526 or Government Code section 51104(g). No impact would occur.</p>				X

Issues & Supporting Information	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
<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 a non-forest use?</p> <p>Source(s): City of Santee, General Plan, Land Use Element; and City of Santee, Zoning Ordinance.</p> <p>Surrounding land use is developed and planned for residential or commercial use. There are no agricultural uses or forest lands on-site or in the vicinity of the project. Therefore, the project would not result in conversion of farmland or forest land to non-agricultural use. No impact would occur.</p>				X
<p>III. 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:</p>				
<p>a) Conflict with or obstruct implementation of the applicable air quality plan?</p> <p>Source(s): City of Santee, General Plan, Land Use Element, Trip Generation Analysis for the Multi-Family Project at 7927 Mission Gorge Road.</p> <p>Projects that propose development consistent with growth anticipated by applicable general plans are consistent with the Regional Air Quality Strategy and the State Implementation Plan. However, the project requires a General Plan Amendment and Rezone to allow multi-family development on the project site. Current site zoning allows for commercial land uses. Air emissions from the multi-family residential project would be less than from commercial land use, because vehicle emissions are the greatest contributor to air emissions and because the proposed project would result in a reduced number of vehicle trips compared to existing commercial land uses (see Section XV. Transportation/Traffic for details on trip reductions). As described in Table 7 of this Initial Study and Table 1 of the Trip Generation Analysis completed for the project, the proposed residential use is anticipated to result in approximately 678 average daily trips (ADT). The two existing restaurant use buildings on the project site are estimated to result in 1,959 ADT including 1,005 ADT generated by the existing and still operating Omelette Factory Restaurant, and an additional 954 ADT that are estimated to have been generated by the recently closed Pinnacle Peak Steakhouse Restaurant. Thus, the proposed project would reduce average daily trips, the greatest contributor of air emissions, by approximately 1,281 trips per day.</p> <p>As a result, although the project would amend the existing land use designation for the project site, project emissions would be less than those anticipated in the Regional Air Quality Strategy and State Implementation Plan, which assume commercial uses for the project site. Therefore, the project would not conflict with or obstruct the implementation of an applicable air quality plan, and impacts would be less than significant.</p>			X	

Issues & Supporting Information	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact																					
<p>b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?</p> <p>Source(s): San Diego Air Pollution Control District (SDAPCD) requirements, Greenhouse Gas Analysis for the Davisson Multi-family Project prepared by RECON Environmental, Inc.</p> <p>The primary source of air pollutants would be generated from vehicle trips associated with multi-family residential land use. However, vehicle emissions would not significantly contribute to an existing or long-term air quality violation based on an analysis of construction and operational emissions as detailed in Tables 1 and 2 below. The project is estimated to generate approximately 678 daily trips, which would be 327 fewer trips than trips generated from the existing commercial tenant (Ormelette Factory). Refer to section XV. Transportation/Traffic and Table 7 for details on trip generation reductions.</p> <p>The SDAPCD does not provide specific numeric thresholds for determining the significance of air quality impacts under California Environmental Quality Act (CEQA). However, the SDAPCD does specify Air Quality Impact Analysis trigger levels for new or modified stationary sources (SDAPCD Rules 20.2 and 20.3). For comparative purposes, these levels are used to evaluate emissions due to the project. Emissions due to construction and operation of the project were calculated using California Emissions Estimator Model (CalEEMod; CAPCOA 2013). The results are summarized in Table 1 (Construction Emissions) and Table 2 (Operational Emissions) below. The CalEEMod output is included as Attachment 1 to the Greenhouse Gas Analysis technical study.</p> <table border="1" data-bbox="277 1192 954 1394"> <caption>TABLE 1. CONSTRUCTION EMISSIONS (pounds/day)</caption> <thead> <tr> <th>Pollutant</th> <th>Year 2016</th> <th>Significance Threshold</th> </tr> </thead> <tbody> <tr> <td>VOC, ROG</td> <td>5.9</td> <td>250¹</td> </tr> <tr> <td>NO_x</td> <td>68.7</td> <td>250²</td> </tr> <tr> <td>CO</td> <td>52.1</td> <td>550²</td> </tr> <tr> <td>SO_x</td> <td>0.1</td> <td>250²</td> </tr> <tr> <td>PM₁₀</td> <td>22.2</td> <td>100²</td> </tr> <tr> <td>PM_{2.5}</td> <td>12.7</td> <td>100³</td> </tr> </tbody> </table> <p>VOC = volatile organic compounds ROG = reactive organic gases NO_x = oxides of nitrogen CO = carbon monoxide SO_x = oxides of sulfur PM₁₀ = particulate matter less than 10 microns in diameter PM_{2.5} = particulate matter less than 2.5 microns in diameter</p> <p>¹ The threshold for VOC is based on the Environmental Protection Agency General Conformity Rule, which equates VOC and NO_x emissions under the clean air act and applies the same limitation on VOC and NO_x emissions in ozone non-attainment areas (Federal Register 2010). ² SDAPCD Rules 20.2 and 20.3. ³ PM_{2.5} threshold is equated to PM₁₀ as the SDAPCD does not set a limit on PM_{2.5} and approximately 92 percent of PM₁₀ exhaust is PM_{2.5} and 61 percent of mechanical PM₁₀ is PM_{2.5} (SCAQMD 2006).</p>	Pollutant	Year 2016	Significance Threshold	VOC, ROG	5.9	250 ¹	NO _x	68.7	250 ²	CO	52.1	550 ²	SO _x	0.1	250 ²	PM ₁₀	22.2	100 ²	PM _{2.5}	12.7	100 ³			X	
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<p align="center">TABLE 2. OPERATIONAL EMISSIONS (pounds/day)</p> <table border="1"> <thead> <tr> <th>Pollutant</th> <th>Area Emission</th> <th>Mobile Emission</th> <th>Total Emission</th> <th>Significance Threshold</th> </tr> </thead> <tbody> <tr> <td colspan="5">Summer</td> </tr> <tr> <td>ROG</td> <td>3.3</td> <td>2.1</td> <td>5.4</td> <td>250</td> </tr> <tr> <td>NOx</td> <td>0.1</td> <td>3.9</td> <td>4.0</td> <td>250</td> </tr> <tr> <td>CO</td> <td>9.4</td> <td>18.6</td> <td>28.0</td> <td>550</td> </tr> <tr> <td>SOx</td> <td>0</td> <td>0</td> <td>0</td> <td>250</td> </tr> <tr> <td>PM₁₀</td> <td>0.1</td> <td>2.7</td> <td>2.8</td> <td>100</td> </tr> <tr> <td>PM_{2.5}</td> <td>0.1</td> <td>0.8</td> <td>0.9</td> <td>100</td> </tr> <tr> <td colspan="5">Winter</td> </tr> <tr> <td>ROG</td> <td>3.3</td> <td>2.3</td> <td>5.6</td> <td>250</td> </tr> <tr> <td>NOx</td> <td>0.1</td> <td>4.1</td> <td>4.2</td> <td>250</td> </tr> <tr> <td>CO</td> <td>9.4</td> <td>20.3</td> <td>29.7</td> <td>550</td> </tr> <tr> <td>SOx</td> <td>0</td> <td>0</td> <td>0</td> <td>250</td> </tr> <tr> <td>PM₁₀</td> <td>0.1</td> <td>2.7</td> <td>2.8</td> <td>100</td> </tr> <tr> <td>PM_{2.5}</td> <td>0.1</td> <td>0.7</td> <td>0.8</td> <td>100</td> </tr> </tbody> </table> <p>¹ Operational emissions are based on the 678 daily trips attributable to the project as reported in the Trip Generation Analysis for the Multi-family Project at 7927 Mission Gorge Road, prepared by LOS Engineering.</p> <p>As shown in the above tables, construction and operational emissions would be less than the applicable thresholds for all criteria pollutants. Impacts would be less than significant.</p>					Pollutant	Area Emission	Mobile Emission	Total Emission	Significance Threshold	Summer					ROG	3.3	2.1	5.4	250	NOx	0.1	3.9	4.0	250	CO	9.4	18.6	28.0	550	SOx	0	0	0	250	PM ₁₀	0.1	2.7	2.8	100	PM _{2.5}	0.1	0.8	0.9	100	Winter					ROG	3.3	2.3	5.6	250	NOx	0.1	4.1	4.2	250	CO	9.4	20.3	29.7	550	SOx	0	0	0	250	PM ₁₀	0.1	2.7	2.8	100	PM _{2.5}	0.1	0.7	0.8	100				
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<p>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)?</p> <p>Source(s): SDAPCD Requirements, General Plan, Land Use Element.</p> <p>The project involves grading and construction that could contribute to emissions of 10-micron particulate matter (PM₁₀), a pollutant for which the state is in non-attainment status. As discussed in Section III.b), construction and operational emissions are projected to be less than the applicable thresholds for all criteria pollutants. In addition, all grading and construction activities would comply with applicable air quality regulations.</p> <p>One potential cumulative project was identified in the vicinity of the project site that could contribute to cumulative impacts. The parcel directly adjacent to the project site to the south is planned for potential development of 10 to 11 multi-family dwelling units, but a formal application to the City has not yet been submitted. Although the timing of development of this cumulative project is not known at this time due to the lack of a formal project application, it is possible that the site could be developed concurrent with or after construction of the project site. In the worst-case scenario of construction occurring concurrent with project site construction, cumulative air quality impacts would not be significant due to the size of the project sites and lack of major grading operations required to develop these generally flat sites. In addition, the project, and other projects in the air basin would be required to comply with SDAPCD rules and regulations, such as watering during grading activities, preventing "track out" onto streets, and limitations on idling time. Specific rules applicable to the project and other construction sites in the air basin include the following: Rule 50 (visible emissions), Rule 51 (nuisance), Rule 52 (particulate matter), Rule 54 (dust and fumes), Rule 55 (fugitive</p>							X																																																																												

Issues & Supporting Information	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
<p>dust control), and Rule 67 (architectural coatings), all of which will be adhered to as required by the SDAPCD.</p> <p>As discussed above under Section III. a), the project emissions would be consistent with or be less than emissions associated with growth anticipated by the Regional Air Quality Strategy Plan and the State Implementation Plan. As a result, the project would not cause or result in a cumulatively considerable net increase of any criteria pollutant or increase the frequency or severity of any existing non-attainment status. Compliance with SDAPCD standards discussed above in addition to consistency with the Regional Air Quality Strategy and State Implementation Plan would ensure that cumulative impacts would be less than significant.</p>				
<p>d) Expose sensitive receptors to substantial pollutant concentrations?</p> <p>Source(s): SDAPCD Requirements, Municipal Code.</p> <p>Sensitive receptors are people that have an increased sensitivity to air pollution or environmental contaminants. Sensitive receptors generally include schools, parks and playgrounds, day care centers, nursing homes, hospitals, and residential dwelling units. The only sensitive receptors in the project vicinity are residences, which are located north, west, south and east of the project site with the nearest residence approximately 50 feet from the project boundary.</p> <p>Grading and construction of the project site could generate fugitive dust emissions from construction and grading equipment. However, these emissions are temporary and would not generate an ongoing, substantial source of emissions that could adversely affect surrounding sensitive receptors (e.g., residential uses). Implementation of standard grading and construction measures for dust control and pollution prevention (e.g., watering during grading activities, preventing "track out" onto streets, and limitations on idling time) would avoid potential impacts. Specific rules applicable to the project include the following: Rule 50 (visible emissions), Rule 51 (nuisance), Rule 52 (particulate matter), Rule 54 (dust and fumes), Rule 55 (fugitive dust control), and Rule 67 (architectural coatings), all of which will be adhered to as required by the SDAPCD.</p> <p>Multi-family residential use would not involve activities that would result in substantial pollutant concentrations during the operational phase of the project. Localized concentrations of CO above the National Ambient Air Quality Standards and California Ambient Air Quality Standards have the potential to occur near congested intersections. High, localized concentrations of CO are referred to as "CO hot spots." As the project would reduce overall trip generation associated with the project site and no significant impacts to area intersections would occur, there would be no impact to sensitive receptors from CO hot spots.</p> <p>Thus, the project would result in a less than significant impact related to exposure of sensitive receptors to substantial pollutant concentrations.</p>			X	

Issues & Supporting Information	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact								
<p>e) Create objectionable odors affecting a substantial number of people?</p> <p>Source(s): SDAPCD requirements, Project Design, Municipal Code.</p> <p>The project proposes a multi-family residential development that is not associated with the generation of objectionable odors. In addition, no source of objectionable odors was identified in the surrounding area. The use of fuels and diesel during construction would generate some odors; however, odors generated from construction would be temporary and intermittent and would largely dissipate at short distances from the source. As a result, impacts would be less than significant.</p>			X									
<p>IV. BIOLOGICAL RESOURCES. Would the project:</p>												
<p>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?</p> <p>Source(s): Project Description, Existing Conditions; Davisson Multi-family Biology Survey Report prepared by RECON Environmental, Inc.</p> <p>A biological survey was conducted within the proposed Davisson multi-family property (project boundary) to determine the biological resources present. General plant and wildlife species were documented to identify any potential sensitive species or vegetation communities within the project boundary. All plant and wildlife species apparent at the time of the survey were recorded. The biological survey found the entire project site was disturbed land and urban/developed land (Figure 5). Acreages of these land cover types are shown in Table 3 below. The urban/developed land consists of several buildings and a paved parking lot, with a minor amount of non-native and ornamental vegetation. The disturbed land within the project boundary is dominated by non-native plant species, including little mallow (<i>Malva parviflora</i>), Mediterranean barley (<i>Hordeum marinum</i>), cheat grass (<i>Bromus tectorum</i>), redstem filaree (<i>Erodium cicutarium</i>) and burclover (<i>Medicago polymorpha</i>).</p> <p style="text-align: center;">TABLE 3. EXISTING LAND COVER TYPES WITHIN THE PROJECT BOUNDARY</p> <table border="1" data-bbox="358 1503 873 1650"> <thead> <tr> <th>Land Cover Types</th> <th>Acreage</th> </tr> </thead> <tbody> <tr> <td>Disturbed Land</td> <td>0.5</td> </tr> <tr> <td>Urban/Developed</td> <td>3.3</td> </tr> <tr> <td>TOTAL</td> <td>3.8</td> </tr> </tbody> </table> <p>A total of 15 plant species, all non-native, were identified within the project boundary. Two wildlife species, American crow (<i>Corvus brachyrhynchos hesperis</i>) and Anna's hummingbird (<i>Calypte anna</i>), were identified within the project boundary. Complete lists of the plant and wildlife species identified within the project boundary are shown in Tables 4 and 5, respectively.</p>	Land Cover Types	Acreage	Disturbed Land	0.5	Urban/Developed	3.3	TOTAL	3.8		X		
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<p style="text-align: center;">TABLE 4. PLANT SPECIES OBSERVED</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 35%;">Scientific Name</th> <th style="width: 45%;">Common Name</th> <th style="width: 20%;">Origin</th> </tr> </thead> <tbody> <tr> <td colspan="3" style="text-align: center;">ANGIOSPERMS: MONOCOTS</td> </tr> <tr> <td colspan="3">AGAVACEAE</td> </tr> <tr> <td></td> <td>AGAVE FAMILY</td> <td></td> </tr> <tr> <td><i>Yucca guatemalensis</i> Baker</td> <td>bluestem yucca</td> <td style="text-align: center;"> </td> </tr> <tr> <td colspan="3">ARECACEAE</td> </tr> <tr> <td></td> <td>PALM FAMILY</td> <td></td> </tr> <tr> <td><i>Washingtonia robusta</i> H. 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WILDLIFE SPECIES OBSERVED</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 40%;">Scientific Name</th> <th style="width: 60%;">Common Name</th> </tr> </thead> <tbody> <tr> <td colspan="2" style="text-align: center;">BIRDS</td> </tr> <tr> <td colspan="2">CORVIDAE</td> </tr> <tr> <td></td> <td>CROWS, JAYS, & MAGPIES</td> </tr> <tr> <td><i>Corvus brachyrhynchos hesperis</i></td> <td>American crow</td> </tr> <tr> <td colspan="2">TROCHILIDAE</td> </tr> <tr> <td></td> <td>HUMMINGBIRDS</td> </tr> <tr> <td><i>Calypte anna</i></td> <td>Anna's hummingbird</td> </tr> </tbody> </table> <p>No sensitive biological resources, including sensitive plants or wildlife, were identified during the biological survey. Additionally, no sensitive plants or wildlife species are anticipated to occur due to the high levels of disturbance (e.g. existing development, visible soil disturbance, and prevalence of non-native species) and lack of native habitat within the project boundary.</p> <p>Impacts to disturbed and urban/developed land are not considered significant, as these land cover types are not considered sensitive biological resources. No impacts to sensitive plant or wildlife species are anticipated, as no sensitive species were identified within the project boundary and none are expected to occur.</p> <p>There is a potential for the project to have direct impacts on nesting and migratory bird species from the removal of trees that are suitable for nesting within the project boundary. Mitigation for potentially significant impacts to nesting and migratory birds is required under the Migratory Bird Treaty Act of 1918 (MBTA) and California Department of Fish and Wildlife Code 3503 (CDFW code).</p>	Scientific Name	Common Name	Origin	ANGIOSPERMS: MONOCOTS			AGAVACEAE				AGAVE FAMILY		<i>Yucca guatemalensis</i> Baker	bluestem yucca		ARECACEAE				PALM FAMILY		<i>Washingtonia robusta</i> H. Wendl.	Mexican fan palm		POACEAE (GRAMINEAE)				GRASS FAMILY		<i>Avena fatua</i> L.	wild oats		<i>Bromus tectorum</i> L.	cheat grass, downy chess		<i>Hordeum maritimum</i> Huds.	Mediterranean barley		<i>Schismus barbatus</i> (L.) Thell.	Mediterranean schismus		ANGIOSPERMS: DICOTS			ASTERACEAE				SUNFLOWER FAMILY		<i>Sonchus asper</i> (L.) Hill	prickly sow thistle		<i>Taraxacum officinale</i> F.H. Wigg.	common dandelion		BRASSICACEAE (CRUCIFERAE)				MUSTARD FAMILY		<i>Raphanus sativus</i> L.	radish		FABACEAE (LEGUMINOSAE)				LEGUME FAMILY		<i>Acacia</i> sp.	wattle		<i>Medicago polymorpha</i> L.	California burclover		GERANIACEAE				GERANIUM FAMILY		<i>Erodium botrys</i> (Cav.) Bertol.	long-beak filaree		<i>Erodium cicutarium</i> (L.) L'Hér. ex Aiton	redstem filaree		JUGLANDACEAE				WALNUT FAMILY		<i>Juglans regia</i> L.	English walnut, Persian walnut		MALVACEAE				MALLOW FAMILY		<i>Malva parviflora</i> L.	cheeseweed, little mallow		Scientific Name	Common Name	BIRDS		CORVIDAE			CROWS, JAYS, & MAGPIES	<i>Corvus brachyrhynchos hesperis</i>	American crow	TROCHILIDAE			HUMMINGBIRDS	<i>Calypte anna</i>	Anna's hummingbird				
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Issues & Supporting Information	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
<p>Mitigation shall include the following requirement that would become a condition of the project grading permit:</p> <p>BIO-1: To conform to the MBTA and CDFW code, no direct impacts shall occur to any nesting birds or their eggs, chicks, or nests during the breeding season (January 15–September 15). If project grading and/or brush management is proposed during the bird breeding season or an active nest is noted, a qualified biologist shall conduct a pre-grading survey for active nests in the project boundary. If migratory bird nests are located, nest avoidance measures such as maintaining an appropriate buffer area from the nest and/or installing noise barriers to prevent noise impacts from construction would be required in accordance with the MBTA and CDFW code.</p> <p>Within incorporation of the above mitigation measure to ensure compliance with the MBTA, impacts would be reduced to less than significant.</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> <p>Source(s): City of Santee, General Plan, Open Space Conservation Element, City of Santee Draft Multiple Species Conservation Program (MSCP) Subarea Plan, Davisson Multi-family Biology Survey Report prepared by RECON Environmental, Inc.</p> <p>Refer to response IV. a) above. The site does not contain any riparian habitat or sensitive natural community. The City of Santee Draft Multiple Species Conservation Program (MSCP) Subarea Plan identifies the site as developed and outside of the draft Santee MSCP Subarea Preserve. The project would result in no impact due to the disturbed nature of the site and the lack of riparian habitat or sensitive natural communities.</p>				X
<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> <p>Source(s): City of Santee, General Plan, Open Space Conservation Element, City of Santee Draft MSCP Subarea Plan, Davisson Multi-family Biology Survey Report prepared by RECON Environmental, Inc.</p> <p>No wetlands occur on-site. See response provided for IV. a) and IV. b) above.</p>				X

Issues & Supporting Information	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
<p>d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?</p> <p>Source(s): City of Santee, General Plan, Open Space Conservation Element, City of Santee Draft MSCP Subarea plan, Davisson Multi-family Biology Survey Report prepared by RECON Environmental, Inc.</p> <p>The project site is not located in proximity to any wildlife corridors identified in the City of Santee Draft MSCP Subarea Plan. The project site is disturbed and is surrounded by existing developed lands in an urban area. As described above, while there is a potential for the project to have direct impacts on nesting and migratory bird species due to the removal of trees suitable for nesting, incorporation of mitigation measure BIO-1 would reduce the potential for impacts to a level of less than significant.</p> <p>As a result, the project would have a less than significant impact related to wildlife corridors and wildlife nursery sites.</p>			X	
<p>e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?</p> <p>Source(s): City of Santee Draft MSCP Subarea Plan.</p> <p>The City does not have a tree preservation policy or ordinance and does not currently have an MSCP Preserve Planning Area or Subarea Plan. However, the project does not conflict with or prevent implementation of the City's current draft Preserve Planning Area design, because the project site is not located within the Draft Subarea Preserve and is not proposed for conservation. Therefore, there would be no impact.</p>				X
<p>f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan?</p> <p>Source(s): City of Santee Draft MSCP Subarea Plan.</p> <p>See response provided for IV. e) above.</p>				X
<p>V. CULTURAL RESOURCES. Would the project:</p>				
<p>a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?</p> <p>Source(s): City of Santee, General Plan Conservation Element.</p> <p>The site has been disturbed from prior grading, asphalt, and development of commercial uses. The existing structures on-site would be demolished; however, based on their age (less than 45 years old), they would not be considered historic resources. Therefore, the project would not cause a substantial adverse change to a known historical resource. No impact would occur.</p>				X

Issues & Supporting Information	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
<p>b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?</p> <p>Source(s): City of Santee, General Plan Conservation Element.</p> <p>The project site is surrounded by developed lands and has been previously graded and developed with commercial use and parking. There is a low probability for significant cultural resources due to prior disturbance. In addition, a majority of the project site falls outside the area identified in the Conservation Element as having a moderate potential for buried archaeological sites. However, a small portion of the northeastern corner of the project site is located within this moderate potential area in the Conservation Element. Thus, there is a potential for site grading to uncover buried archaeological resources. As a result, impacts would be potentially significant. The following mitigation measure would reduce potentially significant impacts to less than significant:</p> <p>CUL-1 Archeological Monitor</p> <p>Potential impacts to buried artifacts or human remains inadvertently discovered during project grading would be mitigated through the requirement for an archaeological monitor to be present on-site during grading activities. The archeological monitor would ensure that if any prehistoric or historic subsurface cultural resources are discovered during ground-disturbing activities, all work within 50 feet of the resources shall be halted and a qualified archaeologist shall be consulted to assess the significance of the find according to CEQA Guidelines section 15064.5. If any find is determined to be significant, representatives from the City and the archaeologist will meet to determine the appropriate avoidance measures or other appropriate mitigation. All significant cultural materials recovered shall be, as necessary and at the discretion of the consulting archaeologist, subject to scientific analysis, professional museum curation, and documentation according to current professional standards. In considering any suggested mitigation proposed by the consulting archaeologist to mitigate impacts to historical resources or unique archaeological resources, the City will determine whether avoidance is necessary and feasible in light of factors such as the nature of the find, project design, costs, and other considerations. If avoidance is infeasible, other appropriate measures (e.g., data recovery) will be instituted. Work may proceed on other parts of the project site while mitigation for cultural resources is being carried out.</p> <p>If human skeletal remains are uncovered during project construction, the archaeological monitor will direct the contractor or appropriate representative to halt work, contact the San Diego County Coroner to evaluate the remains, and follow the procedures and protocols set forth in Section 15064.5(e)(1) of the CEQA Guidelines. If the coroner determines that the remains are Native American, the project proponent will contact the Native American Heritage Commission (NAHC), in accordance with Health and Safety Code Section 7050.5, subdivision (c), and Public Resources Code 5097.98 (as amended by AB 2641). Per Public Resources Code 5097.98, the contractor shall</p>		X		

Issues & Supporting Information	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
<p>ensure that the immediate vicinity, according to generally accepted cultural or archaeological standards or practices, where the Native American human remains are located, is not damaged or disturbed by further development activity until the contractor has discussed and conferred, as prescribed in this section (California Public Resources Code Section 5097.98) with the most likely descendants regarding their recommendations, if applicable, taking into account the possibility of multiple human remains.</p> <p>With implementation of archaeological monitoring during grading (CUL-1), impacts would be reduced to less than significant impact.</p>				
<p>c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?</p> <p>Source(s): City of Santee General Plan Conservation Element, Preliminary Geotechnical Investigation, Multi-Family Residential Development, 7927-7941 Mission Gorge Road, Santee, California prepared by Advanced Geotechnical Solutions, Inc.</p> <p>The site has been previously disturbed from development of existing structures, including placement of asphalt and concrete. The geotechnical investigation completed for the proposed project identified 1 to 7 feet of undocumented fill on the project site, underlain by granitic bedrock. There is no known paleontological or significant geologic feature located on the project site. The undocumented fill may have the possibility of containing paleontological resources due to the uncertain nature of its origin. However, such resources may have been removed during the undocumented fill operations. Implementation of CUL-1 detailed in V. b) above would identify any paleontological resources found in the undocumented fill. Therefore, the project would result in a less than significant impact to paleontological or geologic resources.</p>			X	
<p>d) Disturb any human remains, including those interred outside of formal cemeteries?</p> <p>Source(s): City of Santee General Plan Conservation Element, Municipal Code.</p> <p>Implementation of CUL-1 detailed in V. b) above would require archeological monitoring which would ensure any buried human remains inadvertently encountered during grading are identified and handled in accordance with applicable regulations. Thus, impacts would be less than significant.</p>			X	
<p>e) Cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074?</p> <p>Source(s): City of Santee, General Plan Conservation Element</p> <p>Tribal cultural resources are sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either included or determined to be eligible for inclusion in the California Register of Historical Resources or included in a local register of historical resources as defined in subdivision (k) of Public Resources Code Section 5020.1. As discussed in sections V.a) and b), the project site does not have any historic resources and is highly unlikely to have any cultural resources.</p>				X

Issues & Supporting Information	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
<p>In accordance with Assembly Bill (AB) 52 and Senate Bill (SB) 18, the NAHC was notified of the project and a request for sacred lands record search and a request for Native American contact list was made. NAHC provided a list on September 16, 2015 and notification to the 15 tribes listed is in progress. At the time of release of environmental document for public review, no response was received from the NAHC and no tribes have requested consultation or identified any tribal cultural resources that would be affected by the project. Therefore, no impact would occur.</p>				
<p>VI. GEOLOGY AND SOILS. Would the project:</p>				
<p>a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:</p>				
<p>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?</p> <p>Sources(s): Preliminary Geotechnical Investigation, Multi-Family Residential Development, 7927-7941 Mission Gorge Road, Santee, California prepared by Advanced Geotechnical Solutions, Inc.</p> <p>The project is not located within an area that has been identified as having a known earthquake fault as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map. No known active faults have been mapped at or near the subject site. The nearest known active surface fault is the San Diego section of the Newport–Inglewood–Rose Canyon fault zone, which is approximately 11 miles west of the subject site. Accordingly, the potential for fault surface rupture on the subject site is considered very low to remote. Therefore, the project would not expose people or structures to significant risk of loss, injury, or death involving rupture of an earthquake fault.</p>			X	
<p>ii. Strong seismic ground shaking?</p> <p>Source(s): City of Santee Municipal Code; Engineering Division; Preliminary Geotechnical Investigation, Multi-family Residential Development, 7927-7941 Mission Gorge Road, Santee, California prepared by Advanced Geotechnical Solutions, Inc.</p> <p>The site is within the tectonically active southern California area and approximately 11 miles from an active fault, the San Diego section of the Newport–Inglewood–Rose Canyon fault zone. The potential exists for strong ground motion that may affect future improvements; however, the project would be required to comply with all seismic standards of the California Building Code. Compliance with seismic design criteria of the California Building Code would render impacts less than significant.</p>			X	

Issues & Supporting Information	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant impact	No impact
<p>iii. Seismic-related ground failure, including liquefaction?</p> <p>Source(s): City of Santee, General Plan, Safety and Conservation Elements; Preliminary Geotechnical Investigation, Multi-family Residential Development, 7927-7941 Mission Gorge Road, Santee, California prepared by Advanced Geotechnical Solutions, Inc.</p> <p>The project is located in Geotechnical Hazard Zone "A" according to the Safety Element of the General Plan. Zone A is generally underlain by granitic rock and is classified as having a "nominal" potential for liquefaction. The geotechnical study prepared for the project site also found that due to dense nature of the granitic bedrock and lack of a shallow groundwater table at the project site, the potential for seismically induced liquefaction is considered remote. Impacts would be less than significant.</p>			X	
<p>iv. Landslides?</p> <p>Source(s): City of Santee, General Plan, Safety and Conservation Elements; City of Santee Municipal Code; Engineering Division; Preliminary Geotechnical Investigation, Multi-family Residential Development, 7927-7941 Mission Gorge Road, Santee, California prepared by Advanced Geotechnical Solutions, Inc.</p> <p>The project is located in Geotechnical Hazard Zone "A" according to the Safety Element of the General Plan. Zone A is generally underlain by granitic rock and classified as "least susceptible" to landslides. In addition, the site is flat and no landslides have been observed on the project site or in the vicinity. Geomorphic features indicative of landsliding were not found in a review of published geologic maps. As a result, a less than significant impact would result.</p>			X	
<p>b) Result in substantial soil erosion or the loss of topsoil?</p> <p>Source(s): City of Santee Municipal Code, Engineering Division.</p> <p>The project site is flat, which limits the potential for substantial soil erosion. In addition, the project would include landscaping that would minimize erosion potential. The project is required to comply with Section 15.58.140 (Erosion Control Plans) of the City of Santee Municipal Code, which requires preparation of an erosion control plan to the satisfaction of the City Engineer, inclusion of the plan as part of the grading plans, and plan compliance made a condition of issuance of the grading permit. Due to these factors, it has been found that the project would not result in unprotected erodible soils or significantly increased erosion potential.</p>			X	

Issues & Supporting Information	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
<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?</p> <p>Source(s): City of Santee, General Plan, Safety and Conservation Elements; Preliminary Geotechnical Investigation, Multi-family Residential Development, 7927-7941 Mission Gorge Road, Santee, California prepared by Advanced Geotechnical Solutions, Inc.</p> <p>The geotechnical study prepared for the project site found that due to the presence of the dense underlying materials, the potential for lateral spreading, subsidence, liquefaction, collapse, or ground fissuring is unlikely. Landslide risk is low based on the flat topography of the site and the surrounding area in addition to a lack of geomorphic features indicative of landslide based on a review of published geologic maps. Impacts would be less than significant.</p>			X	
<p>d) Be located on expansive soil, as defined in Table 18-1-B of the current Uniform Building Code, creating substantial risks to life or property?</p> <p>Source(s): Preliminary Geotechnical Investigation, Multi-family Residential Development, 7927-7941 Mission Gorge Road, Santee, California prepared by Advanced Geotechnical Solutions, Inc.</p> <p>The site is located in Geotechnical Hazard Zone "A" according to the Safety Element of the General Plan. Zone A is generally underlain by granitic rock and classified as having a very low potential for soil expansion. The geotechnical investigation identified undocumented fill and residual soil on-site that has "very low" to "medium" expansion potential. Expansion potential of soil derived from granitic rock is generally "very low" to "medium." In accordance with the Geotechnical Report recommendations, soil expansion potential would be tested prior to grading and expansive soils would be removed, as needed, to ensure no risks to life or property would occur. With implementation of geotechnical recommendations required as part of the grading permit as required pursuant to Municipal Code 15.58.120, no substantial risk associated with expansive soils would occur. Impacts would be less than significant.</p>			X	
<p>e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?</p> <p>Source(s): Public Service Availability Forms from Padre Dam Municipal Water District.</p> <p>The project would be served by public sewer and therefore no septic tanks or alternative wastewater disposal systems are proposed. No impact would occur.</p>				X

Issues & Supporting Information	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
<p>VII. HAZARDS AND HAZARDOUS MATERIALS. Would the project:</p> <p>a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?</p> <p>Source(s): Project Description.</p> <p>The project would involve standard grading and construction activities, which require temporary use of fuels and other hazardous materials. Future residential uses would involve the routine use of hazardous materials (cleaners, degreasers, etc.). However, such materials are ubiquitous and product labeling identifies appropriate handling and use of these materials. Use of common household hazardous materials are typical of residential uses and are not associated with generation of significant hazards to the public or the environment. Thus, a less than significant hazard associated with the routine transport, use or disposal of hazardous materials would occur.</p> <p>Construction of the project would involve standard grading and construction activities that require temporary use of fuels and other hazardous materials. The use and handling of materials associated with the construction of the project would follow all applicable federal, state, and local regulations, including California Occupational Safety and Health Administration, California Department of Transportation (Caltrans), and Department of Environmental Health Hazardous Materials Division. The project would comply with all applicable state and local regulations for hazardous materials and waste management during project construction. As a result, a less than significant hazard to the public or environment would result from the project.</p>			X	
<p>b) Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment?</p> <p>Source(s): Project Description.</p> <p>The project does not involve a use that would result in foreseeable upset and accident conditions from the release of hazardous materials into the environment. The proposed residential use would be associated with the routine use of common hazardous materials (see response VII a) above); however, significant hazards due to upset and accident conditions involving the release of hazardous materials would not occur because the project would not involve the use of any major source of hazardous materials and all hazardous materials use would be handled in compliance with applicable state and local regulations for hazardous materials. Impacts would be less than significant.</p>			X	

Issues & Supporting Information	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
<p>c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?</p> <p>Source(s): Santee School District website</p> <p>The project would not involve the use of hazardous emissions or acutely hazardous materials. In addition, the site is not located within one-quarter mile of an existing or proposed school. As a result, no impact would occur.</p>				X
<p>d) Be located on a site that is included on a list of hazardous material 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?</p> <p>Source(s): California Department of Toxic Substances Control, EnviroStor Database; Geotracker Database, San Diego County Department of Environmental Health Environmental Assessment Listing.</p> <p>The project site is not identified on the California Department of Toxic Substances Control, Hazardous Waste and Substances Site List compiled pursuant to Government Code section 65962.5. In addition, the site was not listed in the Department of Environmental Health Environmental Assessment Listing, and no listed sites were identified within a mile radius of the project site. The site does not pose a hazard to the public or the environment, and a less than significant impact would occur.</p>			X	
<p>e) For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 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?</p> <p>Source(s): Gillespie Field Airport Land Use Compatibility Plan (ALUCP).</p> <p>The project is not located within two miles of an airport and is not within the airport influence area for the Gillespie Field Airport. As a result, the project would not result in a safety hazard for people residing or working in the project area.</p>				X
<p>f) For a project in the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?</p> <p>Source(s): City of Santee, General Plan, Safety Element.</p> <p>There is no private airstrip in the City of Santee. No impact would occur.</p>				X

Issues & Supporting Information	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
<p>g) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?</p> <p>Source(s): City of Santee, General Plan Safety Element; City of Santee, Emergency Operations Plan; and Fire Department.</p> <p>The project includes adequate emergency response access to allow safe evacuation of the project site in a manner that would not interfere with implementation of adopted emergency plans. Two main access points would be constructed with access to Rancho Fanita Drive. Additionally, a gated emergency access driveway would be provided along Carribean Way. The fire department has reviewed the project and determined emergency access is adequate. Therefore, the project would not impair implementation of or physically interfere with emergency response.</p>			X	
<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> <p>Source(s): General Plan, Safety and Conservation Elements; Santee Municipal Code—Urban Wildland Interface, Santee Fire Department.</p> <p>The project is located within an urbanized area and is not within or adjacent to a California Department of Forestry State Responsibility Area for Wildland fire protection. All new construction in the City must conform to City Fire Code requirements including the installation of fire sprinklers, which minimizes potential for fire loss (Municipal Code, Title 15 Chapter 15.20). The code also requires provision of adequate roadway width and vertical clearance to allow access by fire apparatus, roads designed and maintained to support the imposed loads of fire apparatus, and gates designed with approved emergency locks or locking devices. A minimum pressure flow of water for fire protection purposes is also required based on the type of structure. As a result, impacts would be less than significant.</p>			X	
<p>VIII. HYDROLOGY AND WATER QUALITY. Would the project:</p>				
<p>a) Violate any water quality standards or waste discharge requirements?</p> <p>Source(s): General Plan, Conservation Element; Regional Water Quality Control Board Basin Plan; Storm Water Management Plan for Mission Gorge Multifamily prepared by Rick Engineering Company.</p> <p>The project is located in the San Diego Watershed, Hydrologic Unit Basin Number 907.12. The site drains to the San Diego River, which is impaired for oxygen-demanding substances, ammonia, total dissolved solids, and bacteria. Pollutants of concern for the San Diego River/Forrester Creek include fecal coliform, low-dissolved oxygen, phosphorous, and total dissolved solids.</p> <p>According to the San Diego Basin Plan, the beneficial uses of the San Diego River include use of water for industrial purposes, both contact and non-contact recreational uses, and for habitat purposes including warm freshwater habitat, wildlife habitat, and habitat for rare, threatened, or endangered species. A potential beneficial use is municipal use.</p>			X	

Issues & Supporting Information	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
<p>Primary pollutants of concern for the project include oxygen-demanding substances; bacteria and viruses; phosphorous; and total dissolved solids originating from sediment. Secondary pollutants of concern for this project are trash and debris, hydrocarbons and pesticides.</p> <p>The project would not adversely affect any beneficial uses of downstream water bodies, because the project would treat storm water on-site to ensure that pollutants do not adversely affect receiving waters. As detailed in the storm water management plan, source control best management practices (BMPs) would include marking all inlets with labeling to deter dumping, regular sweeping of common areas to prevent entry of debris to the storm drain, provision of designated trash areas. Treatment control BMPs must collectively provide minimum pollutant removal efficiencies of "medium" or "high" for all pollutants of concern. The structural treatment control BMP selected for the project are bioretention facilities which provide high effectiveness for coarse sediment and trash and pollutants that tend to associate with fine particles during treatment and medium effectiveness for pollutants that tend to be dissolve following treatment. The bioretention facilities would be located along Mission Gorge Road at the corners of Rancho Fanita Road and Carribean Way. Bioretention was selected as the preferred treatment control BMP because the bioretention basin would treat for sediment, trash, metals, bacteria, oil and grease, and organics at high efficiency and nutrients at medium removal efficiency. Additionally, the bioretention basin would provide a higher level of treatment for several pollutants of concern in comparison to alternative treatment control BMPs.</p> <p>Treatment control BMPs would be maintained through routine inspections done as part of project site landscaping. A Storm Water Facilities Maintenance Agreement would be prepared during the Final Engineering phase for the project to ensure long-term maintenance of these BMPs. These agreements are enforced as part of the City's storm water permit from the Regional Board.</p> <p>With incorporation of the proposed BMPs and bioretention facilities, potential pollutants would be treated on-site, and no significant sources of chemicals or compounds would contaminate surface water sources so as to decrease the quality of surface water to below standards as established by the San Diego Regional Water Quality Control Board's Basin Plan, Surface Water Quality Objectives. As a result, less than significant impacts to water quality would occur.</p> <p>In addition, the project would incorporate construction and post-construction BMPs in compliance with the City's Standard Urban Storm Water Mitigation Plan. For example, BMPs employed during the construction phase would include fiber rolls, street sweeping and vacuuming, and storm drain inlet protection. The project would also be required to prepare a Storm Water Pollution Prevention Plan that addresses erosion and sediment controls, pollution prevention standards, and requirements for inspections and corrective actions with the intended purpose of preventing discharges of pollutants into receiving waters during construction. Therefore, as detailed in the project's Storm Water Management Plan, impacts would be less than significant.</p>				

Issues & Supporting Information	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
<p>b) Substantially degrade the quality of, or deplete supplies of groundwater resources or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a 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> <p>Source(s): City of Santee, General Plan, Conservation Element.</p> <p>The project would obtain its water supply from the Padre Dam Municipal Water District and would not use groundwater supply for any purpose. Therefore, the project would not deplete supplies of groundwater resources, and a less than significant impact would occur.</p>				X
<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?</p> <p>Source(s): Storm Water Management Plan for Mission Gorge Multifamily and Drainage Report for Mission Gorge Multifamily prepared by Rick Engineering Company.</p> <p>The project would include landscaping and pervious areas. Landscape amenities are proposed that would serve as bioretention treatment areas. Bioretention areas would treat runoff, which would ultimately be conveyed into a subsurface storm drain system. Larger flows would be conveyed at the surface through proposed curb and gutter system. The project would not substantially alter the drainage pattern of the site or the surrounding area in a manner that would result in substantial erosion, because the site design directs flows to landscaped areas. There are no streams or rivers on-site or in the surrounding area. With implementation of the proposed BMPs, including bioretention swales and proposed landscaping, the project would not result in substantial erosion or siltation on- or off-site. As a result, impacts would be less than significant.</p>			X	
<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 rate of amount of surface runoff in a manner which would result in flooding on-or off-site?</p> <p>Source(s): Same as VIII. a) above.</p> <p>The project would not substantially alter the existing drainage pattern as discussed in response to VIII. c). Post-project peak discharge rates would be lower than the pre-project discharge rates, resulting in a reduction in the amount of surface runoff from the project site. As a result, the project would result in a less than significant impact related to runoff rates and flooding hazards.</p>			X	

Issues & Supporting Information	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
<p>e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?</p> <p>Source(s): Drainage Report for Mission Gorge Multifamily prepared by Rick Engineering Company.</p> <p>The project would not contribute runoff that would exceed the capacity of storm water drainage systems because water would be retained on-site in proposed bioretention basins prior to discharge. Additionally, the post-project peak discharge rates would be lower than the pre-project discharge rates, resulting in a reduction in total runoff water entering off-site drainage systems. See also response to VIII. a), c), and d) above.</p>			X	
<p>f) Otherwise substantially degrade water quality?</p> <p>Source(s): Same as VIII. a) above.</p> <p>The project would incorporate BMPs to prevent polluted storm water runoff in accordance with the Storm Water Management and Discharge Control Ordinance. See also response to VIII. c) above. As a result, impacts would be less than significant.</p>			X	
<p>g) Place housing within a 100-year flood hazard area as a mapped on a federal Flood Hazard boundary or Flood Insurance Rate Map or other flood hazard delineation map?</p> <p>Source(s): City of Santee, General Plan, Safety Element, Preliminary Geotechnical Investigation, Multi-family Residential Development, 7927-7941 Mission Gorge Road, Santee, California prepared by Advanced Geotechnical Solutions, Inc.</p> <p>According to the geotechnical investigation, the project is not located within a Federal Emergency Management Agency-identified flood hazard area. In addition, the Safety Element of the General Plan identifies the site as outside of the 100-year floodplain. As a result, the project would have no impact related to placement of housing in flood hazard areas.</p>				X
<p>h) Place, within a 100-year flood hazard area, structures which would impede or redirect flood flows?</p> <p>Source(s): City of Santee, General Plan, Safety Element.</p> <p>The proposed multi-family development would be located outside of a 100-year flood hazard area. As a result, the project would not have the potential to impede or redirect flows, and no impact would occur.</p>				X
<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?</p> <p>Source(s): City of Santee, General Plan, Safety Element.</p> <p>According to the City General Plan, Safety Element, the project site is located within the dam break inundation area for the San Vicente Reservoir. The San Vicente Dam is a concrete gravity structure located approximately 3.5 miles northeast of Santee. This dam was constructed in 1943. Studies conducted in 1981 found that the dam was capable of</p>			X	

Issues & Supporting Information	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
<p>resisting seismic damage. The safety of dams is reviewed annually by the California Department of Water Resources, Division of Dam Safety. In addition, the County of San Diego Office of Disaster Preparedness maintains a General Dam Evacuation Plan for San Diego County, which would support safe evacuation in the unlikely event of dam failure. As a result, a less than significant impact related to placement of housing in a dam break inundation area would occur. See also response to VIII. g) and h) above.</p>				
<p>j) Inundation by seiche, tsunami, or mudflow?</p> <p>Source(s): Preliminary Geotechnical Investigation, Multi-family Residential Development, 7927-7941 Mission Gorge Road, Santee, California prepared by Advanced Geotechnical Solutions, Inc.</p> <p>The project site is located approximately 14 miles inland from the coast, at approximately 428 feet above mean sea level (MSL). The risk of tsunami is negligible due to the distance from the ocean and elevation. There would be no risk from a seiche, as the site is not located near a large enough body of water that could create seiche risk. The project would not be at risk for mudflow, because the site is generally flat and underlain by granitic rock and surrounded by urbanization. No impact would occur.</p>				X
<p>IX. LAND USE AND PLANNING. Would the project:</p>				
<p>a) Physically divide an established community?</p> <p>Source(s): City of Santee, General Plan, Land Use Element.</p> <p>The project would add a multi-family residential development within an existing urbanized area, adjacent to Mission Gorge Road. No project features are proposed that would have the potential to physically divide an established community. No impact would occur.</p>				X
<p>b) Conflict with 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> <p>Source(s): City of Santee, General Plan, Land Use Element; Zoning Ordinance.</p> <p>The project site is currently designated as General Commercial in the General Plan, Land Use Element. The project includes a General Plan Amendment to designate the site as R-22 Residential land use, which would allow multi-family residential development. This change would be consistent with the land use map by providing a land use consistent with existing surrounding land uses, which include multi-family residential developments. No conflicts with plans or policies adopted for the purpose of mitigating a significant environmental effect have been identified. As a result, a less than significant impact would occur.</p>			X	

Issues & Supporting Information	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
<p>c) Conflict with any applicable habitat conservation plan or natural community conservation plan?</p> <p>Source(s): City of Santee, General Plan, Land Use Element; City of Santee Draft MSCP Subarea Plan.</p> <p>The City does not currently have an approved habitat conservation plan or natural community conservation plan. However, the project does not conflict with or prevent implementation of the City's current draft MSCP Preserve Planning Area design, because the project site is not located within the Draft Subarea Preserve, is identified as developed lands, and is not proposed for conservation.</p>				X
<p>X. MINERAL RESOURCES. Would the project:</p>				
<p>a) Result in the loss of availability of a known mineral resource that would be of future value to the region and the residents of the State?</p> <p>Source(s): City of Santee General Plan, Conservation Element.</p> <p>In Santee, the areas with potential mineral resources are located primarily along the floodplain of the San Diego River. The project site is not located within an area of known mineral resources. In addition, existing development in the surrounding area would limit the feasibility of mineral resource extraction. No impact would occur.</p>				X
<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> <p>Source(s): City of Santee General Plan, Conservation Element.</p> <p>See response to X. a) above.</p>				X
<p>XI. 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> <p>Source(s): General Plan, Noise Element; Trip Generation Analysis for the Multi-family Project at 7927 Mission Gorge Road prepared by LOS Engineering, Inc.</p> <p>The proposed multi-family residential development would generate stationary noise, which is regulated by the City's Noise Abatement and Control Ordinance. In general, noise from the residential development would largely be a function of traffic. The General Plan Noise Element accounts for anticipated traffic noise associated with buildout of the General Plan. The project includes a General Plan amendment that would represent a change in the assumptions used for the General Plan noise modeling; however based on the results of the Trip Generation analysis prepared by LOS Engineering, Inc., the project would result in a decrease in traffic compared to the existing commercial uses on-site. As a result, the buildout projections for traffic noise in the General Plan would remain valid. Figure 7-2 of the General Plan Noise Element</p>			X	

Issues & Supporting Information	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
<p>identifies future noise levels at the project site as 65 day-night average sound level (L_{dn}) near Mission Gorge Road and 60 L_{dn} at the remainder of the project site. The Noise Element identifies noise levels up to 65 L_{dn} as normally acceptable with conventional construction and with no special noise insulation requirements.</p> <p>As a result, the project would not be subject to noise in excess of Noise Element standards. Furthermore, structures adjacent to Mission Gorge Road would provide sound attenuation to the internal areas of the project.</p> <p>As no other noise-generating sources have been identified in the surrounding area, the project would not expose people to noise levels in excess of the established standards.</p>				
<p>b) Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?</p> <p>Source(s): General Plan, Noise Element; Santee Municipal Code, Caltrans Transportation and Construction Vibration Guidance Manual, September, 2013.</p> <p>Construction activities would include site preparation work and building construction, including removal of existing asphalt surfaces. These construction activities may result in varying degrees of temporary ground vibration, depending on the specific construction equipment used and construction activities taking place. For example, equipment such as jackhammers can produce groundborne vibration and noise.</p> <p>Caltrans guidelines state, "In most cases, vibration induced by typical construction equipment does not result in adverse effects on people or structures. Noise from the equipment typically overshadows any meaningful ground vibration effects on people. Some equipment, however, including vibratory rollers and crack-and-seat equipment, can create high vibration levels" (Caltrans 2013).</p> <p>Project construction activities, such as the use of jackhammers, other high-power or vibratory tools, compactors, and tracked equipment, can generate substantial vibration in the immediate vicinity, typically within 25 feet of the equipment. As the distance from the center of construction activities to adjacent receivers would be greater than 25 feet, these construction activities would not generate substantial vibration that would be perceptible to receivers. As a result, a less than significant impact related to vibration and ground borne noise would occur.</p>			X	
<p>c) A substantial <u>permanent</u> increase in ambient noise levels in the project vicinity above levels existing without the project?</p> <p>Source(s): General Plan, Noise Element; Trip Generation Analysis for the Multi-family Project at 7927 Mission Gorge Road prepared by LOS Engineering, Inc.</p> <p>The proposed multi-family residential use is anticipated to have noise characteristics consistent with the General Plan Noise Element Land Use Compatibility Guide (Figure 7-3), which identifies up to 65 L_{dn} as normally acceptable for multi-family residential. The project would not result in a substantial increase in the existing ambient noise in the vicinity of the</p>			X	

Issues & Supporting Information	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
<p>project, because residential use is not associated with substantial noise generation. The vehicle trips associated with the project represent the greatest noise source; however, vehicle trips from the project site would be less than what has historically been generated by on-site commercial uses, based on the results of the Trip Generation analysis prepared by LOS Engineering, Inc. The traffic noise associated with the project would not be substantial compared to the existing on-site traffic noise and existing traffic noise generated from Mission Gorge Road. As a result, the project would not result in a permanent increase in ambient noise levels in the project vicinity, and impacts would be less than significant.</p>				
<p>d) A substantial <u>temporary</u> or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?</p> <p>Source(s): General Plan, Noise Element; Santee Municipal Code (Chapter 8.12).</p> <p>Ambient noise levels in the project vicinity would increase for a temporary period due to construction activity. Temporary construction activity noise is allowed pursuant to the operational limitations established in the Municipal Code for the protection of public health, safety, and welfare of sensitive receptors. Construction activities would likely require operation of the following construction equipment: one paver, one roller, one paving equipment, one grader, one loader, one backhoe, forklifts, and welders. Noise from construction equipment is required to comply with Section 8.12.290 of the Santee Municipal Code, which prohibits noise levels in excess of 75 decibels (dB) for more than 8 hours during any 24-hour period when measured at or within the property lines of any property that is developed and used either in part or in whole for residential purposes.</p> <p>The project site is surrounded by residential land uses to the north, south, and west. To the north, residential land uses are separated by Mission Gorge Road approximately 150 feet from the property boundary, to the west residential land uses are separated by Rancho Fanita Drive approximately 80 feet from the property boundary. The closest residential structure is located approximately 50 feet from the southerly property boundary. Typical noise levels from a piece of construction equipment would generate approximately 81 A-weighted average sound level [dB(A) L_{eq}] at 50 feet from its source. Noise attenuates at a rate of 6 dB per doubling of distance (Federal Transit Administration 2006). Therefore, a noise level of 81 dB(A) L_{eq} at 50 feet would attenuate to 75 dB(A) L_{eq} at 100 feet from the source of noise. Assuming that the acoustic center of construction activities is the center of the project site, noise levels at the closest residential use (over 250 feet from the center of construction activity) would be less than 75 dB(A) L_{eq}. Therefore, impacts associated with temporary noise would be less than significant.</p>			X	

Issues & Supporting Information	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
<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 <u>expose</u> people residing or working in the project area to excessive noise levels?</p> <p>Source(s): City of Santee General Plan, Safety Element, Gillespie Field Airport Land Use Compatibility Plan.</p> <p>The project site is not located within two miles of an airport and is not located within an airport land use plan. As a result, the project would not expose people to excessive noise levels from airport noise.</p>				X
<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> <p>Source(s): General Plan.</p> <p>There are no private airstrips within City Limits. No impact would occur.</p>				X
<p>XII. POPULATION AND HOUSING. Would the project:</p>				
<p>a) Induce substantial growth in an area either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?</p> <p>Source(s): Project Description; General Plan, Housing Element, United States Census Bureau, Quick Facts.</p> <p>The project is a 113-unit multi-family residential development. The addition of 113 multi-family units does not represent a substantial amount of growth in relation to the population and anticipated growth in the City of Santee. Based on United States Census Bureau data averages, an average of 2.63 persons would reside in each household. Thus, the project would accommodate 297 persons which would support objectives of the General Plan Housing Element to "encourage the provision of a wide range of housing by location, type of unit, and price to meet the existing and future needs of Santee residents to the maximum extent possible (Objective 1.0). In addition, the project would be accommodated by existing roads and infrastructure. As a result, the project would not induce substantial population growth either directly or indirectly. Impacts would be less than significant.</p>			X	
<p>b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?</p> <p>Source(s): Project Description.</p> <p>The project site is currently occupied by existing commercial uses and does not support housing. As a result, no impact to existing housing would occur.</p>				X

Issues & Supporting Information	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
<p>c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?</p> <p>Source(s): Project Description.</p> <p>The project site is currently occupied by existing commercial uses and does not support any existing residential population. As a result, no impact would occur.</p>				X
XIII. PUBLIC SERVICES. Would the project:				
<p>a) Would the project result in substantial adverse physical impacts associated with the <u>provision</u> of new or physically altered governmental facilities, <u>need</u> for new or physically altered governmental facilities, <u>the construction of which</u> 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>				
<p>i. Fire protection?</p> <p>Source(s): City of Santee, General Plan, Safety Element; Fire Department.</p> <p>Based on a review of the project by the Santee Fire Department, existing fire services are available to serve the proposed project and no new facilities would be needed. The City is a member of the San Diego County Central Zone for Fire and Emergency response. Each participating member has a mutual aid agreement with each other to provide paramedic and fire protection services in the event that additional fire-fighting units are required. The project would normally be served by Santee Fire Station 5 at 9130 Carlton Oaks Drive, which is located approximately 1.75 miles away. Thus, service levels to the project site would be adequate and no facilities would be required that could result in significant environmental impacts. As a result, impacts would be less than significant.</p>			X	
<p>ii. Police protection?</p> <p>Source(s): City of Santee General Plan, Safety Element; Sheriff Department.</p> <p>Existing police protection is adequate to serve the project. Police protection for the project area is provided by the San Diego County Sheriff's Department under contractual agreement with the City. The Sheriff's station is located at 8811 Cuyamaca Street, which is approximately 2.6 miles to the east of the project site. Budget considerations and other special areas of concern are reflected in the staffing levels that are addressed prior to renewal of the yearly contract between the City and the San Diego County Sheriff. As a result, the project would not necessitate the need for any new police facilities and impacts would be less than significant.</p>			X	

Issues & Supporting Information	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
<p>iii. Schools?</p> <p>Source(s): City of Santee General Plan, Safety Element; Santee School District; Grossmont Union High School District website, 2013 and Santee School District School Facility Needs Analysis, 2011.</p> <p>The project would result in an additional 113 residences, which could increase demand for neighborhood schools. The Santee School District (SSD) would serve the project for grades kindergarten through eighth grade (K-8) and the Grossmont Union High School District (GUHSD) would serve the area for ninth through twelfth grades (9-12). The adopted student generation factor for the Santee School District is 0.453 students per household. For the Grossmont Union High School District, the adopted student generation factor is 0.187 students per household. Based on these student generation rates, the project would generate 51 elementary students and 21 high school students, or a total of 72 students.</p> <p>Pursuant to Education Code Section 17620, new development may be assessed by school districts to offset demands for service, with limits on the assessment set by state law. The assessment would be divided by the SSD and the GUHSD where their service areas overlap. The school fees would be collected when building permits are issued. Conformance to statutory requirements for the payment of school fees provides funding to schools to provide needed facility improvements to accommodate projected enrollment.</p> <p>The project would be required to pay school fees in accordance with Government Code Section 65996. The fees set forth in Government Code Section 65996 constitute the exclusive means of both "considering" and "mitigating" school facilities impacts of projects [Government Code Section 65996(a)] and provide "full and complete school facilities mitigation" [Government Code Section 65996(b)]. The legislation provides that the statutory fees are the exclusive means of considering as well as mitigating for school impacts. Payment of project development fees in compliance with statutory requirements would preclude significant impacts to schools. As the project would not require the construction of new schools or the expansion of existing schools, physical impacts associated with construction would not occur and impacts related to schools would be less than significant.</p>			X	
<p>iv. Parks?</p> <p>Source(s): City of Santee General Plan, Recreation Element.</p> <p>The project would result in an additional 297 persons, based on United States Census Bureau data average persons per household. Additional residents could increase the demand for neighborhood parks. However, based on the small scale of the project and the amount of existing parkland in the City, the project would be required to pay park-in-lieu fees in lieu of actual public park construction. Park-in-lieu fees can only be used for providing public park facilities.</p> <p>Park facilities in the area include trailhead access to Mission Trails Regional Park within 0.25 mile and Big Rock Park less than 0.5 mile from</p>			X	

Issues & Supporting Information	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
<p>the project site. The additional park use from the proposed 113 multi-family units would not generate significant demand for new parks that would exceed the existing capacity. Additionally, the project incorporates a private recreational facility, swimming pool and landscape amenities that would allow for on-site recreational use. As a result, the project would not necessitate the need for construction of new parks, and impacts would be less than significant.</p>				
<p>v. Other public facilities?</p> <p>Source(s): City of Santee, General Plan, Safety Element</p> <p>All public facilities discussed in Section XIII. a) i. through XIII. a) iv are available to serve the proposed project. No other required public facilities have been identified. New public facilities are not needed to serve the project. As a result, impacts would be less than significant.</p>			X	
<p>XIV. RECREATION. Would the project:</p>				
<p>a) 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?</p> <p>Source(s): City of Santee Municipal Code; General Plan, Recreation Element.</p> <p>The project would not significantly increase the use of neighborhood or regional parks such that park facilities would be deteriorated, because existing City park facilities and regional facilities are adequate to serve the existing population plus the project. Additionally, the project would pay park-in-lieu fees as discussed above under XIII a) iv. In addition, the project would incorporate landscape features into the project design that allow for outdoor recreational activity, including a dog run and a tot lot. A pool and two-story recreation building would also be constructed.</p> <p>The project would not result in exceedance of the City's standard for 10 acres of parkland for every 1,000 people. Park facilities in the area include trailhead access to Mission Trails Regional Park within 0.25 mile and Big Rock Park less than 0.5 mile from the project site. The additional park use from the proposed 113 multi-family units would not generate significant demand for new parks that would exceed existing capacity or cause the deterioration of existing facilities. Impacts would be less than significant.</p>			X	
<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> <p>Source(s): Project Description.</p> <p>No recreational facilities are required or proposed as part of the project. As a result, no impact would occur from the construction or expansion of recreational facilities.</p>				X

Issues & Supporting Information	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact																														
<p>XV. TRANSPORTATION/TRAFFIC. Would the project:</p> <p>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?</p> <p>Source(s): Trip Generation Analysis for the Multi-family Project at 7927 Mission Gorge Road prepared by LOS Engineering, Inc.</p> <p>No conflicts with any applicable plans, ordinances, or policies of the City's Circulation Element have been identified. The project would not conflict with the provision of pedestrian, bicycle, or mass transit facilities. A San Diego Metropolitan Transit System bus stop (Route 834) is located adjacent to the project site along Mission Gorge Road. The project would improve conditions along Mission Gorge Road for operation of the Class II bike lane in this location due to the closure of driveways along Mission Gorge Road. In addition, the project would not interfere with the functioning of the Class III bicycle route located along Rancho Fanita Drive, adjacent to the project site. Pedestrian walkways would be provided along Mission Gorge Road, and walkways would be provided to link the internal portion of the project to surrounding roads.</p> <p>Regarding the performance of area roadways and intersections, a Trip Generation Analysis was completed to determine if the project warranted preparation of a Traffic Impact Study. The analysis takes into account two trip credit scenarios to account for trips that either currently occur or have occurred recently on the project site. The first scenario is shown in Table 6 and assigns trip credits based on the existing Omelette Factory restaurant and the recently closed Pinnacle Peak restaurant. This analysis shows that the project would result in 1,281 fewer daily trips, 36 fewer A.M. trips, and 15 fewer P.M. trips when compared to existing and recent traffic generation sources on the project site.</p> <p style="text-align: center;">TABLE 6. PROJECT TRIP GENERATION WITH CREDIT FOR EXISTING AND RECENT TENANTS</p> <table border="1" data-bbox="224 1459 993 1745"> <thead> <tr> <th>Land Use: Proposed, Existing, and Recent</th> <th>Rate (ADT)</th> <th>Size & Units</th> <th>ADT</th> <th>A.M. In Out</th> <th>P.M. In Out</th> </tr> </thead> <tbody> <tr> <td>Proposed Land Use Residential Multi-family</td> <td>6 / DU</td> <td>113 DU</td> <td>678</td> <td>11 43</td> <td>43 18</td> </tr> <tr> <td>Existing Use Omelette Factory Restaurant</td> <td>160 / 1,000 SF</td> <td>-6,280 SF</td> <td>-1,005</td> <td>-40 -40</td> <td>0 0</td> </tr> <tr> <td>Recent Use Pinnacle Peak Restaurant</td> <td>100 / 1,000 SF</td> <td>-9539 SF</td> <td>-954</td> <td>-6 -4</td> <td>-53 -23</td> </tr> <tr> <td colspan="3">Net Change in Trip Generation</td> <td>-1,281</td> <td>-35 -1</td> <td>-10 -5</td> </tr> </tbody> </table> <p>ADT = average daily trips DU = dwelling unit SF = single-family</p> <p>A second analysis only considered trip credits for existing tenants, not including the recently closed Pinnacle Peak steakhouse. Compared to the trips that would be generated by the project, this analysis shows that</p>	Land Use: Proposed, Existing, and Recent	Rate (ADT)	Size & Units	ADT	A.M. In Out	P.M. In Out	Proposed Land Use Residential Multi-family	6 / DU	113 DU	678	11 43	43 18	Existing Use Omelette Factory Restaurant	160 / 1,000 SF	-6,280 SF	-1,005	-40 -40	0 0	Recent Use Pinnacle Peak Restaurant	100 / 1,000 SF	-9539 SF	-954	-6 -4	-53 -23	Net Change in Trip Generation			-1,281	-35 -1	-10 -5			X	
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Issues & Supporting Information	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact																								
<p>the project would result in 327 fewer daily trips, 26 fewer A.M. trips (29 fewer inbound and 3 additional outbound), and 61 additional P.M. trips (43 inbound and 18 outbound), as shown in Table 7.</p> <p>TABLE 7. PROJECT TRIP GENERATION WITH CREDIT FOR EXISTING TENANTS</p> <table border="1" data-bbox="245 520 1003 747"> <thead> <tr> <th>Land Use: Proposed and Existing</th> <th>Rate (ADT)</th> <th>Size & Units</th> <th>ADT</th> <th>A.M. In Out</th> <th>P.M. In Out</th> </tr> </thead> <tbody> <tr> <td>Proposed Land Use Residential Multi-family</td> <td>6 / DU</td> <td>113 DU</td> <td>678</td> <td>11 43</td> <td>43 18</td> </tr> <tr> <td>Existing Use Omelette Factory Restaurant</td> <td>160 / 1,000 SF</td> <td>-6,280 SF</td> <td>-1,005</td> <td>-40 -40</td> <td>0 0</td> </tr> <tr> <td colspan="3">Net Change in Trip Generation</td> <td>-327</td> <td>-29 3</td> <td>43 18</td> </tr> </tbody> </table> <p>ADT = average daily trips DU = dwelling unit SF = single-family</p> <p>Based on the reduction in trip generation that would occur with the proposed project under either scenario, a Traffic Impact Study was not required. Moreover, as the project would reduce trip generation on area roadways and intersections, a less than significant impact to level of service of surrounding roadways and intersections would result.</p>	Land Use: Proposed and Existing	Rate (ADT)	Size & Units	ADT	A.M. In Out	P.M. In Out	Proposed Land Use Residential Multi-family	6 / DU	113 DU	678	11 43	43 18	Existing Use Omelette Factory Restaurant	160 / 1,000 SF	-6,280 SF	-1,005	-40 -40	0 0	Net Change in Trip Generation			-327	-29 3	43 18				
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Net Change in Trip Generation			-327	-29 3	43 18																							
<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> <p>Source(s): Same as XV. a)</p> <p>As detailed in response to XV. a) above, the project would not conflict with an applicable congestion management program or level of service standards for designated roads because the project would result in a reduced amount of trips to area roadways. Thus, impacts would be less than significant.</p>			X																									
<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> <p>Source(s): Gillespie Field ALUCP.</p> <p>The project would not result in a change in air traffic patterns, because the project site is not located within the vicinity of an airport and is not within any airport influence area. Refer to VII. e) above.</p>				X																								
<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> <p>Source(s): Project Description.</p> <p>The project site currently has four driveways including one on Rancho Fanita Drive, two on Mission Gorge Road, and one on Carribean Way. All four of these existing driveways would be closed, and two new driveways would be constructed along Rancho Fanita Drive, as shown on Figure 1.</p>			X																									

Issues & Supporting Information	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant impact	No impact
<p>All internal roadways and intersections would be designed consistent with City Municipal Code requirements. The project would not alter configuration of any intersections and would not introduce incompatible uses into the area. No transportation hazards have been identified in the project area. As a result, impacts would be less than significant.</p>				
<p>e) Result in inadequate emergency access?</p> <p>Source(s): Project design; Santee Fire Department.</p> <p>See response to XV.d above. The project was reviewed by the Fire Department and was found to have adequate emergency access. The project would provide adequate access to the project site via two access points along Rancho Fanita Drive. Additionally, a gated emergency only access driveway would be provided to Carribbean Way at the project's eastern boundary. The gate would be equipped with a knock box or other mechanism accessible by fire and emergency responders. Therefore, the project would have adequate emergency access, and a less than significant impact would occur.</p>			X	
<p>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?</p> <p>Source(s): City of Santee General Plan, Circulation and Safety Elements, Metropolitan Transit System.</p> <p>The existing roadways provide pedestrian opportunities and access to public transit along Mission Gorge Road. The project would not create conflicts with existing bicycle and pedestrian facilities. The project would replace the existing sidewalk at the project frontage along Mission Gorge Road and remove driveway access to the site from Mission Gorge Road. The project would not conflict with any adopted policies supporting alternative transportation.</p>			X	
<p>XVI. UTILITIES AND SERVICE SYSTEMS. Would the project:</p>				
<p>a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?</p> <p>Source(s): City of Santee, General Plan, Conservation Element; Public Facility Availability Forms.</p> <p>Public facilities for sewer are available to serve the site. Wastewater treatment would be provided by the Padre Dam Municipal Water District.</p>				X
<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> <p>Source(s): City of Santee General Plan, Conservation Element; Public Facility Availability Forms.</p> <p>The Padre Dam Municipal Water District has indicated in Public Facility Availability Forms that facilities for water and sewer are available to serve the project. Construction of new water or wastewater facilities or expansion of existing facilities is not warranted. No impact would occur. See also response XVI d).</p>				X

Issues & Supporting Information	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
<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> <p>Source(s): Drainage Report for Mission Gorge Multifamily prepared by Rick Engineering Company.</p> <p>The project would not include the construction of any off-site drainage facilities. On-site drainage would be managed as detailed in VIII. c) above. The construction of proposed on-site storm water management BMPs and drainage facilities would not cause significant environmental impacts, because construction would occur within the project site which has been evaluated for potential impacts within this environmental document. As a result, the impact would be less than significant.</p>			X	
<p>d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?</p> <p>Source(s): Public Facility Availability Forms.</p> <p>The Padre Dam Municipal Water District has provided a Public Facility Availability Form indicating that adequate water supplies are available to serve the project. The Padre Dam Municipal Water District is at a Level 2 Drought Alert Condition. At this level, water use efficiency measures apply at all times to all properties using Padre Dam water. In addition, Governor Brown issued an Executive Order on April 1, 2015 mandating a statewide water use cutback, requiring Padre Dam Municipal Water District and its users to reduce water use by 20 percent. The Padre Dam is restricting the use of potable water construction meters to a 6-month period. Each meter would be subject to administrative renewal every 3 months and may be extended beyond 6 months depending on the status of the water supply. If drought conditions worsen, Padre Dam Municipal Water District has stated that a Level 3 Drought Critical Condition could be declared and additional water restrictions on construction and development could be imposed. The project would comply with all applicable water restrictions in place during both construction and operation of the project and thus would not substantially deplete water supplies. Therefore, no new entitlements or resources are needed, and impacts would be less than significant.</p>			X	
<p>e) Result in the determination by the wastewater treatment provider that serves or may serve the project that it has adequate capacity to serve project's projected demand in addition to the provider's existing commitments?</p> <p>Source(s): Public Facility Availability Forms.</p> <p>The Padre Dam Municipal Water District has provided a Public Facility Availability Form indicating that facilities are available to serve the project. Therefore, impacts would be less than significant.</p>			X	

Issues & Supporting Information	Potentially Significant impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact																								
<p>f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?</p> <p>Source(s): County of San Diego Countywide Five-Year Review Report of the Countywide Integrated Waste Management Plan, September 2012.</p> <p>Solid waste generated in Santee is deposited in landfills throughout the County. According to the September 2012 County of San Diego Countywide Five-Year Review Report of the Countywide Integrated Waste Management Plan, San Diego County landfills have remaining capacity for the next 17 years. Otay Landfill has a closure date of 2028, Miramar Landfill has a closure date of 2022, and Sycamore Landfill's permitted capacity will expand three times over in the course of 18 years, up to 11,450 tons per day. As a result, the project would be served by landfill(s) with sufficient permitted capacity, and impacts would be less than significant.</p>			X																									
<p>g) Comply with federal, state and local statutes and regulations related to solid waste?</p> <p>Source(s): Santee Municipal Code; Project Design.</p> <p>Santee's Solid Waste Ordinance # 339-A follows State of California regulations for solid waste and recycling. The project would comply with all applicable regulations related to solid waste. No impact would occur.</p>				X																								
<p>XVII. CLIMATE CHANGE: Would implementation of the project:</p>																												
<p>a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?</p> <p>Source(s): Greenhouse Gas Analysis for the Davisson Multi-family Project prepared by RECON Environmental, Inc.</p> <p>To evaluate the project's net greenhouse gas (GHG) emissions, emissions were calculated using the CalEEMod. Emissions associated with construction, energy use, vehicle use, area sources (such as landscaping equipment), water and wastewater, and solid waste were calculated. The direct and indirect GHG emissions are summarized in Table 8 for the existing land use and proposed land use.</p> <p align="center">TABLE 8. PROJECT SITE ANNUAL GHG EMISSIONS (MTCO₂E per year)</p> <table border="1" data-bbox="256 1535 963 1776"> <thead> <tr> <th>Emission Source</th> <th>Existing Land Use¹</th> <th>Proposed Land Use</th> </tr> </thead> <tbody> <tr> <td>Vehicles</td> <td align="center">791</td> <td align="center">410</td> </tr> <tr> <td>Energy Use</td> <td align="center">303</td> <td align="center">161</td> </tr> <tr> <td>Area Sources</td> <td align="center">0</td> <td align="center">1</td> </tr> <tr> <td>Water Use</td> <td align="center">38</td> <td align="center">24</td> </tr> <tr> <td>Solid Waste Disposal</td> <td align="center">19</td> <td align="center">41</td> </tr> <tr> <td>Construction</td> <td align="center">0</td> <td align="center">17</td> </tr> <tr> <td>Total Project Emissions</td> <td align="center">1,150</td> <td align="center">654</td> </tr> </tbody> </table> <p>¹ Existing land use includes the Omelette Factory (6,280 square feet) and Pinnacle Peak (9,540 square feet) restaurants Note: Totals may vary due to independent rounding</p> <p>As detailed in Table 8, the project would generate fewer emissions than the existing land uses, primarily due to the reduced trip generation and</p>	Emission Source	Existing Land Use ¹	Proposed Land Use	Vehicles	791	410	Energy Use	303	161	Area Sources	0	1	Water Use	38	24	Solid Waste Disposal	19	41	Construction	0	17	Total Project Emissions	1,150	654			X	
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Issues & Supporting Information	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
<p>associated vehicle emissions associated with the proposed project compared to the existing land uses, as detailed in XV. Transportation and Traffic.</p> <p>The California Air Pollution Control Officers (CAPCOA) report CEQA & Climate Change, dated January 2008, provides guidance to lead agencies indicating that a 900 metric ton carbon dioxide equivalent (MTCO₂E) screening level would be a conservative threshold for determining when a further GHG analysis is required. This threshold is intended as a bright-line test that would exempt projects that are too small to have significant impacts from further analysis.</p> <p>Projects that exceed the 900 MTCO₂E interim screening threshold are further required to perform a focused GHG analysis. The focused GHG analysis is required to assess project emissions versus the "business-as-usual forecast model which represents the GHG emissions that would be expected to occur without any GHG project reducing features of mitigation." Potential impacts are below a level of significance if the GHG analysis demonstrates a 28.3 percent reduction against 2020 business-as-usual forecasts.</p> <p>As the project annual emissions of 654 MTCO₂E would not exceed the 900 MTCO₂E screening level, additional analysis is not required. Further, the project would be required to comply with California Energy Code and Green Building Standards, which would reduce project emissions over time. As a result, impacts from greenhouse gas emissions would be less than significant.</p>				
<p>b) Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?</p> <p>Source(s): Greenhouse Gas Analysis for the Davisson Multi-family Project prepared by RECON Environmental, Inc.</p> <p>Numerous international, national, and state plans and regulations have been developed to address climate change concerns. AB 32 established a state goal of reducing GHG emissions to 1990 levels by the year 2020 (a reduction of approximately 30 percent from forecast emission levels). As discussed in XVII.a), the 900 MTCO₂E criterion was designed to set the emission threshold low enough such that smaller projects would not conflict with the State's AB 32 mandate for reducing GHG emission (CAPCOA 2008). As the project annual emissions of 654 MTCO₂E would not exceed the 900 MTCO₂E screening level provided by CAPCOA, the project would not conflict with goals of the State Climate Change Scoping Plan. Additionally, the project design features would incorporate reduction features consistent with state GHG reduction goals and climate change adaptation strategies. The project would achieve mobile source reductions from building in an area with diverse land uses, increasing land use density, and providing pedestrian walkways to access Mission Gorge Road and nearby transit opportunities. The project would also achieve energy and water efficiency through compliance with 2013 Title 24 regulations.</p>			X	

Issues & Supporting Information	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
<p>The project would not conflict with the San Diego Association of Governments Regional Transportation Plan/Sustainable Communities Strategy because the project would create medium density housing in an area with access to public transportation, which would support an overall goal of implementing smart growth principles by providing housing in areas with access to public transit.</p> <p>As the San Diego APCD has not adopted any policies related to GHG emissions, the project would not conflict with any policies of the local Air Quality Management District.</p> <p>As a result, the project would be consistent with the state reduction targets for transportation, energy, and other emissions associated with land use and development, and would be consistent with the Scoping Plan. The project would not conflict with any applicable plan, policy, or regulation addressing greenhouse gas emissions. See also response provided for XVII.a above.</p>				
<p>XVIII. 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 endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?</p> <p>No significant impacts were identified that would 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 endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.</p>			X	
<p>b) Does the project have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals?</p> <p>The project would not achieve short-term environmental goals to the disadvantage of long-term environmental goals because no significant and unavoidable environmental impact would occur as a result of the project. Significant impacts to biological resources (migratory birds) have been identified that would be mitigated through implementation of mitigation measure BIO-1 as detailed Section IV, Biological Resources. Mitigation measure BIO-1 requires pre-grading surveys for active nests and avoidance measures to ensure migratory or nesting birds are not impacted during grading.</p> <p>The potential for encountering unknown, buried archeological resources would be mitigated through implementation of mitigation measure CUL-1 as detailed in the Cultural Resources Section V, b).</p> <p>These potentially significant impacts would not occur at the expense of long-term environmental goals. The project site does not support</p>			X	

Issues & Supporting Information	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
<p>sensitive habitats or protected species with the potential exception of migratory or nesting birds that would be protected during construction to avoid significant impacts. If any archeological resources are encountered, mitigation would ensure that all research potential of the find is obtained and the resources are appropriately curated. Thus, the project would not obtain short-term environmental goals to the disadvantage of long-term environmental goals.</p>				
<p>c) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulative 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> <p>Per the instructions for evaluating environmental impacts in this Initial Study, the potential for adverse cumulative effects were considered in the response to each question in Sections I through XVII of this form. In addition to evaluation of potential project-specific effects, this evaluation considered the project's potential for incremental effects that may be cumulatively considerable when viewed in connection with the effects of past, current, or probable future projects in the area. A potential cumulative project was identified in the immediate vicinity of the project site. The parcel directly adjacent to the project site to the south is planned for potential development of 10 to 11 multi-family dwelling units, but a formal application to the City has not yet been submitted. Although the timing of development of this cumulative project is not known at this time due to the lack of a formal project application, it is possible that the site could be developed concurrent with or after construction of the project site. One other cumulative project in the area was identified that could contribute to a cumulative impact, the Prospect Estates Tentative Map located at Prospect Avenue, north of Clifford Heights Road would result in the construction of 74 single-family residences</p> <p>Cumulative aesthetic impacts would be less than significant considering the dominant aesthetic of the surrounding area includes multi-family residential land uses and the aesthetic improvements that would result from new development such as landscaping and infrastructure improvements such as sidewalks/pathways along Mission Gorge Road. Thus, cumulative aesthetic impacts would be less than significant.</p> <p>Regarding potential cumulative impacts from air quality, greenhouse gas emissions, and noise construction impacts, applicable regulatory requirements addressing noise levels, and air emissions during construction would ensure a cumulative impact would not occur. Furthermore, it is not anticipated that any cumulative projects within one-half mile of the project site would be constructed at the same time as the project. No cumulative operational noise impact would occur due to required compliance with property line noise limits.</p> <p>There are no anticipated cumulative impacts to biological resources, because the project site is located in disturbed, urbanized area, and the project (and likely, other projects located in this urbanized area) would therefore have only a negligible impact on biological resources. Regarding historic, archaeological, paleontological, and tribal cultural resources, a cumulative impact has not been identified for these issue</p>			X	

Issues & Supporting Information	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
<p>areas because significant impacts to these resources associated with other cumulative projects would either not occur or would be mitigated as part of a discretionary permit process.</p> <p>Regarding geology and soils, these impacts are limited to localized effects on each individual development. Because there are no potentially significant impacts identified for this project, the project does not contribute to any cumulative impacts.</p> <p>No cumulative impact related to hydrology and water quality would occur, because individual developments would be required to prepare and comply with drainage studies and storm water management plans. Thus, would ensure significant drainage and storm water impacts would not occur and cumulative impacts would be avoided.</p> <p>As the project and cumulative projects are located in a developed, urban area, where public facilities and services are available, cumulative impacts related to the provision of public services would not occur. Regarding water supply, each individual project would be required to obtain a Public Facility Availability Letter from the applicable water district indicating whether water supplies are adequate to serve the project. Compliance with water use restrictions in place to address drought conditions also ensures cumulative water supply impacts would not occur.</p> <p>The project would not contribute to a cumulative impact related to population and housing as the project would not displace or provide any housing and would not induce population growth. Regarding traffic impacts, as discussed in Section XV. a), the project would reduce trip generation compared to the existing condition, thus the project would not have the potential to contribute to any cumulative traffic impacts related to the functioning of roads or intersections. Thus, cumulative impacts would be less than significant.</p>				
<p>d) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?</p> <p>The project as designed would adequately address public health and safety objectives identified in the General Plan and Municipal Code. No significant impact was identified that could result in an adverse impact to human beings. Therefore, the project would result in a less than significant effect on human beings either directly or indirectly.</p>			X	

Checklist References

1. Project documents – including all plans, documents, and information contained in the files for the Davisson Multi-Family Project on file with the City of Santee as GPA2015-2; R2015-2; TM2015-6 and DR2015-11; AEIS2015-21; V2015-1.
2. California Department of Toxic Substances Control, EnviroStor Database.
3. California Department of Transportation (Caltrans), Transportation and Construction Vibration Guidance Manual, September, 2013.
4. City of Santee Circulation Element Update Existing Conditions Report, June 27, 2014.
5. City of Santee General Plan adopted 2003.
6. City of Santee Zoning Ordinance.
7. City of Santee Draft Multiple Species Conservation Subarea Plan.
8. County of San Diego, Air Pollution Control District, http://www.sdapcd.org/rules/current_rules.html, Accessed January 26, 2015.
9. County of San Diego, Department of Environmental Health Environmental Assessment Listing.
10. County of San Diego, Countywide Five-Year Review Report of the Countywide Integrated Waste Management Plan, September 2012.
11. Federal Transit Administration (FTA) Transit Noise and Vibration Impact Assessment. Washington, DC. May. 2006.
12. Gillespie Field Airport Land Use Compatibility Plan (ALUCP).
13. Grossmont Union High School District (GUHSD), GUHSD Website, Declining Enrollment in East County, <http://www.guhsd.net/governing-board/update-on-alpine/declining-enrollment-in-east-county> accessed September 11, 2015.
14. LOS Engineering, Trip Generation Analysis for the Multi-Family Project at 7927 Mission Gorge Road, March 4, 2015.
15. Preliminary Geotechnical Investigation, Multi-Family Residential Development, 7927-7941 Mission Gorge Road, Santee, California prepared by Advanced Geotechnical Solutions, Inc., February 28, 2014.
16. RECON Environmental Inc., Davisson Multi-family Biology Survey Report dated April 2, 2015.
17. RECON Environmental Inc., Greenhouse Gas Analysis for the Davisson Multi-family Project Santee, California dated April 1, 2015.
18. Rick Engineering Company, Drainage Report for Mission Gorge Multifamily, August 28, 2015.
19. Rick Engineering Company, Storm Water Management Plan for Mission Gorge Multifamily, August 28, 2015.
20. San Diego Regional Water Quality Control Board Basin Plan.
21. Santee School District Website; <http://www.santeesd.net/>
22. Santee School District (SSD), School Facility Needs Analysis, April 2011, prepared by Capitol PFG, 2011.



City of Santee
 Development Services Dept.
 10601 Magnolia Avenue
 Santee, CA 92071-1222
 (619) 258-4100

OWNERSHIP DISCLOSURE STATEMENT

RECEIVED
 AUG 14 2015

Project Title: Mission Gorge Multi-Family Project No. _____ BY: _____
 Project Address: 7927/7941 Mission Gorge Road, Santee, CA 92071

Legal Status (please check):

- Corporation (Limited Liability or- General) What State? _____
 Corporate Identification No.: _____
 Partnership (list names below) Individual
- Hattie Davissan Properties LP _____
 (Type or Print Name of Partner) (Type or Print Name of Partner)
Davissan Enterprises, Inc., General Partner _____
 (Type or Print Name of Partner) (Type or Print Name of Partner)

Please list below the owner(s) and tenants(s) (if applicable) of the above referenced property. The list must include the names, titles and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants, if known, who will benefit from the permit, all individuals, all corporate officers, and all partners in partnership who own the property).
 Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property.

Hattie Davissan Properties LP
a California Limited Partnership
By: Davissan Enterprises, Inc.
a California Corporation

Name (type or print): <u>General Partner</u>	Name (type or print): _____
Title/Property Interest (type or print): <u>President / Owner</u>	Title/Property Interest (type or print): _____
Street Address: <u>5755 Arroyo Avenue</u>	Street Address: _____
City/State/Zip: <u>La Mesa CA 91942</u>	City/State Zip: _____
Phone No.: <u>619-562-7926</u> Fax No.: <u>619-713-6614</u>	Phone No.: _____ Fax No.: _____
Signature:	Signature: _____

FOR ADDITIONAL NAMES, PLEASE WRITE ON BACK OF THIS FORM - THANK YOU

City of Santee
COUNCIL AGENDA STATEMENT

6A

MEETING DATE October 28, 2015

AGENDA ITEM NO.

ITEM TITLE AUTHORIZE THE PURCHASE OF ONE NEW 2016 FORD CARGO VAN WITH ACCESSORIES FROM DOWNTOWN FORD SALES PER STATE OF CALIFORNIA CONTRACT #1-14-23-23A AND DECLARE ONE VEHICLE SURPLUS PROPERTY

DIRECTOR/DEPARTMENT Bill Maertz, Community Services *WMM*

SUMMARY This item requests City Council authorization to purchase one new 2016 Ford ½-ton cargo van with accessories for the Community Services Recreation Division to replace vehicle V-094, a 1997 Ford cargo van that is 18 years old and has exceeded its useful life. The vehicle has over 34,000 miles, has a worn seat, there are electrical issues and the vehicle is undependable. The new vehicle will be used to support recreation programs and special events.

Santee Municipal Code 3.24.180 authorizes the City to purchase equipment and supplies from a vendor at a price established by competitive or competitively negotiated bid by another public agency as long as that bid substantially complied with the formal bidding procedures in Santee Municipal Code Section 3.24.110. In February 2014, the State of California Department of General Services (CA DGS) conducted a competitive process, substantially complying with Santee's Municipal Code, for procurement of fleet vehicles/trucks. Based on the requirements for the lowest responsive responsible bidder offering the best overall quality and selection of products and services, Downtown Ford Sales was one of the vendors awarded Contract 1-14-23-23A for various size cargo vans for a two-year term.

Santee's Purchasing Ordinance requires City Council approval of all purchases exceeding \$20,000. Staff recommends utilizing CA DGS Contract #1-14-23-23A to purchase one new 2016 Ford ½-ton cargo van with a tow-package, other safety accessories and 5-year extended warranty for \$29,198.31 from Downtown Ford Sales.

Other miscellaneous accessories will be purchased from other vendors for an additional amount not to exceed \$2,500.00.

CITY ATTORNEY REVIEW N/A Completed

FLEET MANAGER REVIEW *RTM* N/A Completed

FINANCIAL STATEMENT *Jm*

Adequate funding for this vehicle is included in the FY 2015-16 Vehicle Replacement Fund budget.

RECOMMENDATION *Jm*

1. Authorize the purchase of one new 2016 Ford ½-ton cargo van with accessories from Downtown Ford Sales for an amount not to exceed \$29,198.31 and authorize purchase of other miscellaneous accessories from other vendors for an additional amount not to exceed \$2,500.00; and
2. Declare vehicle V-094, a 1997 Ford cargo van, surplus upon receipt and acceptance of the new vehicle and directing sale of surplus vehicle at public auction; and
3. Authorize the City Manager to execute all necessary documents.

ATTACHMENTS None.

City of Santee
COUNCIL AGENDA STATEMENT

6B

MEETING DATE October 28, 2015

AGENDA ITEM NO.

ITEM TITLE RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA AUTHORIZING THE INSTALLATION OF A LOADING ZONE AT 9805 PROSPECT AVENUE

DIRECTOR/DEPARTMENT Melanie Kush, Development Services 

SUMMARY

The City has received a request for a loading zone from the owner of the 7-Eleven convenience store located at 9805 Prospect Avenue. The applicant asserts that there is no on-site loading area available for trucks to load and unload and further asserts their need to access the trash enclosure attached to the north side of the building for trash collection. Prospect Avenue is an industrial street where loading zones are permitted. Staff's investigation determined that there is a need for a loading zone to accommodate short term parking for trash collection and deliveries. There is adequate on-site parking available for customers of the businesses located on this property and it would not negatively impact customer parking.

Per Santee Municipal Code section 10.24.010 titled "Loading Zones – Established" the City Council may, by resolution, determine the location of and establish loading zones.

ENVIRONMENTAL REVIEW

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

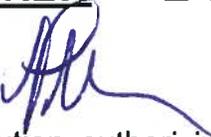
FINANCIAL STATEMENT 

The cost of installing a loading zone (yellow curb) is estimated at \$100 which will be covered by the roadway marking budget in the Gas Tax Fund for Fiscal Year 2015-16.

CITY ATTORNEY REVIEW

N/A

Completed

RECOMMENDATION 

Adopt the attached resolution authorizing the installation of a loading zone at 9805 Prospect Avenue.

ATTACHMENTS

Resolution

Exhibit A – Site Map

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE,
CALIFORNIA AUTHORIZING THE INSTALLATION OF A LOADING ZONE
AT 9805 PROSPECT AVENUE**

WHEREAS, per Santee Municipal Code section 10.24.010 Loading Zones – Established the City Council may by resolution determine the location of and establish loading zones; and

WHEREAS, the business owner at 9805 Prospect Avenue has submitted an application for a loading zone in his frontage; and

WHEREAS, the store is located on a site that is zoned for General Commercial at the southeast corner of the intersection of Cuyamaca Street and Prospect Avenue which is an industrial street; and

WHEREAS, staff reviewed the application and determined that there is a need for a loading zone; and

WHEREAS, staff investigation showed that there is adequate onsite parking available for customers of this and all other businesses.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Santee, California, that the installation of a loading zone at 9805 Prospect Avenue is hereby approved.

ADOPTED by the City Council of the City of Santee, California, at a Regular meeting thereof held this 28th day of October, 2015, by the following roll call vote to wit:

AYES:

NOES:

ABSENT:

APPROVED:

RANDY VOEPEL, MAYOR

ATTEST:

PATSY BELL, CMC, CITY CLERK

Exhibit A - Site Map



City of Santee
COUNCIL AGENDA STATEMENT

6C

MEETING DATE October 28, 2015

AGENDA ITEM NO.

ITEM TITLE RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA APPROVING A CATEGORICAL EXEMPTION PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT AND AWARDING THE CONSTRUCTION CONTRACT FOR THE CITY HALL FOUNDATION REPAIRS (CIP 2013-44)

DIRECTOR/DEPARTMENT Melanie Kush, Development Services 

SUMMARY

This item requests City Council to award the construction contract for the City Hall Foundation Repairs (CIP 2013-44). This project will replace cracked and uneven concrete in several buildings at City Hall including the City Council Chambers, Human Resources Department and the Community Services Department. Included in this project is the relocation of an interior wall in the City Council Chambers to provide more seating from currently unusable space. This project will require the cancellation of all City Council meetings in the month of December to allow for crews to make the necessary repairs and curing time of the concrete prior to replacement of the carpet.

On October 21, 2015, two (2) bids were received and opened, with a low bid of \$103,633.60 submitted by Conan Construction, Inc. A minor bid tabulation error was identified on the bid schedule which had no effect on the total submitted bid price. Upon review by staff, the bid submitted by Conan Construction, Inc. has been deemed a responsive and responsible bid and staff recommends City Council waive the tabulation error as a minor bid irregularity. The bid submitted by Conan Construction, Inc. was 41% lower than the Engineer's estimate of \$175,000.00. Staff also requests authorization for the Director of Development Services to approve change orders in an amount not to exceed \$20,000.00, for unforeseen items and additional work.

FINANCIAL STATEMENT 

Funding for this project is provided by the General Fund and is included in the adopted FY 2015-16 Capital Improvement Program Budget.

Project Budget	<u>\$ 220,000.00</u>
Design & Bidding	\$ 14,500.00
Construction Contract	103,633.60
Construction Change Orders	20,000.00
Construction Engineering/Management	<u>22,500.00</u>
Total Anticipated Project Cost	<u>\$ 160,633.60</u>

ENVIRONMENTAL REVIEW

The project is categorically exempt from environmental review by Section 15301(d) of the Guidelines to the California Environmental Quality Act.

CITY ATTORNEY REVIEW N/A Completed

RECOMMENDATION 

1. Adopt the attached Resolution awarding the construction contract to Conan Construction, Inc. for a total amount of \$103,633.60 and authorizing the City Manager to execute the contract; and
2. Authorize the Director of Development Services to approve change orders in an amount not to exceed \$20,000.00.

ATTACHMENTS Resolution Bid Summary

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA
APPROVING A CATEGORICAL EXEMPTION PURSUANT TO THE CALIFORNIA
ENVIRONMENTAL QUALITY ACT AND AWARDING THE CONSTRUCTION CONTRACT
FOR THE CITY HALL FOUNDATION REPAIRS (CIP 2013-44)**

WHEREAS, the project is categorically exempt from environmental review by section 15301 of the Guidelines to the California Environmental Quality Act, and

WHEREAS, the City Clerk, on the 21st day of October, 2015 publicly opened and examined sealed bids for the City Hall Foundation Repairs (CIP 2013-44) ("Project"); and

WHEREAS, the lowest received bid was submitted by Conan Construction, Inc. in the amount of \$103,633.60; and

WHEREAS, Conan Construction, Inc. was found to be the lowest responsive and responsible bidder with their total bid amount of \$103,633.60; and

WHEREAS, staff recommends awarding a construction contract to Conan Construction, Inc. totaling \$103,633.60; and

WHEREAS, staff requests authorization to expend up to \$20,000.00 for unforeseen change orders and additional work.

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

SECTION 1: The construction contract for the City Hall Foundation Repairs, (CIP 2013-44) is awarded to Conan Construction, Inc. as the lowest responsive and responsible bidder in the amount of \$103,633.60 and the City Manager is authorized to execute the contract on behalf of the City.

SECTION 2: The Director of Development Services is authorized to approve change orders in an amount not to exceed \$20,000.00 for unforeseen items and additional work.

ADOPTED by the City Council of the City of Santee, California, at a Regular meeting thereof held this 28th day of October, 2015 by the following roll call vote to wit:

AYES:

NOES:

ABSENT:

APPROVED:

RANDY VOEPEL, MAYOR

ATTEST:

PATSY BELL, CMC, CITY CLERK

BID SUMMARY
CITY HALL FOUNDATION REPAIRS (CIP 2013-44)

