

CITY MANAGER – Marlene D. Best  
CITY ATTORNEY – Shawn D. Hagerty  
CITY CLERK – Annette Fagan Ortiz

STAFF:  
ASSISTANT TO THE CITY MANAGER  
Kathy Valverde  
COMMUNITY SERVICES DIRECTOR  
Bill Maertz  
DEVELOPMENT SERVICES DIRECTOR  
Melanie Kush  
FINANCE DIRECTOR/TREASURER  
Tim McDermott  
FIRE & LIFE SAFETY DIRECTOR/FIRE CHIEF  
John Garlow  
HUMAN RESOURCES DIRECTOR  
Erica Hardy  
LAW ENFORCEMENT  
Captain Daniel Brislin



CITY COUNCIL

Mayor John W. Minto  
Vice Mayor Stephen Houlahan  
Council Member Ronn Hall  
Council Member Laura Koval  
Council Member Rob McNelis

**City of Santee  
Regular Meeting Agenda  
Santee City Council**

**Wednesday, December 11, 2019  
7:00 PM**

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

**Regular City Council Meeting – 7:00 p.m.**

**ROLL CALL:** Mayor John W. Minto  
Vice Mayor Stephen Houlahan  
Council Members Ronn Hall, Laura Koval and Rob McNelis

**LEGISLATIVE INVOCATION:** Santee United Methodist Church – Christian DeMent

**PLEDGE OF ALLEGIANCE**

**CONSENT CALENDAR:**

**PLEASE NOTE: Consent Calendar items are considered routine and will be approved by one motion, with no separate discussion prior to voting. The public, staff or Council Members 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 at the start of the meeting. Speakers are limited to 3 minutes.**

- (1) Approval of reading by title only and waiver of reading in full of Ordinances and Resolutions on the Agenda. (City Clerk – Ortiz)**
- (2) Approval of Meeting Minutes of the Santee City Council for the October 23, 2019, Regular Meeting. (City Clerk – Ortiz)**
- (3) Approval of Payment of Demands as presented. (Finance – McDermott)**
- (4) Approval of the expenditure of \$69,932.18 for November 2019 Legal Services and Related Costs. (Finance – McDermott)**

- (5) Adoption of a Resolution authorizing the City Manager to execute a Program Supplement Agreement with the State of California for the Traffic Signal Visibility Enhancement Project HSIPL 5429 (032) and finding the project exempt under the California Environmental Quality Act. (Development Services – Kush)
- (6) Authorization of a Professional Services Agreement with Nakoia Fitness and Physical Therapy for the Firefighter Wellness Program in the amount of \$27,600.00. (Fire – Garlow)
- (7) Adoption of a Resolution accepting the purchase and installation of updated alerting systems and related equipment for Fire Station 4 and Fire Station 5 as complete. (Fire – Garlow)
- (8) Authorization to execute the First Amendment to the Agreement for Animal Service with the San Diego Humane Society and S.P.C.A. (City Manager – Best)
- (9) Adoption of a Resolution amending the Salary Schedule for Hourly, General and Management Employees to reflect an increase in the California Minimum Wage Rates. (Human Resources – Hardy)

**PUBLIC HEARING:**

- (10) Adoption of Urgency Ordinance and Public Hearing on a Non-Urgency Ordinance Amending Title 13 of the City of Santee Municipal Code, Chapter 13.10 titled “Residential Districts”, by deleting Section 13.10.030.F.6, relating to Accessory Dwelling Unit (ADU) Regulations, and adding new Section 13.10.045, relating to ADU and Junior Accessory Dwelling Unit (JADU) Regulations, and making conforming changes to Titles 12 and 13 of the Santee Municipal Code. (City Attorney – Hagerty)

Recommendation:

1. Adopt the Urgency Ordinance; and
2. Open the Public Hearing on the Non-Urgency Ordinance and receive public testimony; and
3. Conduct first reading of the Non-Urgency Ordinance; and
4. Set the Non-Urgency Ordinance for Second Reading on January 8, 2020.

- (11) Public Hearing to adopt a General Plan Amendment, Town Center Specific Plan Amendment, Rezone and Supplemental Environmental Checklist under the California Environmental Quality Act (CEQA) to establish an Art and Entertainment Overlay District (Case Numbers: GPA2019-5, TCSPA2019-1, Rezone R2019-2 and AEIS2019-5). Applicant: City of Santee. (Development Services – Kush)**

Recommendation:

1. Open and close the Public Hearing; and
2. Approve the Resolution adopting the Supplemental Environmental Checklist; and
3. Approve the Resolutions adopting amendments to the Santee General Plan and Santee Town Center Specific Plan (STCSP); and
4. Conduct First Reading of Rezone Ordinance R2019-2; and
5. Authorize staff to file a Notice of Determination in accordance with CEQA.

**CONTINUED BUSINESS:**

- (12) Adoption of Legislative Policy related to General Council Meeting Procedures. (City Attorney/City Clerk – Hagerty/Ortiz)**

Recommendation:

1. Review Policy and provide direction on remaining item; and
2. Adopt Resolution adopting Policy 2019-1.

**NEW BUSINESS:**

- (13) Selection of Mayor Pro Tempore (Vice Mayor). (City Clerk – Ortiz)**

Recommendation:

Select the next Vice Mayor for the term beginning December 11, 2019.

- (14) Resolution finding that the public interest and convenience require the sale of certain real property, declaring its intent to sell such property, and setting a Public Hearing. (City Manager – Best)**

Recommendation:

Adopt the Resolution finding that the public interest and convenience require the sale of certain real property, declaring the City’s intent to sell such property, and setting a Public Hearing.

- (15) Presentation regarding 2019 State Housing Legislation. (City Attorney – Hagerty)**

Recommendation:

Receive presentation.

- (16) Consideration of a Resolution cancelling a Regular City Council Meeting in the summer months of July or August, 2020, rescheduling the November 11, 2020 meeting to November 18, 2020, and adopting the City Council Meeting Calendar for 2020. (City Clerk – Ortiz)**

Recommendation:

1. Identify preferred date for cancellation of a City Council meeting in the summer months; and
2. Adopt the Resolution cancelling a summer meeting and rescheduling the November, 11, 2020 Regular Council meeting for November 18, 2020, and adopting the City Council Meeting Calendar for 2020; and
3. Direct the City Clerk to post the Council Calendar and Notices of Meeting Cancellations.

- (17) Receive presentation from North Star Destination Strategies unveiling the City’s new brand; and authorize the City Manager to enter into a Professional Services Agreement with North Star Destination Strategies to Develop an Implementation Plan for the City’s new brand. (City Manager – Best)**

Recommendation:

1. Receive presentation from NorthStar Destination Strategies, unveiling the City’s new brand; and
2. Authorize the City Manager to enter into a Professional Services Agreement, with North Star Destination Strategies in the amount of \$12,000.00 for development of a brand implementation plan.

- (18) Fortieth Birthday – 2020 Event Calendar Presentation. (City Manager – Best)**

Recommendation:

Receive presentation.

**NON-AGENDA PUBLIC COMMENT:**

*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.*

**CITY COUNCIL REPORTS:**

**CITY MANAGER REPORTS:**

**CITY ATTORNEY REPORTS:**

**ADJOURNMENT:**





<del>Dec 05</del>	<del>SPARC</del>	<del><b>CANCELLED</b></del>	<del>Civic Center Building 8A</del>
Dec 09	Community Oriented Policing Committee		Council Chamber
Dec 11	Council Meeting		Council Chamber
Jan 08	Council Meeting		Council Chamber
Jan 22	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](http://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 12132 of the American with Disabilities Act of 1990 (42 USC § 12132). 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	}	<b>AFFIDAVIT OF POSTING AGENDA</b>
County of San Diego	} ss.	
City of Santee	}	

I, Annette Ortiz, City Clerk of the City of Santee, hereby declare, under penalty of perjury, that a copy of this Agenda was posted in accordance with the Brown Act and Santee Resolution 61-2003 on December 6, 2019, at 4:00 p.m.

\_\_\_\_\_  
Signature
\_\_\_\_\_  
Date

**City of Santee**  
**COUNCIL AGENDA STATEMENT**

**Item 1**

**MEETING DATE**      December 11, 2019

**AGENDA ITEM NO.**

**ITEM TITLE**      **APPROVAL OF READING BY TITLE ONLY AND WAIVER OF READING  
IN FULL OF ORDINANCES AND RESOLUTIONS ON THE AGENDA.**

**DIRECTOR/DEPARTMENT**      Annette Ortiz, CMC, City Clerk

**SUMMARY**

This item asks the City Council to waive the reading in full of all ordinances on the agenda (if any) and approve their reading by title only. The purpose of this item is to help streamline the City Council meeting process, to avoid unnecessary delay and to allow more time for substantive discussion of items on the agenda.

State law requires that all ordinances be read in full either at the time of introduction or at the time of passage, unless a motion waiving further reading is adopted by a majority of the City Council. (Gov. Code, § 36934). This means that each word in each ordinance would have to be read aloud unless such reading is waived. Such reading could substantially delay the meeting and limit the time available for discussion of substantive items. Adoption of this waiver streamlines the procedure for adopting the ordinances on tonight's agenda (if any), because it allows the City Council to approve ordinances by reading aloud only the title of the ordinance instead of reading aloud every word of the ordinance.

The procedures for adopting resolutions are not as strict as the procedures for adopting ordinances. For example, resolutions do not require two readings for passage, need not be read in full or even by title, are effective immediately unless otherwise specified, do not need to be in any particular format unless expressly required, and, with the exception of fixing tax rates or revenue amounts, do not require publication. However, like ordinances, all resolutions require a recorded majority vote of the total membership of the City Council. (Gov. Code § 36936).

**CITY ATTORNEY REVIEW**       N/A       Completed

**RECOMMENDATION**

It is recommended that the Council waive the reading of all Ordinances and Resolutions in their entirety and read by title only.

**ATTACHMENTS**

None


**City of Santee**  
**COUNCIL AGENDA STATEMENT**

**Item 2**

**MEETING DATE**     December 11, 2019

**AGENDA ITEM NO.**

**ITEM TITLE**     APPROVAL OF MEETING MINUTES OF THE SANTEE CITY COUNCIL  
FOR THE OCTOBER 23, 2019 REGULAR MEETING.

**DIRECTOR/DEPARTMENT**     Annette Ortiz, CMC, City Clerk 

**SUMMARY**

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

**FINANCIAL STATEMENT**     N/A

**CITY ATTORNEY REVIEW**      N/A      Completed

**RECOMMENDATION**

Approve Minutes as presented.

**ATTACHMENT**

October 23, 2019 Regular Meeting Minutes

**Minutes  
Santee City Council  
Council Chamber – Building 2  
10601 Magnolia Avenue  
Santee, California  
October 23, 2019**

**DRAFT**

This Regular Meeting of the Santee City Council was called to order by Mayor John W. Minto at 7:02 p.m.

**ROLL CALL:** Present: Mayor John W. Minto, Vice Mayor Stephen Houlahan and Council Members Ronn Hall, Laura Koval and Rob McNelis – 5.

Officers present: City Manager Marlene Best, City Attorney Shawn Hagerty and City Clerk Annette Ortiz.

The **INVOCATION** was given by Gary Lawton of Calvary Chapel of Santee and the **PLEDGE OF ALLEGIANCE** was also led by Jessie Bishop, Director of Human Resources.

**PRESENTATION:** Mayor's Cup (Jack E. Dale) Trophy Presentation

Mayor Minto and Council Member McNelis presented the trophy to the Santana High School Football team.

**CONSENT CALENDAR:**

Council Members Hall and McNelis registered an abstention on Item 6. Mayor Minto reordered Item 14 to be heard following Item 9. The City Clerk announced a speaker for Item 6.

- (1) **Approval of reading by title only and waiver of reading in full of Ordinances and Resolutions on the agenda. (City Clerk – Ortiz)**
- (2) **Approval of Payment of Demands as presented. (Finance – McDermott)**
- (3) **Approval of the expenditure of \$99,666.37 for September 2019 Legal Services and Related Costs. (Finance – McDermott)**
- (4) **Adoption of a Resolution authorizing the purchase of new structural firefighting clothing (turnouts) from Municipal Emergency Services per National Purchasing Partners, LLC, (dba NPPGov) Contract #00000168 for an amount not to exceed \$8,285.06 and authorizing the City Manager to execute all necessary documents. (Fire – Garlow)  
(Reso 100-2019)**
- (5) **Approval of an amendment to the agreement with Accent Electronics dba Standard Electronics for Alarm Monitoring, Inspections and Repairs. (Community Services – Maertz)**



- (6) Item pulled for discussion.
- (7) Adoption of a Resolution authorizing an application for a Neighborhood Reinvestment Program grant from the County of San Diego for the Sports Complex Playground Improvements Project (CIP 2020-41). (Community Services – Maertz) (Reso 101-2019)
- (8) Adoption of a Resolution approving the addition of one position to the City Manager’s budget and amending the Salary Schedule to reflect the addition. (Human Resources – Bishop) (Reso 102-2019)

**ACTION:** Council Member Hall moved approval of the Consent Calendar with the exception of Item 6.

Vice Mayor Houlahan seconded the motion, which carried by the following vote: Ayes: Mayor Minto, Vice Mayor Houlahan and Council Members Hall, Koval and McNelis – 5.

Item pulled from Consent Calendar:

- (6) Approval of an amendment to the agreement with Steven Smith Landscape, Incorporated for Landscape and Horticultural Management Services in Landscape Maintenance Districts Citywide (Area 3) for an amount not to exceed \$139,011.94. (Community Services – Maertz)

Council Members Hall and McNelis left the dais at 7:15 p.m.

The Community Services Director presented the staff report.

**PUBLIC SPEAKER:**

- Michelle Perchez

**ACTION:** Vice Mayor Houlahan moved approval of staff’s recommendation.

Council Member Koval seconded the motion, which carried by the following vote: Ayes: Mayor Minto, Vice Mayor Houlahan and Council Member Koval – 3. Abstained: Council Members Hall and McNelis – 2.

Council Members Hall and McNelis returned to the dais at 7:17 p.m.

**PUBLIC HEARING:**

- (9) Public Hearing for a Conditional Use Permit (P2019-2) to allow indoor and outdoor motorcycle sales on a portion of a developed, 0.35-acre lot located at 9143 Mission Gorge Road in the General Commercial (GC) zone and finding the project Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305 (APN 383-124-13-00). Applicant: Michael Bencic. (Development Services – Kush) (Reso 103-2019)

The Public Hearing was opened at 7:18 p.m.

The Development Services Director introduced the item and the Associate Planner provided a PowerPoint presentation.

**ACTION:** Mayor Minto moved approval of staff's recommendation.

Council Member Koval seconded the motion, which carried by the following vote: Ayes: Mayor Minto, Vice Mayor Houlahan and Council Members Hall, Koval and McNelis – 5.

The Public Hearing was closed at 7:22 p.m.

**Item reordered to be heard following Item 9:**

**NEW BUSINESS:**

- (14) **Resolution authorizing the execution of a Professional Services Agreement with Superior, LLC, for the Central Square permitting system. (Development Services – Kush) (Reso 104-2019)**

The Development Services Director introduced the item and the Associate Planner provided a PowerPoint presentation along with Denise Brousseau, CentralSquare Technologies and responded to Council questions.

Council provided feedback to staff regarding the new software.

**ACTION:** Vice Mayor Houlahan moved approval of staff's recommendation.

Council Member Koval seconded the motion, which carried by the following vote: Ayes: Mayor Minto, Vice Mayor Houlahan and Council Members Hall, Koval and McNelis – 5.

**CONTINUED BUSINESS:**

Items 10 and 11 were heard concurrently.

- (10) **Second reading and adoption of an Ordinance authorizing the implementation of a Joint Powers Authority Community Choice Aggregation program in the City of Santee. (City Manager – Best)**
- (11) **Consider a Resolution and Joint Powers Authority (JPA) Agreement creating and joining the Clean Energy Alliance JPA to administer a Community Choice Aggregation (CCA) program. (City Manager – Best)**

The Assistant to the City Manager provided a PowerPoint presentation and responded to Council questions.

At Council's request, April Heinze, County of San Diego responded to Council questions.

**PUBLIC SPEAKERS ITEM 10:**

- Van Collinsworth, Preserve Wild Santee
- Jose Torre-Bueno, San Diego Energy District
- Janet McLees
- Evlyn Andrade-Heymsfield, Climate Action Campaign

**ACTION ITEM 10:** Vice Mayor Houlahan moved approval of staff's recommendation.

Council Member Hall seconded the motion, which carried by the following vote: Ayes: Mayor Minto, Vice Mayor Houlahan and Council Members Hall, Koval and McNelis – 5.

**PUBLIC SPEAKERS ITEM 11:**

- Elizabeth Walk
- Nicole Munoz-Proulx
- Jim Whalen
- Van Collinsworth, Preserve Wild Santee
- Evlyn Andrade-Heymsfield, Climate Action Campaign
- Michelle Perchez
- Janet Garvin
- Patti LaBouff
- Dan Bickford
- Justin Schlaefli
- Christopher Bout

Mayor Minto discussed the process the City has taken to get to this point and the different types of energy creation in California; he suggested waiting to discuss forming a JPA with other neighboring cities and the County of San Diego to have a better economy of scale.

Council Member Koval stated there is a need to have a CCA to meet climate action goals but expressed a desire to have a JPA with the County of San Diego and other East County cities; she expressed concerns with coastal cities voting differently based on regional needs at SANDAG; she also added that San Diego Gas & Electric (SDG&E) currently has an option for costumers to receive 100 percent renewable energy.

Vice Mayor Houlahan urged Council to support joining a JPA and to form a CCA; he is in favor of the Clean Energy Alliance JPA; he added there is a benefit to being a founding member to a JPA by allowing the City to be a part of its set up and voting structure; he stressed the important of not waiting any longer to start.

**FAILED MOTION ITEM 11:** Vice Mayor Houlahan moved to adopt the Resolution and join the Clean Energy Alliance.

The motion failed for lack of a second.

Council Member McNelis urged Council to wait to join a JPA until there is more certainty on the return and outcome; he also expressed desire to join a JPA with other like communities; he also expressed concerns regarding the State of California taking control

over CCAs; he stated more facts are needed before going forward.

Council Member Hall expressed concerns with a weighted vote and the County not being part of the Clean Energy Alliance; he stated he will not support the item.

After further Council discussion, direction was given to staff to work with the County of San Diego and other East County cities on the formation of a JPA.

**(12) Fanita Ranch Workshop III – Parks, Trails and Open Space.  
(Development Services – Kush)**

The Development Services Director introduced the item and Jeff O'Connor, HomeFed Corporation, provided a presentation and responded to Council questions.

Mayor Minto left the dais at 9:23 p.m. and returned to the dais at 9:26 p.m. Council Member Hall left the dais at 9:24 p.m. and returned to the dais at 9:26 p.m. Council Member McNelis left the dais at 9:32 p.m. and returned to the dais at 9:35 p.m. Vice Mayor Houlahan left the dais at 10:36 p.m. and returned to the dais at 10:39 p.m.

**PUBLIC SPEAKERS:**

- Evlyn Andrade-Heymsfield, no longer present
- Derek Hadge, no longer present
- Van Collinworth, Preserve Wild Santee
- Karen Schroeder
- Jim Whalen
- Patti LaBouff
- Ben Stone, San Diego Mountain Biking Association
- Janet Garvin, no longer present
- Mark Finch
- Michelle Perchez
- Sean-Paul Chambers
- Lynda Marrokal
- Sandy Shielke, no longer present
- Alison Liebrecht, San Diego Mountain Biking Association
- Mike Root, provided a hand out to Council
- Dan Bickford
- John Olson
- Justin Schlaefli
- Jeff O'Connor, HomeFed

Council Member Koval expressed concerns with the trails not being wide enough.

Mayor Minto inquired about the vegetation mitigation measures related to the project to protect the wildlife and native species.

Council Member Hall also expressed concerns with the width of the trails and thought they should be increased; he inquired about what would happen to the proposed farm in the development should it not be successful.



Vice Mayor Houlahan acknowledged the increase in open space compared to previous applications but expressed concern for the special use area; he addressed the proximity of the development to the Padre Dam waste water treatment facility; he suggested that the development conserve native grinding stones for important historical significance; he stated the vineyards would need too much water if planted and expressed concerns regarding how the vineyards would change the natural look of the hillside; he requested some trails remain a single track to allow for outdoor recreation.

Council Member McNelis addressed concerns related to wildlife trail preservation and stated the development took that into consideration in its design; he added that the trails in the development only become legally accessible if the project is developed.

Council Member Koval thanked the Mountain Bike Association for working with the developer to connect the trails; she stated the trail system has been a priority for a large active community in Santee to allow for more public access to the trails.

Mayor Minto appreciated the applicant's efforts to work with environmental groups to provide feedback and ideas for the development; he stated that he believes the vineyards would enhance the hillside especially when in bloom; he would like more information on the project.

#### **NEW BUSINESS:**

- (13) Introduce, and set for Public Hearing, an Ordinance rescinding Chapters 11.02, 11.04, 11.06, 11.08, 11.10, 11.12, 11.14, 11.16, 11.18, 11.20, 11.22, and 11.26 of title 11 of the Santee Municipal Code entitled "Buildings and Construction", in their entirety and adopting by reference the 2019 California Building Standards Code, including the 2019 California Administrative Code, the 2019 California Building Code, the 2019 California Residential Code, the 2019 California Electrical Code, the 2019 California Mechanical Code, the 2019 California Plumbing Code, the 2019 California Energy Code, the 2019 California Historical Building Code, the 2019 California Fire Code, the 2019 California Existing Building Code, the 2019 California Green Building Standards Code, and the California Referenced Standards Code, together with modifications, additions, and deletions thereto. (Development Services/Fire – Kush/Garlow)**

The Development Services Director presented the staff report and responded to Council questions.

**MOTION:** Council Member Hall moved approval of staff's recommendation with additional changes to Section 4907.2.1 and 4907.2.2 increasing each zone to 75 feet from 50 feet.

**ACTION:** After further discussion, Council Member Hall amended his motion to move approval of staff's recommendation and direct staff to bring back additional information related to Section 4907.2.1 and 4907.2.2.

Vice Mayor Houlahan accepted the amendment which carried by the following vote: Ayes: Mayor Minto, Vice Mayor Houlahan and Council Members Hall, Koval and McNelis – 5.

**(14) Item reordered to be heard after Item 9.**

**(15) Consideration of draft Legislative Policy Memorandum 2019-1 related to general Council meeting policies. (City Attorney/City Clerk – Hagerty/Ortiz)**

The City Attorney introduced the item, provided a brief staff report and responded to Council questions.

Council gave direction to bring back the item at a future Council meeting for further discussion.

**NON-AGENDA PUBLIC COMMENT:**

- (A) Lynda Marrokal spoke regarding an issue she is having with a developer related to an easement on her private road.
- (B) Richard Peña, no longer present.
- (C) Michael Root, provided a hand-out to Council and spoke regarding vegetation on Lot L in the Sky Ranch development.
- (D) John Hossick, Santee Mobilehome Owners Action Committee, stated he has never seen a developer work with the community like HomeFed; he also addressed joining a CCA JPA and thanked Council for their continued discussion on the issue.

**CITY COUNCIL REPORTS:**

Council Member Koval reported she attended the League of California Cities Annual Conference and trainings she attended; she also reported that she attended the Edgemoor Skilled Nursing Facility's 10<sup>th</sup> anniversary event.

Mayor Minto reported he attended the League of California Cities Annual Conference and that he was elected to the Second Vice President position of the Mayor's and Council Member's Department.

**CITY MANAGER REPORTS:**

The City Manager reported that she attended the League of California Cities Annual Conference with Mayor Minto, Council Member Koval and the City Clerk; she also announced that Jessie Bishop, Human Resources Director would be retiring and that Erica Hardy, Senior Human Resources Analyst would become the new Human Resources Director.

**CITY ATTORNEY REPORTS:** None

The City Clerk introduced Edgar Felix, the new Assistant City Clerk.

**CLOSED SESSION:**

Council Members recessed at 11:24 p.m. and convened in Closed Session at 11:29 p.m.

**(16) PUBLIC EMPLOYEE PERFORMANCE EVALUATION**

(Government Code Section 54957(b))

Title: City Manager

Council Members reconvened in Open Session at 11:53 p.m. with all members present. Mayor Minto reported that for Item 16, direction was given to staff regarding compensation.

**ADJOURNMENT:**

There being no further business, the meeting was adjourned at 11:53 p.m.

Prepared by:

\_\_\_\_\_  
James Jeffries, Administrative Secretary

Date Approved:

\_\_\_\_\_  
Annette Ortiz, MBA, CMC, City Clerk

**City of Santee**  
**COUNCIL AGENDA STATEMENT**

**Item 3**

**MEETING DATE** December 11, 2019

**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** *MSB*

Approval of the payment of demands as presented.

**ATTACHMENTS (Listed Below)**

- 1) Summary of Payments Issued
- 2) Voucher Lists

Payment of Demands  
Summary of Payments Issued

<u>Date</u>	<u>Description</u>	<u>Amount</u>
11/06/2019	Accounts Payable	\$ 209,911.18
11/06/2019	Accounts Payable	233,419.69
11/07/2019	Payroll	367,057.10
11/08/2019	Accounts Payable	104,573.01
11/13/2019	Accounts Payable	111,694.74
11/13/2019	Accounts Payable	151,373.01
11/14/2019	Accounts Payable	9,244.40
11/19/2019	Accounts Payable	32,975.16
11/20/2019	Accounts Payable	170,106.40
11/20/2019	Accounts Payable	45,411.53
11/21/2019	Payroll	367,533.21
11/25/2019	Accounts Payable	107,066.94
11/26/2019	Accounts Payable	110,513.52
11/27/2019	Accounts Payable	1,615,787.59
12/01/2019	Retiree Health	<u>5,385.00</u>
	TOTAL	<u>\$3,642,052.48</u>

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

  
\_\_\_\_\_  
Tim K. McDermott, Director of Finance

Voucher List  
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
122848	11/6/2019	11635 AGI GENERAL CONTRACTING	CD19014S		REFUNDABLE DEPOSIT	4,248.30
					Total :	4,248.30
122849	11/6/2019	10633 ALL STAR GLASS INC	WEC007269	52562	VEHICLE REPAIR	99.00
					Total :	99.00
122850	11/6/2019	10412 AT&T	000013793917		TELEPHONE	804.35
					Total :	804.35
122851	11/6/2019	10177 BAYOU BROTHERS PRODUCTIONS	011222019	52797	HOLIDAY LIGHTING CELEBRATION	600.00
					Total :	600.00
122852	11/6/2019	12506 BEST, MARLENE	177799		LEAGUE OF CA CITIES	135.72
					Total :	135.72
122853	11/6/2019	13405 BOFFO ENTERTAINMENT INC	220	52761	HOLIDAY LIGHTING CELEBRATION	800.00
					Total :	800.00
122854	11/6/2019	10021 BOUND TREE MEDICAL LLC	83277934	52673	EMS SUPPLIES	1,816.54
			83318423	52673	EMS SUPPLIES	19.72
			83321501	52673	EMS SUPPLIES	39.76
			83378664	52673	EMS SUPPLIES	95.90
			83381838	52673	EMS SUPPLIES	19.53
			83381839	52673	EMS SUPPLIES	89.86
			83381840	52673	EMS SUPPLIES	443.40
			83383328	52673	EMS SUPPLIES	45.22
			83383329	52673	EMS SUPPLIES	495.89
			83383330	52673	EMS SUPPLIES	1,134.59
			83384787	52673	EMS SUPPLIES	45.22
					Total :	4,245.63
122855	11/6/2019	12189 BROWN, MATTHEW	P32913		PARAMEDIC LICENSE RENEWAL	200.00
					Total :	200.00
122856	11/6/2019	13495 BURN INSTITUTE	YFS2019	52805	MEMBER AGENCY ASSESSMENT	1,818.00
					Total :	1,818.00

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
122857	11/6/2019	10031 CDW GOVERNMENT LLC	VFX0750	52811	I.T./GIS EQUIPMENT FOR PSD	2,146.38
			VFX1012	52812	I.T./GIS EQUIPMENT FOR STORMW	715.46
			VGL2589		CREDIT FOR STORMWATER TABLE	-241.62
			VHX7009		CREDIT FOR PSD TABLETS	-1,449.71
			VHX7012		CREDIT FOR STORMWATER TABLE	-241.62
					<b>Total :</b>	<b>928.89</b>
122858	11/6/2019	10223 CHRISTIAN WHEELER ENGINEERING	48875	52775	GEOTECHNICAL REVIEW	840.00
					<b>Total :</b>	<b>840.00</b>
122859	11/6/2019	10032 CINTAS CORPORATION #694	4032673543	52773	UNIFORM/PARTS CLEANER RNTL	64.65
					<b>Total :</b>	<b>64.65</b>
122860	11/6/2019	10595 CUTTER'S EDGE INDUSTRIES INC	101419-1	52581	EQUIPMENT REPAIR PARTS	50.60
					<b>Total :</b>	<b>50.60</b>
122861	11/6/2019	12356 DAVIS FARR LLP	6292	52536	FY 2018-19 AUDIT SERVICES	5,000.00
					<b>Total :</b>	<b>5,000.00</b>
122862	11/6/2019	10363 DIAMONDBACK FIRE & RESCUE, INC	24635	52584	SCBA EQUIPMENT	327.48
					<b>Total :</b>	<b>327.48</b>
122863	11/6/2019	12438 DIESEL PRINT CO, LLC	2094	52813	HOLIDAY LIGHTING CELEBRATION	12.93
					<b>Total :</b>	<b>12.93</b>
122864	11/6/2019	10059 FAILSAFE TESTING	10619	52778	EQUIPMENT MAINTENANCE	3,770.88
					<b>Total :</b>	<b>3,770.88</b>
122865	11/6/2019	10251 FEDERAL EXPRESS	6-771-73978		SHIPPING CHARGES	34.96
					<b>Total :</b>	<b>34.96</b>
122866	11/6/2019	10066 GLOBALSTAR USA LLC	1000000010735321		SATELLITE PHONE SERVICE	91.46
					<b>Total :</b>	<b>91.46</b>
122867	11/6/2019	10490 HARRIS & ASSOCIATES INC	42389	51326	FANITA RANCH EIR	92,463.13
					<b>Total :</b>	<b>92,463.13</b>
122868	11/6/2019	11196 HD SUPPLY FACILITIES	9175951845	52596	STATION SUPPLIES	180.99



Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
122868	11/6/2019	11196 HD SUPPLY FACILITIES	(Continued)			
			9176385990	52596	STATION SUPPLIES	366.59
			9176426857	52596	STATION SUPPLIES	129.28
					<b>Total :</b>	<b>676.86</b>
122869	11/6/2019	10460 ICMA MEMBERSHIP RENEWALS	370348		MEMBERSHIP RENEWAL	1,400.00
					<b>Total :</b>	<b>1,400.00</b>
122870	11/6/2019	10174 LN CURTIS AND SONS	INV326141	52785	SAFETY APPAREL	348.68
			INV326225	52794	WILDLAND COATS & PANTS	2,310.16
					<b>Total :</b>	<b>2,658.84</b>
122871	11/6/2019	10079 MEDICO PROFESSIONAL	20107226	52763	MEDICAL LINEN SERVICE	20.02
			20107228	52763	MEDICAL LINEN SERVICE	8.16
					<b>Total :</b>	<b>28.18</b>
122872	11/6/2019	10507 MITEL LEASING	902211432		MONTHLY RENTAL 122670	1,878.80
			902211480		MONTHLY RENTAL 124690	312.66
			902211574		MONTHLY RENTAL 130737	276.33
			902211590		MONTHLY RENTAL 131413	266.16
					<b>Total :</b>	<b>2,733.95</b>
122873	11/6/2019	10083 MUNICIPAL EMERGENCY SERVICES	IN1371125	52609	COMPRESSOR SERVICE	1,020.06
					<b>Total :</b>	<b>1,020.06</b>
122874	11/6/2019	10218 OFFICE DEPOT	389502781001	52612	OFFICE SUPPLIES	153.81
					<b>Total :</b>	<b>153.81</b>
122875	11/6/2019	10308 O'REILLY AUTO PARTS	2968-304075	52611	VEHICLE REPAIR PARTS	52.99
					<b>Total :</b>	<b>52.99</b>
122876	11/6/2019	11888 PENSKE FORD	10270391	52616	VEHICLE REPAIR PART	31.54
					<b>Total :</b>	<b>31.54</b>
122877	11/6/2019	10092 PHOENIX GROUP INFO SYSTEMS	092019031	52766	PARKING CITE SVCS	458.20
					<b>Total :</b>	<b>458.20</b>
122878	11/6/2019	13382 PRECIS SOLAR	19STE-PV00256		PLAN CHECK REFUND	204.62

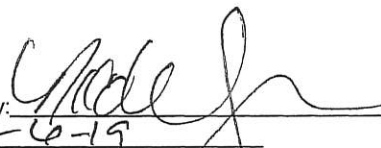
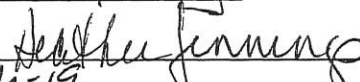


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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
122878	11/6/2019	13382 13382 PRECIS SOLAR	(Continued)			Total : 204.62
122879	11/6/2019	12871 RON TURLEY ASSOCIATES, INC	56109	52819	ANNUAL SOFTWARE AGREEMENT	1,203.88
						Total : 1,203.88
122880	11/6/2019	10606 S.D. COUNTY SHERIFF'S DEPT.	10112019	52820	FY 2019-20 SHERIFF CAL-ID PROG	5,792.00
						Total : 5,792.00
122881	11/6/2019	13171 SC COMMERCIAL, LLC	0719954-IN	52644	DELIVERED FUEL	936.71
			0720906-IN	52644	DELIVERED FUEL	360.68
			CL29623	52643	FLEET CARD FUELING	1,782.12
						Total : 3,079.51
122882	11/6/2019	10110 SECTRAN SECURITY INC	19100443	52729	ARMORED CAR TRANSPORT SVC	129.16
						Total : 129.16
122883	11/6/2019	10314 SOUTH COAST EMERGENCY VEHICLE	496247	52647	VEHICLE REPAIR PARTS	89.08
			496253	52647	VEHICLE REPAIR	789.42
			496260	52647	VEHICLE REPAIR PARTS	188.25
						Total : 1,066.75
122884	11/6/2019	10217 STAPLES ADVANTAGE	3428039775	52751	OFFICE SUPPLIES	109.15
			3428039776	52730	OFFICE SUPPLIES	98.84
			3428194752	52672	OFFICE SUPPLIES	112.76
						Total : 320.75
122885	11/6/2019	13064 TEMECULA CARRIAGE COMPANY LLC	40001	52804	HOLIDAY LIGHTING CELEBRATION	1,150.00
						Total : 1,150.00
122886	11/6/2019	10250 THE EAST COUNTY	00088258		NOTICE OF PUBLIC HEARING	110.25
			00088260	52629	NOTICE OF PUBLIC HEARING	294.00
						Total : 404.25
122887	11/6/2019	10550 UNIFORMS PLUS INC	51021	52151	CLASS B UNIFORMS	1,398.60
						Total : 1,398.60
122888	11/6/2019	10692 UNITED PARCEL SERVICE	000006150X419		SHIPPING CHARGES	14.19

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
122888	11/6/2019	10692 10692 UNITED PARCEL SERVICE	(Continued)			Total : 14.19
122889	11/6/2019	13036 WEBB MUNICIPAL FINANCE, LLC	20190433 20190559	52519 52519	ASSMNT ENGR SVCS FY 19-20 & P ASSMNT ENGR SVCS FY 19-20 & P	6,500.00 25,600.00 Total : 32,100.00
122890	11/6/2019	10148 WESTAIR GASES & EQUIPMENT INC	10947046	52637	SHOP SUPPLIES	377.47 Total : 377.47
122891	11/6/2019	10232 XEROX CORPORATION	098275163 098346260	52754 52755	COPIER LEASE - STATION 4 COPIER LEASE - STATION 5	318.10 308.85 Total : 626.95
122892	11/6/2019	10318 ZOLL MEDICAL CORPORATION	2952429 2953194	52760 52655	MONITOR/DEFIBRILLATOR EMS SUPPLIES	36,110.81 181.83 Total : 36,292.64
45 Vouchers for bank code : ubgen						Bank total : 209,911.18
45 Vouchers in this report						Total vouchers : 209,911.18

Prepared by:   
Date: 11-6-19  
Approved by:   
Date: 11-6-19

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
122893	11/6/2019	12903 AMERICAN FIDELITY ASSURANCE CO	2052520		FLEXIBLE SPENDING ACCOUNT	2,845.78
					<b>Total :</b>	<b>2,845.78</b>
122894	11/6/2019	10208 ANTHEM EAP	78018		EMPLOYEE ASSISTANCE PROGRAI	284.16
					<b>Total :</b>	<b>284.16</b>
122895	11/6/2019	10334 CHLIC	2552986		HEALTH/DENTAL INSURANCE	191,635.46
					<b>Total :</b>	<b>191,635.46</b>
122896	11/6/2019	10844 FRANCHISE TAX BOARD	PPE 10/30/19		WITHHOLDING ORDER	25.00
					<b>Total :</b>	<b>25.00</b>
122897	11/6/2019	10785 RELIANCE STANDARD LIFE	November 2019		VOLUNTARY LIFE INSURANCE	645.98
					<b>Total :</b>	<b>645.98</b>
122898	11/6/2019	10424 SANTEE FIREFIGHTERS	PPE 10/30/19		DUES/PEC/BENEVOLENT/BC EXP	2,742.53
					<b>Total :</b>	<b>2,742.53</b>
122899	11/6/2019	10776 STATE OF CALIFORNIA	PPE 10/30/19		WITHHOLDING ORDER	308.30
					<b>Total :</b>	<b>308.30</b>
122900	11/6/2019	10001 US BANK	PPE 10/30/19		PARS RETIREMENT	1,409.32
					<b>Total :</b>	<b>1,409.32</b>
122901	11/6/2019	10959 VANTAGE TRANSFER AGENT/457	PPE 10/30/19		ICMA - 457	28,498.16
					<b>Total :</b>	<b>28,498.16</b>
122902	11/6/2019	10782 VANTAGEPOINT TRNSFR AGT/801801	PPE 10/30/19		RETIREMENT HSA	5,025.00
					<b>Total :</b>	<b>5,025.00</b>
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<b>10 Vouchers in this report</b>						<b>Total vouchers : 233,419.69</b>

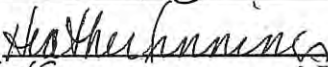
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Voucher List  
CITY OF SANTEE

Bank code : ubgen

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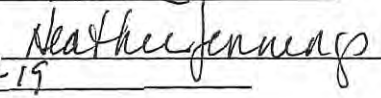
Prepared by:   
Date: 11-6-19

Approved by:   
Date: 11-6-19

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
63015	11/8/2019	10955 DEPARTMENT OF THE TREASURY	November Retirees PPE 10/30/19		FEDERAL WITHHOLDING TAX FED WITHHOLD & MEDICARE	75.00 78,066.86
					<b>Total :</b>	<b>78,141.86</b>
63026	11/8/2019	10956 FRANCHISE TAX BOARD	PPE 10/30/19		CA STATE TAX WITHHELD	26,431.15
					<b>Total :</b>	<b>26,431.15</b>
2 Vouchers for bank code : ubgen						<b>Bank total : 104,573.01</b>
2 Vouchers in this report						<b>Total vouchers : 104,573.01</b>


Prepared by:   
Date: 11-7-19

Approved by:   
Date: 11-8-19

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount	
10195	11/13/2019	10353 PERS	10 19 5		RETIREMENT PAYMENT	111,694.74	
						<b>Total :</b>	<b>111,694.74</b>
1 Vouchers for bank code : ubgen						<b>Bank total :</b>	<b>111,694.74</b>
1 Vouchers in this report						<b>Total vouchers :</b>	<b>111,694.74</b>

Prepared by:   
Date: 11-7-19

Approved by:   
Date: 11-8-19

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
122903	11/13/2019	12740 ALPHA CARD SYSTEMS	INV6324140		ID CARD SUPPLIES	150.83
					<b>Total :</b>	<b>150.83</b>
122904	11/13/2019	11729 ASHWILL, KAREN	11122019		2019 CALPERS FORUM	831.73
					<b>Total :</b>	<b>831.73</b>
122905	11/13/2019	10516 AWARDS BY NAVAJO	1019224 1019226	52570	NAMETAGS MAYORS CUP ENGRAVING	35.56 6.44
					<b>Total :</b>	<b>42.00</b>
122906	11/13/2019	12496 BALL, BYRON	112219	52823	HOLIDAY LIGHTING CELEBRATION	300.00
					<b>Total :</b>	<b>300.00</b>
122907	11/13/2019	10021 BOUND TREE MEDICAL LLC	83386317 83386318 83389067 83389068 83390700 83392127 83392129 83392132	52673 52673 52673 52673 52673 52673 52673 52673	EMS SUPPLIES EMS SUPPLIES EMS SUPPLIES EMS SUPPLIES EMS SUPPLIES EMS SUPPLIES EMS SUPPLIES EMS SUPPLIES	13.03 8.54 85.97 117.75 1,781.74 26.05 26.05 26.05
					<b>Total :</b>	<b>2,085.18</b>
122908	11/13/2019	10299 CARQUEST AUTO PARTS	11102-492515 11102-492774	52574 52574	VEHICLE REPAIR PART VEHICLE REPAIR PARTS	68.11 376.54
					<b>Total :</b>	<b>444.65</b>
122909	11/13/2019	12665 CARROLL BUSINESS SUPPLY	940710-0 940710-1	52575 52575	OFFICE SUPPLIES OFFICE SUPPLIES	297.70 7.96
					<b>Total :</b>	<b>305.66</b>
122910	11/13/2019	10032 CINTAS CORPORATION #694	4033107027	52773	UNIFORM/PARTS CLEANER RNTL	64.65
					<b>Total :</b>	<b>64.65</b>
122911	11/13/2019	10039 COUNTY MOTOR PARTS COMPANY INC	459650	52578	VEHICLE SUPPLIES	67.22
					<b>Total :</b>	<b>67.22</b>

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
122912	11/13/2019	10333 COX COMMUNICATIONS	038997401		10601 N MAGNOLIA AVE	106.73
					<b>Total :</b>	<b>106.73</b>
122913	11/13/2019	10251 FEDERAL EXPRESS	6-825-57631		SHIPPING CHARGES	33.86
					<b>Total :</b>	<b>33.86</b>
122914	11/13/2019	10009 FIRE ETC	133452 135075	52694 52592	WILDLAND BOOTS SAFETY APPAREL	452.55 263.99
					<b>Total :</b>	<b>716.54</b>
122915	11/13/2019	12638 GEORGE HILLS COMPANY, INC.	INV1016450	52747	LIABILITY CLAIMS ADMINISTRATIOI	1,488.18
					<b>Total :</b>	<b>1,488.18</b>
122916	11/13/2019	10490 HARRIS & ASSOCIATES INC	42694	51326	FANITA RANCH EIR	60,826.38
					<b>Total :</b>	<b>60,826.38</b>
122917	11/13/2019	10256 HOME DEPOT CREDIT SERVICES	7153914 9153897	52597 52597	STATION SUPPLIES VEHICLES SUPPLIES	13.74 9.20
					<b>Total :</b>	<b>22.94</b>
122918	11/13/2019	11391 HUMPHREY, BREANNE	10282019		HOLIDAY LIGHTING	250.00
					<b>Total :</b>	<b>250.00</b>
122919	11/13/2019	11724 ICF JONES & STOKES INC	0142134	50991	MSCP SUBAREA PLAN	9,050.00
					<b>Total :</b>	<b>9,050.00</b>
122920	11/13/2019	13035 ID SERVICES, INC	40011		ID SUPPLIES	111.13
					<b>Total :</b>	<b>111.13</b>
122921	11/13/2019	10174 LN CURTIS AND SONS	INV290547-A INV301120-A INV327684	52605 52605 52794	SAFETY APPAREL SAFETY APPAREL SAFETY APPAREL	14.70 23.36 191.80
					<b>Total :</b>	<b>229.86</b>
122922	11/13/2019	10207 LOCKHART TRAINING	1970		INSTRUCTOR PAYMENT	269.10
					<b>Total :</b>	<b>269.10</b>
122923	11/13/2019	12718 LSA ASSOCIATES INC	168169	51879	SUSTAINABILITY PROJECT	5,395.00



Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
122923	11/13/2019	12718 12718 LSA ASSOCIATES INC	(Continued)			<b>Total : 5,395.00</b>
122924	11/13/2019	10079 MEDICO PROFESSIONAL	20110958	52763	MEDICAL LINEN SERVICE	20.02
			20110960	52763	MEDICAL LINEN SERVICE	8.16
					<b>Total :</b>	<b>28.18</b>
122925	11/13/2019	11783 MINTO, JOHN	13456		LEAGUE OF CA CITIES	134.56
					<b>Total :</b>	<b>134.56</b>
122926	11/13/2019	12451 MOBILE GRAPHICS & DESIGN	2019101	52607	BANNER INSTALLATION	225.00
			2019104	52607	BANNER PROGRAM	225.00
					<b>Total :</b>	<b>450.00</b>
122927	11/13/2019	10083 MUNICIPAL EMERGENCY SERVICES	IN1371689	52608	SAFETY EQUIPMENT	440.99
			IN1388319	52786	STRUCTURE BOOTS	728.11
			IN1388765	52786	STRUCTURE BOOTS	420.05
					<b>Total :</b>	<b>1,589.15</b>
122928	11/13/2019	13117 ORTIZ, ANNETTE	10182019		LEAGUE OF CALIFORNIA CITIES	135.72
					<b>Total :</b>	<b>135.72</b>
122929	11/13/2019	10344 PADRE DAM MUNICIPAL WATER DIST	24200193		10307 MISSION GORGE RD	613.85
			29700016		CONSTRUCTION METER	661.25
			90000366		GROUP BILL	43,501.95
					<b>Total :</b>	<b>44,777.05</b>
122930	11/13/2019	10949 PAPERDIRECT	43024173		SERVICE AWARD PAPER	41.98
					<b>Total :</b>	<b>41.98</b>
122931	11/13/2019	11888 PENSKE FORD	10271091	52616	VEHICLE REPAIR PART	80.75
			10271552	52616	VEHICLE REPAIR PART	19.61
			10272280	52616	VEHICLE REPAIR PART	63.08
					<b>Total :</b>	<b>163.44</b>
122932	11/13/2019	10097 ROMAINE ELECTRIC CORPORATION	12-047572	52654	SHOP EQUIPMENT	179.01
					<b>Total :</b>	<b>179.01</b>
122933	11/13/2019	10768 SANTEE SCHOOL DISTRICT	8417	52623	CHET HARRITT FIELD LIGHTS	220.20

Bank code : ubgen


Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
122933	11/13/2019	10768 10768 SANTEE SCHOOL DISTRICT	(Continued)			Total : 220.20
122934	11/13/2019	13171 SC COMMERCIAL, LLC	0721936-IN	52644	DELIVERED FUEL	405.16
			0723169-IN	52644	DELIVERED FUEL	460.24
			CL30727	52643	FLEET CARD FUELING	2,349.42
					Total :	3,214.82
122935	11/13/2019	13228 SMITH, CHRISTOPHER	101619		PARAMEDIC LICENSE RENEWAL	200.00
					Total :	200.00
122936	11/13/2019	13162 SOCIAL PPE	2091	52668	TURNOUT MAINTENANCE	139.50
					Total :	139.50
122937	11/13/2019	12527 SOCIETY FOR HUMAN	SO269582		SHRM MEMBERSHIP	40.00
					Total :	40.00
122938	11/13/2019	11341 SRM CONTRACTING & PAVING	CIP 2019-01		RETENTION RELEASE	16,556.29
					Total :	16,556.29
122939	11/13/2019	10217 STAPLES ADVANTAGE	3428332969		OFFICE SUPPLIES	214.50
					Total :	214.50
122940	11/13/2019	10027 STATE OF CALIFORNIA	408273		FINGERPRINT COSTS	160.00
					Total :	160.00
122941	11/13/2019	11194 USAFACT INC	9101256		BACKGROUND CHECK	33.92
					Total :	33.92
122942	11/13/2019	10318 ZOLL MEDICAL CORPORATION	2956247	52655	EMS SUPPLIES	303.05
					Total :	303.05
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40 Vouchers in this report						Total vouchers : 151,373.01

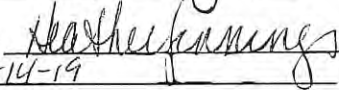
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Voucher List  
CITY OF SANTEE

Bank code : ubgen

<u>Voucher</u>	<u>Date</u>	<u>Vendor</u>	<u>Invoice</u>	<u>PO #</u>	<u>Description/Account</u>	<u>Amount</u>
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Prepared by:   
Date: 11-13-19

Approved by:   
Date: 11-14-19

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
679	11/14/2019	10482 TRISTAR RISK MANAGEMENT	108576		WORKERS' COMPENSATION	9,244.40
Total :						9,244.40
1 Vouchers for bank code : ubgen						Bank total : 9,244.40
1 Vouchers in this report						Total vouchers : 9,244.40

Prepared by: *Made*  
Date: 11-19-19  
Approved by: *Heather Jennings*  
Date: 11-20-19

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
122944	11/19/2019	10001 US BANK	00057414		OFFICE SUPPLIES	6.02
			0047751		SOFTWARE LICENSE	1,086.12
			007731		MEETING SUPPLIES	3.87
			017518		FUEL	63.23
			021043		EMPLOYEE RECOGNITION	190.67
			02459		FENCE REPAIR	13.98
			033015		WELLNESS EXPO 2019	75.81
			03664553		VEHICLE REPAIR PARTS	145.02
			0478		TEEN CENTER SUPPLIES	18.30
			056000520		OFFICE SUPPLIES	32.31
			056542		RECREATION SUPPLIES	4.04
			06037		IRRIGATION SUPPLIES	53.23
			0772		STATION 5 OPEN HOUSE	765.00
			078178		EOC EQUIPMENT	149.94
			0823		LEAGUE OF CA CITIES	860.97
			08259		CITY HALL MAINTENANCE	148.90
			0919225		MEMORIAL BENCH PLATE	241.29
			092261		INTERVIEW PANEL LUNCH	57.49
			0930		LEAGUE OF CA CITIES	883.72
			09353		FS #4 REPAIRS	31.62
			098038		MEETING SUPPLIES	44.42
			100127		REFERENCE MANUAL	87.00
			10086		MEETING SUPPLIES	11.57
			1019193		SIGNS FOR COUNCIL MEETINGS	65.92
			10212019		CPR CARDS	414.00
			10227		MEETING SUPPLIES	12.60
			10228		SANTEE CELEBRATES SD BEER W	1,345.28
			1024		LEAGUE OF CA CITIES	860.97
			10315783		PARKING FEE	30.00
			1101851		OFFICE SUPPLIES	17.54
			110519		PRINTING CHARGE	16.16
			111-0284623-8707437A		STATION 5 OPEN HOUSE	61.66
			111-0284623-8707437B		STATION 5 OPEN HOUSE	32.31
			111-0495134-0506662		SAFETY APPAREL	103.41
			111-5659215-6091413		SMALL TOOLS	241.31
			11194442900389010		WELLNESS EXPO SUPPLIES	142.80

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
122944	11/19/2019	10001 US BANK	(Continued)			.
			112*2364594-3881868		ANNUAL POSTER CONTEST	69.75
			11365742852425027		OFFICE SUPPLIES	45.61
			120559815		NAME PLATES	36.47
			12166		TEEN CENTER SUPPLIES	39.71
			15850639		POSTAGE METER INK	179.26
			175672		WALKWAY LIGHT COVERS	141.00
			177		TEEN CENTER SUPPLIES	30.97
			177783		ANNUAL POSTER CONTEST	475.00
			1797020		OFFICE SUPPLIES	28.54
			1849		APTA ANNUAL MEETING	1,845.40
			191010-07-31		MEETING EXPENSE	43.42
			195169		TRAINING PROPS	23.68
			200004584		SOFTWARE LICENSE RENEWAL	99.00
			200004585		SOFTWARE LICENSE RENEWAL	99.00
			200005508		CSMFO CONF REGISTRATION TM	425.00
			200016		EQUIPMENT RENTAL	213.41
			2067		ANNUAL OPEN HOUSE	312.10
			2072		EQUIPMENT SUPPLIES	797.96
			209		SENIOR TRIP	351.50
			2305053		I.T. SUPPLIES	9.69
			2318		SENIOR TRIP	208.00
			23499		REPAIRS - TCCP WEST	21.52
			23745350		MSA CONFERENCE	501.96
			24587412		REFUND CSMFO CONF	-125.00
			2674610		OFFICE SUPPLIES	61.35
			2725060		I.T. SUPPLIES	8.61
			2760001		SENIOR TRIP	50.00
			2782670851		LEAGUE OF CA CITIES	17.30
			2782686212		TOLL ROAD FEE	17.30
			29694821		CARPET CHAIR MAT	188.28
			31578		GRAFFITI REMOVAL	68.56
			3257077		MEETING SUPPLIES	3.87
			32MF7BLT		CSMFO CONF HOTEL TM	332.28
			33499		STORM WATER SUPPLIES	17.07
			33PTWPX		DRONE REGISTRATION	5.00
			34023		MAINTENANCE SUPPLIES	137.24

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
122944	11/19/2019	10001 US BANK	(Continued)			
			342		ANNUAL OPEN HOUSE	77.22
			34954146		SUBSCRIPTION	408.00
			3557651		RECOGNITION SUPPLIES	196.39
			3891		LICENSE RENEWAL	120.00
			389262230-001		OFFICE SUPPLIES	36.60
			389262611-001		BUSINESS CARDS	18.91
			40016427		TEEN CENTER SUPPLIES	14.38
			403 12 59 9		FIRE ACADEMY	46.98
			403 5 419 635		STATION 5 OPEN HOUSE	352.69
			403 5 95 23		STATION 5 OPEN HOUSE	204.73
			403 9 260 25		STATION SUPPLIES	854.82
			4362290301		LEAGUE OF CA CITIES	860.97
			4486		VEHICLE SUPPLIES	150.00
			44975799		MSA CONFERENCE	501.96
			45177		BLDG #5 REMODEL	107.70
			45194		MATERIALS & SUPPLIES	58.13
			4658		CUSTOM YOGA MATS	634.57
			4662		CUSTOM FIRST AID KITS	659.67
			485847		ANNUAL OPEN HOUSE	599.44
			4894324473		WELLNESS EXPO SUPPLIES	51.92
			4894478360		WELLNESS EXPO SUPPLIES	34.47
			4903014886		WELLNESS EXPO SUPPLIES	11.84
			4912740553		WELLNESS EXPO SUPPLIES	438.60
			4933314381		HOMELESSNESS WORKSHOP	25.00
			518055-19.9.2		OFFICE SUPPLIES	10.56
			561475857		FUEL	18.95
			57266		PAINT & SUPPLIES	239.19
			57339		MEMORIAL BENCH SUPPLIES	29.57
			58133		TOWN CENTER PARK SUPPLIES	21.52
			65463		EQUIPMENT CALIBRATION	910.00
			69783		APPLIANCE REPLACEMENT	144.30
			72193		PLANTING MATERIALS	15.04
			72877		WOODGLEN VISTA PARK	22.71
			7378		MEMBERSHIP	55.00
			75821		MATERIALS & SUPPLIES	50.25
			782		SENIOR OUTING	70.00

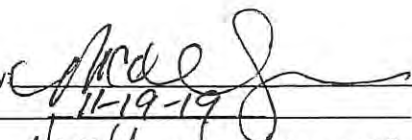
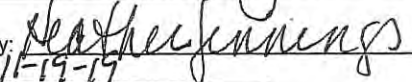
Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
122944	11/19/2019	10001 US BANK	(Continued)			
			7912		EMPLOYEE RECOGNITION	7.54
			803982622		OFFICE SUPPLY CREDIT	-269.37
			81051		VEHICLE REPAIR PART	33.17
			8235		HOLIDAY LIGHTING CELEBRATION	55.25
			826279260		DRONE	1,385.75
			8376		GENERAL EVENTS	30.96
			855300-1		MSA CONFERENCE	370.64
			855300-2		MSA CONFERENCE	185.32
			86183 REFUND		TAX RATE CORRECTION	-1.00
			87086		FOUNTAIN REPAIRS	21.47
			885720		ACRYLIC FOR SIGN	538.75
			8972		SUPERVISORS ACADEMY	550.00
			8980		SUPERVISORS ACADEMY	550.00
			8998		SUPERVISOR ACADEMY	550.00
			9004		SUPERVISORS ACADEMY	550.00
			9012		SUPERVISOR ACADEMY	550.00
			9020		SUPERVISORS ACADEMY	550.00
			9038		SUPERVISORS ACADEMY	550.00
			9046		SUPERVISORS ACADEMY	550.00
			908189664446219.9.2		OFFICE SUPPLIES	15.74
			9082703961147619.7.2		OFFICE SUPPLIES	21.54
			9084947087303219.9.2		PRINTING CHARGE	66.59
			91630		LEAGUE OF CA CITIES	17.30
			9273		PAPA MEMBERSHIP	45.00
			9302215000		EQUIPMENT SUPPLIES	56.11
			94747770		IRRIGATION SUPPLIES	209.79
			95252141-001		IRRIGATION SUPPLIES	996.84
			95295038		IRRIGATION MATERIALS	196.45
			95352009-001		IRRIGATION MATERIALS	108.63
			95352599		IRRIGATION MATERIALS	34.54
			CR-100219		CLASS REGISTRATION CREDIT	-15.00
			EA2L4BQQK		CPRS NOVEMBER WORKSHOP	120.00
			H0673-1694462		STATION EQUIPMENT	1,102.74
			NE7YGMNLB2		ANNUAL OPEN HOUSE	25.00
			S107237783.001		EQUIPMENT REPAIR PARTS	65.04



Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
122944	11/19/2019	10001 10001 US BANK	(Continued)			
1 Vouchers for bank code : ubgen						Total : 32,975.16
1 Vouchers in this report						Bank total : 32,975.16
						Total vouchers : 32,975.16

Prepared by:   
Date: 11-19-19  
Approved by:   
Date: 11-19-19

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
122945	11/20/2019	13425 A.M. ORTEGA CONSTRUCTION, INC.	737040 737040R	52771	ELECTRIC VEHICLE CHARGING ST. RETENTION	21,422.00 -1,071.10 <b>Total : 20,350.90</b>
122946	11/20/2019	11859 AIRGAS USA LLC	9094676275	52561	STATION SUPPLIES	1,065.22 <b>Total : 1,065.22</b>
122947	11/20/2019	13510 BAKER ELECTRIC HOME ENERGY	19STE-PV00691		PERMIT REFUND	454.72 <b>Total : 454.72</b>
122948	11/20/2019	10020 BEST BEST & KRIEGER LLP	LEGAL SVCS OCT 2019		LEGAL SVCS OCT 2019	71,644.84 <b>Total : 71,644.84</b>
122949	11/20/2019	10021 BOUND TREE MEDICAL LLC	83393564 83396307 83397868	52673 52673 52673	EMS SUPPLIES EMS SUPPLIES EMS SUPPLIES	209.01 1,017.88 1,334.81 <b>Total : 2,561.70</b>
122950	11/20/2019	11653 CALIFORNIA FIRE CHIEFS	SANTEEFD		ANNUAL MEMBERSHIP FEES	1,320.00 <b>Total : 1,320.00</b>
122951	11/20/2019	11653 CALIFORNIA FIRE CHIEFS ASSOC	SANTEE FD		ANNUAL MEMBERSHIP FEES	150.00 <b>Total : 150.00</b>
122952	11/20/2019	10299 CARQUEST AUTO PARTS	11102-494005	52574	VEHICLE REPAIR PARTS	154.10 <b>Total : 154.10</b>
122953	11/20/2019	10032 CINTAS CORPORATION #694	4032132823 4033660158	52773 52773	STATION SUPPLIES UNIFORM/PARTS CLEANER RNTL	58.45 79.65 <b>Total : 138.10</b>
122954	11/20/2019	12328 CINTAS CORP. #2	5014235266 5014484262 5014707110	52799 52799 52799	FIRST- AID KIT SERVICE FIRST- AID KIT SERVICE FIRST- AID KIT SERVICE	19.76 32.18 18.19 <b>Total : 70.13</b>
122955	11/20/2019	10050 CITY OF EL CAJON	HFTA000160		HFTA FEES-2ND QUARTER	12,343.00

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
122955	11/20/2019	10050 10050 CITY OF EL CAJON	(Continued)			Total : 12,343.00
122956	11/20/2019	10050 CITY OF EL CAJON	101419-04		CLASS REGISTRATION FEE	1,206.00
						Total : 1,206.00
122957	11/20/2019	10333 COX COMMUNICATIONS	038997301 094486701		CITY HALL EOC CITY HALL GROUP BILL	252.69 2,956.33
						Total : 3,209.02
122958	11/20/2019	10142 CSA SAN DIEGO COUNTY	572 577 582	52830 52830 52830	CDBG SUBRECIPIENT CDBG SUBRECIPIENT CDBG SUBRECIPIENT	1,199.26 1,185.06 1,215.82
						Total : 3,600.14
122959	11/20/2019	10449 DAY WIRELESS SYSTEMS	499877		RADIO REPAIR	150.00
						Total : 150.00
122960	11/20/2019	11208 DION & SONS INC	E30526	52653	VEHICLE SUPPLIES	164.43
						Total : 164.43
122961	11/20/2019	11406 DODDS, DANIEL	11082019		PARAMEDIC LICENSE RENEWAL	200.00
						Total : 200.00
122962	11/20/2019	10060 FIRE SERVICE SPEC & SUPPLY	7876	52793	EQUIPMENT SERVICE	1,683.00
						Total : 1,683.00
122963	11/20/2019	11196 HD SUPPLY FACILITIES	9176235212	52596	STATION SUPPLIES	152.14
						Total : 152.14
122964	11/20/2019	10144 HDL COREN & CONE	0027314-IN	52770	FY 19/20 PROP TAX AUDIT & INFO S	4,750.00
						Total : 4,750.00
122965	11/20/2019	10152 HELIX ENVIRONMENTAL PLANNING	74573	52807	ARTS & ENT DISTRICT OVERLAY	9,353.75
						Total : 9,353.75
122966	11/20/2019	10256 HOME DEPOT CREDIT SERVICES	5153931	52597	STATION SUPPLIES	2.36
						Total : 2.36

Bank code : ubgen


Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
122967	11/20/2019	13223 KOVAL, LAURA	179052		LEAGUE OF CA CITIES	142.80
					<b>Total :</b>	<b>142.80</b>
122968	11/20/2019	10430 LEAGUE OF CALIFORNIA CITIES	2357		LEAGUE OF CALIFORNIA CITIES	40.00
					<b>Total :</b>	<b>40.00</b>
122969	11/20/2019	10174 LN CURTIS AND SONS	INV330855 INV331315	52794 52794	SAFETY APPAREL SAFETY APPAREL	191.80 191.80
					<b>Total :</b>	<b>383.60</b>
122970	11/20/2019	10538 MEALS ON WHEELS	9-19	52831	CDBG SUBRECIPIENT	1,250.00
					<b>Total :</b>	<b>1,250.00</b>
122971	11/20/2019	10079 MEDICO PROFESSIONAL	20114669 20114671	52763 52763	MEDICAL LINEN SERVICE MEDICAL LINEN SERVICE	20.02 8.16
					<b>Total :</b>	<b>28.18</b>
122972	11/20/2019	13509 NCA ENTERTAINMENT INC	11/22/19	52839	HOLIDAY LIGHTING	1,500.00
					<b>Total :</b>	<b>1,500.00</b>
122973	11/20/2019	10218 OFFICE DEPOT	395082716001		OFFICE SUPPLIES	38.43
					<b>Total :</b>	<b>38.43</b>
122974	11/20/2019	10308 O'REILLY AUTO PARTS	2968-306211 2968-306597	52611 52611	VEHICLE REPAIR PART VEHICLE REPAIR PARTS	5.92 17.75
					<b>Total :</b>	<b>23.67</b>
122975	11/20/2019	10344 PADRE DAM MUNICIPAL WATER DIST	90000367		GROUP BILL	22,981.78
					<b>Total :</b>	<b>22,981.78</b>
122976	11/20/2019	11888 PENSKE FORD	10272925	52616	VEHICLE REPAIR PARTS	99.01
					<b>Total :</b>	<b>99.01</b>
122977	11/20/2019	12994 RINCON CONSULTANTS, INC	16201	52099	FANITA RANCH - PHASE II	682.50
					<b>Total :</b>	<b>682.50</b>
122978	11/20/2019	10097 ROMAINE ELECTRIC CORPORATION	12-047865 12-047890	52654 52654	VEHICLE SUPPLIES VEHICLE SUPPLIES	218.41 96.44

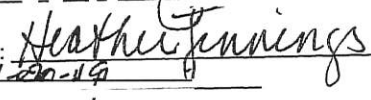
Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
122978	11/20/2019	10097	10097 ROMAINE ELECTRIC CORPORATION (Continued)			<b>Total : 314.85</b>
122979	11/20/2019	10424	SANTEE FIREFIGHTERS		WEARING APPAREL	4.00
					WEARING APPAREL	12.00
					<b>Total :</b>	<b>16.00</b>
122980	11/20/2019	10768	SANTEE SCHOOL DISTRICT	52675	JOINT USE FIELDS - RIO SECO	240.62
					<b>Total :</b>	<b>240.62</b>
122981	11/20/2019	13171	SC COMMERCIAL, LLC		DELIVERED FUEL	492.56
			0724212-IN	52644	DELIVERED FUEL	760.99
			0725506-IN	52644	FLEET CARD FUELING	1,625.48
			CL30845	52643	<b>Total :</b>	<b>2,879.03</b>
122982	11/20/2019	10585	SHARP REES-STEALY MEDICAL		PREPLACEMENT PHYSICAL	341.00
			337928208		PREPLACEMENT PHYSICAL	55.00
			337928209		PREPLACEMENT PHYSICAL	37.00
			337928210		PREPLACEMENT PHYSICAL	30.00
			337928211		PREPLACEMENT PHYSICAL	54.00
			337928212		<b>Total :</b>	<b>517.00</b>
122983	11/20/2019	10314	SOUTH COAST EMERGENCY VEHICLE	52647	VEHICLE REPAIR	2,314.48
			496427		<b>Total :</b>	<b>2,314.48</b>
122984	11/20/2019	10749	STATE WATER RESOURCES		SWRCB PERMIT FEE - THEATER SI	652.00
			514498		<b>Total :</b>	<b>652.00</b>
122985	11/20/2019	10165	TRAD AM ENTERPRISES INC		INSTRUCTOR PAYMENT	678.90
			01019SRP		<b>Total :</b>	<b>678.90</b>
122986	11/20/2019	12318	USA TOWING AND RECOVERY	52796	TRAINING PROPS	300.00
			11962		<b>Total :</b>	<b>300.00</b>
122987	11/20/2019	13491	WEBER, ROBERT S.	52835	SANTEE CELEBRATES SAN DIEGO	300.00
			2019-021		<b>Total :</b>	<b>300.00</b>
43 Vouchers for bank code : ubgen						<b>Bank total : 170,106.40</b>

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
43 Vouchers in this report						Total vouchers : 170,106.40

Prepared by:   
Date: 11-20-19

Approved by:   
Date: 11-20-19

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
122988	11/20/2019	12903 AMERICAN FIDELITY ASSURANCE CO	2054584		FLEXIBLE SPENDING ACCOUNT	2,845.78
					<b>Total :</b>	<b>2,845.78</b>
122989	11/20/2019	12722 FIDELITY SECURITY LIFE	164093565		EYEMED - VOLUNTARY VISION	850.41
					<b>Total :</b>	<b>850.41</b>
122990	11/20/2019	10844 FRANCHISE TAX BOARD	PPE 11/13/19		WITHHOLDING ORDER	25.00
					<b>Total :</b>	<b>25.00</b>
122991	11/20/2019	10508 LIFE INSURANCE COMPANY OF	November 2019		LTD/LIFE INSURANCE	2,781.58
					<b>Total :</b>	<b>2,781.58</b>
122992	11/20/2019	10784 NATIONAL UNION FIRE INSURANCE	November 2019		VOLUNTARY AD&D	93.00
					<b>Total :</b>	<b>93.00</b>
122993	11/20/2019	10335 SAN DIEGO FIREFIGHTERS FEDERAL	November 2019		LONG TERM DISABILITY-SFFA	1,357.00
					<b>Total :</b>	<b>1,357.00</b>
122994	11/20/2019	10424 SANTEE FIREFIGHTERS	PPE 11/13/19		DUES/PEC/BENEVOLENT/BC EXP	2,684.71
					<b>Total :</b>	<b>2,684.71</b>
122995	11/20/2019	12892 SELMAN & COMPANY	November 2019		ID THEFT PROTECTION	200.00
					<b>Total :</b>	<b>200.00</b>
122996	11/20/2019	10776 STATE OF CALIFORNIA	PPE 11/13/19		WITHHOLDING ORDER	308.30
					<b>Total :</b>	<b>308.30</b>
122997	11/20/2019	10001 US BANK	PPE 11/13/19		PARS RETIREMENT	1,189.98
					<b>Total :</b>	<b>1,189.98</b>
122998	11/20/2019	10959 VANTAGE TRANSFER AGENT/457	PPE 11/13/19		ICMA - 457	29,166.40
					<b>Total :</b>	<b>29,166.40</b>
122999	11/20/2019	10782 VANTAGEPOINT TRNSFR AGT/801801	PPE 11/13/19		RETIREMENT HSA	3,909.37
					<b>Total :</b>	<b>3,909.37</b>
<b>12 Vouchers for bank code : ubgen</b>						<b>Bank total : 45,411.53</b>

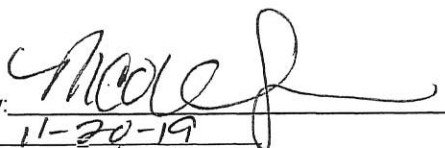


Bank code : ubgen

<u>Voucher</u>	<u>Date</u>	<u>Vendor</u>	<u>Invoice</u>	<u>PO #</u>	<u>Description/Account</u>	<u>Amount</u>
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12 Vouchers in this report

Total vouchers : 45,411.53

Prepared by: 


Date: 11-20-19

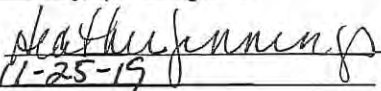
Approved by: 

Date: 11-20-19

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
2823	11/25/2019	10955 DEPARTMENT OF THE TREASURY	PPE 11/13/19		FED WITHHOLD & MEDICARE	81,482.01
					Total :	81,482.01
2838	11/25/2019	10956 FRANCHISE TAX BOARD	PPE 11/13/19		CA STATE TAX WITHHELD	25,584.93
					Total :	25,584.93
2 Vouchers for bank code : ubgen						Bank total : 107,066.94
2 Vouchers in this report						Total vouchers : 107,066.94

Prepared by:   
Date: 11-21-19

Approved by:   
Date: 11-25-19

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount	
11193	11/26/2019	10353 PERS	11 19 3		RETIREMENT PAYMENT	110,513.52	
						Total :	110,513.52
1 Vouchers for bank code : ubgen						Bank total :	110,513.52
1 Vouchers in this report						Total vouchers :	110,513.52

Prepared by: *Made J*  
Date: 11-21-19  
Approved by: *Heather Jennings*  
Date: 11-25-19

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
123000	11/27/2019	13198 3-D ENTERPRISES, INC	11 11R	52409	MAST PARK IMPROVEMENTS RETENTION	1,066,997.48 -53,349.87 <b>Total : 1,013,647.61</b>
123001	11/27/2019	10010 ALLIANT INSURANCE SERVICES INC	1222256		HOLIDAY LIGHTING	2,132.00 <b>Total : 2,132.00</b>
123002	11/27/2019	11445 AMERICAN MESSAGING	L1072898TK		FD PAGER SERVICE	168.94 <b>Total : 168.94</b>
123003	11/27/2019	10516 AWARDS BY NAVAJO	1019326 1019327	52570 52570	NAMETAGS DEPARTMENTAL PLAQUE	23.71 41.37 <b>Total : 65.08</b>
123004	11/27/2019	12951 BERRY, BONNIE F.	December 1, 2019		RETIREE HEALTH PAYMENT	91.00 <b>Total : 91.00</b>
123005	11/27/2019	11513 BOND, ELLEN	12012019-263		MEADOWBROOK HARDSHIP PROC	50.99 <b>Total : 50.99</b>
123006	11/27/2019	10021 BOUND TREE MEDICAL LLC	83392128 83392130 83392131 83396308 83401052 83403675 83403676 83403677 83403678 83403679 83405255 83406847 83406848 83406849	52673 52673 52673 52673 52673 52673 52673 52673 52673 52673 52673 52673 52673 52673	EMS SUPPLIES EMS SUPPLIES EMS SUPPLIES EMS SUPPLIES EMS SUPPLIES EMS SUPPLIES EMS SUPPLIES EMS SUPPLIES EMS SUPPLIES EMS SUPPLIES EMS SUPPLIES EMS SUPPLIES EMS SUPPLIES EMS SUPPLIES	39.08 26.05 13.03 11.62 22.67 157.38 17.32 166.60 1,587.80 131.78 867.97 65.95 52.76 37.76 <b>Total : 3,197.77</b>

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
123007	11/27/2019	10098 BURNER, RONALD	103119-1	52731	ATHLETIC FIELD COORDINATION	2,083.34
					<b>Total :</b>	<b>2,083.34</b>
123008	11/27/2019	11402 CARROLL, JUDI	12012019-96		MEADOWBROOK HARDSHIP PROG	51.11
					<b>Total :</b>	<b>51.11</b>
123009	11/27/2019	10032 CINTAS CORPORATION #694	4034234780 4034355515	52773 52773	UNIFORM/PARTS CLEANER RNTL STATION SUPPLIES	64.65 58.45
					<b>Total :</b>	<b>123.10</b>
123010	11/27/2019	11409 CLAYTON, SYLVIA	12012019-96		MEADOWBROOK HARDSHIP PROG	53.49
					<b>Total :</b>	<b>53.49</b>
123011	11/27/2019	10268 COOPER, JACKIE	December 1, 2019		RETIREE HEALTH PAYMENT	91.00
					<b>Total :</b>	<b>91.00</b>
123012	11/27/2019	12153 CORODATA RECORDS	RS4539980	52742	RECORDS STORAGE	446.64
					<b>Total :</b>	<b>446.64</b>
123013	11/27/2019	11862 CORODATA SHREDDING INC	DN1246508	52743	SECURE DESTRUCTION SERVICES	39.87
					<b>Total :</b>	<b>39.87</b>
123014	11/27/2019	10171 COUNTY OF SAN DIEGO AUDITOR &	10/2019 AGENCY REV 10/2019 DMV REVENUE 10/2019 PHOENIX REV		10/19 AGENCY PARK CITE REPT 10/19 DMV PARK CITE REPT 10/19 PHOENIX CITE REV REPT	177.50 356.00 1,127.25
					<b>Total :</b>	<b>1,660.75</b>
123015	11/27/2019	10358 COUNTY OF SAN DIEGO	20CTOFSAN04 20CTOFSASN04	52744 52579	RCS COMMUNICATION CHARGES 800 MH2 ACCESS (FIRE/PS)	4,503.00 1,624.50
					<b>Total :</b>	<b>6,127.50</b>
123016	11/27/2019	10333 COX COMMUNICATIONS	052335901 064114701 066401501		8950 COTTONWOOD AVE 8115 ARLETTE ST 10601 N MAGNOLIA AVE	176.73 194.29 34.67
					<b>Total :</b>	<b>405.69</b>
123017	11/27/2019	13442 EBBIN MOSER + SKAGGS LLP	4721	52777	LEGAL CONSULTING - MSCP SUBA	7,360.00

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
123017	11/27/2019	13442 13442 EBBIN MOSER + SKAGGS LLP	(Continued)			<b>Total : 7,360.00</b>
123018	11/27/2019	12593 ELLISON WILSON ADVOCACY, LLC	2019-11-11	52650	LEGISLATIVE ADVOCACY SERVICE	1,500.00
						<b>Total : 1,500.00</b>
123019	11/27/2019	10057 ESGIL CORPORATION	10/2019		SHARE OF FEES	212,465.25
						<b>Total : 212,465.25</b>
123020	11/27/2019	12271 FERNO WASHINGTON INC	855129	52800	AMBULANCE CHAIR-COT	7,014.14
						<b>Total : 7,014.14</b>
123021	11/27/2019	13513 FITZGERALD, TIM	EN19180S		REFUNDABLE DEPOSIT	1,500.00
						<b>Total : 1,500.00</b>
123022	11/27/2019	10301 HORSMAN AUTOMOTIVE	425173	52598	VEHICLE SERVICE	64.00
						<b>Total : 64.00</b>
123023	11/27/2019	11724 ICF JONES & STOKES INC	0142715	50991	MSCP SUBAREA PLAN	14,225.52
						<b>Total : 14,225.52</b>
123024	11/27/2019	10199 KEYSER MARSTON ASSOCIATES INC	0034006	52837	FANITA RANCH ANALYSIS REVIEW	3,342.50
						<b>Total : 3,342.50</b>
123025	11/27/2019	13363 LESAR DEVELOPMENT CONSULTANTS	ST - 5	52725	2020-24 CONSOLIDATED PLAN	2,689.09
						<b>Total : 2,689.09</b>
123026	11/27/2019	10720 MALL MEDIA INC	23526U		HOLIDAY LIGHTING	278.65
						<b>Total : 278.65</b>
123027	11/27/2019	10079 MEDICO PROFESSIONAL	20118380	52763	MEDICAL LINEN SERVICE	20.02
			20118382	52763	MEDICAL LINEN SERVICE	8.16
						<b>Total : 28.18</b>
123028	11/27/2019	10218 OFFICE DEPOT	395100032001		OFFICE SUPPLES	18.91
			397621373001	52612	OFFICE SUPPLIES	104.69
						<b>Total : 123.60</b>
123029	11/27/2019	10308 O'REILLY AUTO PARTS	2968-307599	52611	VEHICLE REPAIR PART	7.32

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
123029	11/27/2019	10308 O'REILLY AUTO PARTS	(Continued) 2968-307633 2968-308305	52611 52611	VEHICLE REPAIR PARTS VEHICLE REPAIR PART	103.87 27.78 <b>Total : 138.97</b>
123030	11/27/2019	10308 O'REILLY AUTO PARTS	2968-308294	52611	VEHICLE REPAIR PART	40.28 <b>Total : 40.28</b>
123031	11/27/2019	13458 ORTIZ CORPORATION	1 rev1 1 rev1R	52809	SANTANA STREET EMERGENCY CI RETENTION	42,900.00 -2,145.00 <b>Total : 40,755.00</b>
123032	11/27/2019	13056 PACIFIC SWEEPING	150680	52664	STREET SWEEPING	15,839.98 <b>Total : 15,839.98</b>
123033	11/27/2019	11442 PATTERSON, LUANNE	12012019-225		MEADOWBROOK HARDSHIP PROC	49.31 <b>Total : 49.31</b>
123034	11/27/2019	10521 PNC EQUIPMENT FINANCE LLC	627750		PIERCE PUMPER LEASE PYMT #12	44,371.58 <b>Total : 44,371.58</b>
123035	11/27/2019	11891 PRINTER REPAIR DEPOT	50232		REPAIR/MAINT I.T. EQUIPMENT	345.01 <b>Total : 345.01</b>
123036	11/27/2019	10101 PROFESSIONAL MEDICAL SUPPLY	B007950 B007951 B007952	52617 52617 52617	OXYGEN CYLINDERS & REFILLS OXYGEN CYLINDERS & REFILLS OXYGEN CYLINDERS & REFILLS	86.94 135.63 72.00 <b>Total : 294.57</b>
123037	11/27/2019	12237 RAYON, KYLE	December 1, 2019		RETIREE HEALTH PAYMENT	91.00 <b>Total : 91.00</b>
123038	11/27/2019	12256 ROE, DARLENE	12012019-318		MEADOWBROOK HARDSHIP PROC	51.83 <b>Total : 51.83</b>
123039	11/27/2019	10936 SAFECHECKS	0537070	52836	SAFECHECKS AP FINANCE	899.88 <b>Total : 899.88</b>

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
123040	11/27/2019	10407 SAN DIEGO GAS & ELECTRIC	0422 970 321 8 2237 358 004 2 3422 380 562 8 4394 020 550 9 7990 068 577 7 8509 742 169 4		STREET LIGHTS TRAFFIC SIGNALS ROW / MEDIANS LMD PARKS CITY HALL GROUP BILL	32,316.24 4,988.24 231.07 4,422.77 20,964.78 8,634.54 <b>Total : 71,557.64</b>
123041	11/27/2019	13061 SAN DIEGO HUMANE SOCIETY &	NOV-19	52750	ANIMAL CONTROL	35,400.33 <b>Total : 35,400.33</b>
123042	11/27/2019	13512 LINDBERG, BRANDON	Ref000060621		CORRECTED LICENSE TYPE - REF	41.00 <b>Total : 41.00</b>
123043	11/27/2019	13171 SC COMMERCIAL, LLC	0700643-IN 0726881-IN 0727811-IN CL31352	52644 52644 52644 52643	DELIVERED FUEL DELIVERED FUEL DELIVERED FUEL FLEET CARD FUELING	396.62 337.67 140.97 1,057.43 <b>Total : 1,932.69</b>
123044	11/27/2019	10110 SECTRAN SECURITY INC	19110440	52729	ARMORED CAR TRANSPORT SVC	129.16 <b>Total : 129.16</b>
123045	11/27/2019	13206 SHARP BUSINESS SYSTEMS	9002363231	52713	SHARP MAINTENANCE/COPIES NO	932.80 <b>Total : 932.80</b>
123046	11/27/2019	12223 SITEONE LANDSCAPE SUPPLY LLC	95891195-001	52825	IRRIGATION SUPPLIES	971.11 <b>Total : 971.11</b>
123047	11/27/2019	10837 SOUTHWEST TRAFFIC SIGNAL	80106 80107	52759 52759	USA MARKOUTS TRAFFIC SIGNAL PM INSPECTIONE	360.00 4,506.31 <b>Total : 4,866.31</b>
123048	11/27/2019	11403 ST. JOHN, LYNNE	12012019-78		MEADOWBROOK HARDSHIP PROG	51.21 <b>Total : 51.21</b>
123049	11/27/2019	10217 STAPLES ADVANTAGE	3429119941 3429119942	52751 52751	OFFICE SUPPLIES OFFICE SUPPLIES	177.44 9.69




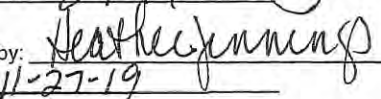
Voucher List  
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
123049	11/27/2019	10217 STAPLES ADVANTAGE	(Continued)			
			3429631590	52672	OFFICE SUPPLIES	13.16
			3429774563	52672	OFFICE SUPPLIES	169.73
			3429774564	52627	OFFICE SUPPLIES	167.63
					<b>Total :</b>	<b>537.65</b>
123050	11/27/2019	10749 STATE WATER RESOURCES	SW-0179729		WATER RESOURCES PERMIT FEE	21,344.00
					<b>Total :</b>	<b>21,344.00</b>
123051	11/27/2019	10119 STEVEN SMITH LANDSCAPE INC	42643	52665	A1 LANDSCAPE SERVICES	34,774.13
			42644	52788	A2 LANDSCAPE SERVICES	18,341.00
			42645	52789	A3 LANDSCAPE SERVICES	11,256.23
					<b>Total :</b>	<b>64,371.36</b>
123052	11/27/2019	12477 STREAMLINE AUTOMATION	2019-084	52810	SOFTWARE LICENSE & SUPPORT	3,015.00
					<b>Total :</b>	<b>3,015.00</b>
123053	11/27/2019	10250 THE EAST COUNTY	00089096	52629	NOTICE OF PUBLIC HEARING	385.00
			00089110		PUBLICATION ORD. 569	557.50
					<b>Total :</b>	<b>942.50</b>
123054	11/27/2019	10133 UNDERGROUND SERVICE ALERT	1020190683	52768	DIG ALERT SERVICES	161.80
			18dsbfe5994	52768	DIG ALERT SERVICES - STATE FEE	96.33
					<b>Total :</b>	<b>258.13</b>
123055	11/27/2019	10475 VERIZON WIRELESS	9841903915		CELL PHONE SERVICE	1,343.40
					<b>Total :</b>	<b>1,343.40</b>
123056	11/27/2019	10799 VOSBURGH, TODD	215850		STEEL TOE WORK BOOTS	200.00
					<b>Total :</b>	<b>200.00</b>
123057	11/27/2019	13084 W.L. BUTLER CONSTRUCTION INC	CD19006S		REFUNDABLE DEPOSIT	970.55
					<b>Total :</b>	<b>970.55</b>
123058	11/27/2019	12501 WE GREEN SOUTHERN CA LLC	19STE-PV00786		PERMIT OVERPAYMENT	44.05
					<b>Total :</b>	<b>44.05</b>
123059	11/27/2019	10136 WEST COAST ARBORISTS INC	152666	52663	URBAN FORESTRY MANAGEMENT	9,800.00

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
123059	11/27/2019	10136 WEST COAST ARBORISTS INC	(Continued) 152667 152668 153149	52663 52663 52663	URBAN FORESTRY MANAGEMENT URBAN FORESTRY MANAGEMENT URBAN FORESTRY MANAGEMENT	2,100.00 5,598.00 3,990.00 <b>Total : 21,488.00</b>
123060	11/27/2019	12930 WILLIAMS, ROCHELLE M.	December 1, 2019		RETIREE HEALTH PAYMENT	91.00 <b>Total : 91.00</b>
123061	11/27/2019	12641 WITTORFF, VICKY DENISE	December 1, 2019		RETIREE HEALTH PAYMENT	31.00 <b>Total : 31.00</b>
123062	11/27/2019	10317 WM HEALTHCARE SOLUTIONS INC	0462231-2793-0 0462232-2793-8	52639 52639	BIOMEDICAL WASTE DISPOSAL BIOMEDICAL WASTE DISPOSAL	93.55 93.50 <b>Total : 187.05</b>
123063	11/27/2019	10232 XEROX CORPORATION	098578488	52754	COPIER LEASE - STATION 4	318.10 <b>Total : 318.10</b>
123064	11/27/2019	10318 ZOLL MEDICAL CORPORATION	2963480 2964796	52655 52655	EMS SUPPLIES EMS SUPPLIES	715.06 144.27 <b>Total : 859.33</b>
65 Vouchers for bank code : ubgen						<b>Bank total : 1,615,787.59</b>
65 Vouchers in this report						<b>Total vouchers : 1,615,787.59</b>

Prepared by:   
Date: 11-27-19  
Approved by:   
Date: 11-27-19

**City of Santee**  
**COUNCIL AGENDA STATEMENT**

Item 4

**MEETING DATE** December 11, 2019

**AGENDA ITEM NO.**

**ITEM TITLE** APPROVAL OF THE EXPENDITURE OF \$69,932.18 FOR NOVEMBER 2019 LEGAL SERVICES AND RELATED COSTS

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

**SUMMARY**

Legal services invoices proposed for payment for the month of November 2019 total \$69,932.18 as follows:

1) General Retainer Services	\$ 15,630.80
2) Labor & Employment	2,772.70
3) Litigation & Claims	0.00
4) Special Projects - General Fund	37,583.32
5) Third-Party Reimbursable Projects	<u>13,945.36</u>
Total	<u>\$ 69,932.18</u>

**FINANCIAL STATEMENT** *tm*

	<u>AMOUNT</u>	<u>BALANCE</u>
General Fund:		
Adopted Budget	\$ 572,120.00	
Revised Budget	\$ 602,120.00	
Prior Expenditures	(253,598.81)	
Current Request	(55,986.82)	\$ 292,534.37
Other Funds (excluding applicant initiated items):		
Adopted Budget	\$ 26,400.00	
Revised Budget	\$ 26,400.00	
Prior Expenditures	(2,586.30)	
Current Request	-	\$ 23,813.70

**CITY ATTORNEY REVIEW**     N/A     Completed

**RECOMMENDATION** *MSB*

Approve the expenditure of \$69,932.18 for November 2019 legal services and related costs.

**ATTACHMENT (Listed Below)**

Legal Services Billing Summary

**LEGAL SERVICES BILLING SUMMARY**  
**FY 2019-20**

<u>Category</u>	<u>Adopted Budget</u>	<u>Revised Budget</u>	<u>Prior Amt. Spent Year to Date</u>	<u>Available Balance</u>	<u>Current Request Mo/Yr</u>	<u>Amount</u>
<b>General Fund:</b>						
General / Retainer	\$ 186,120.00	\$ 186,120.00	\$ 63,121.36	\$ 122,998.64	Nov-19	\$ 15,630.80
Labor & Employment	60,000.00	60,000.00	18,821.27	41,178.73	Nov-19	2,772.70
Litigation & Claims	70,000.00	70,000.00	12,860.68	57,139.32		-
Special Projects	256,000.00	286,000.00	158,795.50	127,204.50	Nov-19	37,583.32
<b>Total</b>	<b>\$ 572,120.00</b>	<b>\$ 602,120.00</b>	<b>\$ 253,598.81</b>	<b>\$ 348,521.19</b>		<b>\$ 55,986.82</b>
<b>Other City Funds:</b>						
Special Projects	\$ 21,400.00	\$ 21,400.00	\$ 1,607.70	\$ 19,792.30		\$ -
MHFP Commission	5,000.00	5,000.00	978.60	4,021.40		-
<b>Total</b>	<b>\$ 26,400.00</b>	<b>\$ 26,400.00</b>	<b>\$ 2,586.30</b>	<b>\$ 23,813.70</b>		<b>\$ -</b>
<b>Third-Party Reimbursable:</b>						
Sky Ranch	n/a	n/a	\$ 451.00	n/a	Nov-19	\$ 992.00
Lantern Crest	n/a	n/a	4,108.80	n/a	Nov-19	1,460.60
Weston	n/a	n/a	10,710.97	n/a	Nov-19	289.60
MSCP - Subarea Plan	n/a	n/a	4,426.80	n/a	Nov-19	1,267.00
Home Fed Project	n/a	n/a	62,125.98	n/a	Nov-19	8,060.73
Prospect Estates II	n/a	n/a	3,856.86	n/a		-
River Village	n/a	n/a	512.00	n/a		-
Carribbean Way TM/DR Permit	n/a	n/a	60.00	n/a		-
Sharp Medical Office Building	n/a	n/a	210.00	n/a		-
Cornerstone/Wm. Lyon Homes	n/a	n/a	2,705.00	n/a		-
8711 Atlas View	n/a	n/a	463.40	n/a		-
Woodsprings Suites	n/a	n/a	4,844.81	n/a	Nov-19	29.23
Hillside Meadows Mitigation	n/a	n/a	18.92	n/a	Nov-19	905.00
Carlton Oaks Redevelopment	n/a	n/a	2,896.00	n/a		-
Graves Commercial Center	n/a	n/a	3,366.60	n/a	Nov-19	941.20
<b>Total</b>			<b>\$ 100,757.14</b>			<b>\$ 13,945.36</b>

LEGAL SERVICES BILLING SUMMARY  
FY 2019-20

Total Previously Spent to Date  
FY 2019-20

General Fund	\$ 253,598.81
Other City Funds	2,586.30
Applicant Deposits	<u>100,757.14</u>
Total	<u>\$ 356,942.25</u>

Total Proposed for Payment

General Fund	\$ 55,986.82
Other City Funds	-
Applicant Deposits	<u>13,945.36</u>
Total	<u>\$ 69,932.18</u>



**City of Santee**  
**COUNCIL AGENDA STATEMENT**

Item 5

**MEETING DATE**      December 11, 2019

**AGENDA ITEM NO.**

**ITEM TITLE**      RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA, AUTHORIZING THE CITY MANAGER TO EXECUTE A PROGRAM SUPPLEMENT AGREEMENT WITH THE STATE OF CALIFORNIA FOR THE TRAFFIC SIGNAL VISIBILITY ENHANCEMENT PROJECT HSIPL 5429 (032) AND FINDING THE PROJECT EXEMPT UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

**DIRECTOR/DEPARTMENT**      *for*  
Melanie Kush, Development Services

**SUMMARY**

A program supplement agreement to the master agreement for federal-aid projects between the City of Santee and Caltrans is required in order to be reimbursed for each specific grant funded project the City is awarded. Caltrans requires that the program supplement agreement be executed for each project with authorization by a resolution of the City Council.

This item requests City Council authorize the City Manager to execute a Program Supplement Agreement with Caltrans for the Highway Safety Improvement Program (HSIP) funded project to install reflective tape on traffic signal back-plates to increase visibility. This project is listed as CIP2020-05 in the current five-year Capital Improvement Program. This HSIP grant will provide the funds for the project. Construction is anticipated to begin in 2020.

The Program Supplement Agreement only reflects the amount of \$23,500 that has been allocated from the grant for environmental and design purposes which will be eligible for reimbursement after the execution of the Program Supplement Agreement. Construction funding will be allocated through Caltrans by staff at a later date without the need of further Council action.

**ENVIRONMENTAL REVIEW**

Categorically exempt from the provisions of the California Environmental Quality Act (CEQA) 15301(c) and (f) – Class 1 (Existing Facilities).

**FINANCIAL STATEMENT**      *m*

The total amount of grant funds to be received for this project is \$219,600. The grant will reimburse 100% of all costs associated with the project and no matching funds are required.

**CITY ATTORNEY REVIEW**       N/A       Completed

**RECOMMENDATION**      *MSB*

Adopt the attached Resolution authorizing the City Manager to execute a Program Supplement Agreement with Caltrans for HSIP grant funds for the Traffic Signal Visibility Enhancement Project.

**ATTACHMENTS**

Resolution  
Program Supplement Agreement

RESOLUTION NO. \_\_\_\_\_

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE,  
CALIFORNIA, AUTHORIZING THE CITY MANAGER TO EXECUTE  
A PROGRAM SUPPLEMENT AGREEMENT WITH THE STATE OF  
CALIFORNIA FOR THE TRAFFIC SIGNAL VISIBILITY ENHANCEMENT PROJECT  
HSIPL 5429 (032) AND FINDING THE PROJECT EXEMPT UNDER THE  
CALIFORNIA ENVIRONMENTAL QUALITY ACT**

**WHEREAS**, the City of Santee applied for and received a Federal Highway Safety Improvement Program Grant for the Traffic Signal Visibility Enhancement Project (CIP 2020-05) HSIPL 5429 (032) to install reflective tapes and paint traffic signal back-plates citywide; and

**WHEREAS**, Caltrans requires that a Program Supplement Agreement for grant funded project be executed in addition to any Master Agreement with the State of California in order for the City to receive reimbursement for project costs; and

**WHEREAS**, the City has a Master Agreement with the State of California for receiving Federal Funds; and

**WHEREAS**, staff recommends City Council authorize the City Manager to execute a Program Supplement Agreement with the State of California for Federal Highway Safety Improvement Program grant funding for the design of the Traffic Signal Visibility Enhancement Project (CIP 2020-05) HSIPL 5429 (032) in the amount of \$23,500; and

**WHEREAS**, the total amount of grant funds to be received is \$219,600.

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

**SECTION 1:** The Traffic Signal Visibility Enhancement Project (CIP 2020-05) HSIPL 5429 (032) is categorically exempt per 15301(c) and (f) – Class 1 (Existing Facilities) of the Guidelines of the California Environmental Quality Act.

**SECTION 2:** The City Manager is authorized to execute a Program Supplement Agreement with the State of California for the Highway Safety Improvement Program (HSIP) grant for the Traffic Signal Visibility Enhancement Project.

**RESOLUTION NO. \_\_\_\_\_**

**ADOPTED** by the City Council of the City of Santee, California, at a Regular Meeting thereof held this 11<sup>th</sup> day of December 2019, by the following roll call vote to wit:

**AYES:  
NOES:  
ABSENT:**

**APPROVED:**

\_\_\_\_\_  
**JOHN W. MINTO, MAYOR**

**ATTEST:**

\_\_\_\_\_  
**ANNETTE ORTIZ, MBA, CMC, CITY CLERK**



PROGRAM SUPPLEMENT NO. F018  
 to  
 ADMINISTERING AGENCY-STATE AGREEMENT  
 FOR FEDERAL-AID PROJECTS NO 11-5429F15

Adv Project ID                      Date: October 30, 2019  
 1119000109                      Location: 11-SD-0-SNT  
    Project Number: HSIPL-5429(032)  
    E.A. Number:  
    Locode: 5429

This Program Supplement hereby adopts and incorporates the Administering Agency-State Agreement for Federal Aid which was entered into between the Administering Agency and the State on 05/25/17 and is subject to all the terms and conditions thereof. This Program Supplement is executed in accordance with Article I of the aforementioned Master Agreement under authority of Resolution No. \_\_\_\_\_ approved by the Administering Agency on (See copy attached).

The Administering Agency further stipulates that as a condition to the payment by the State of any funds derived from sources noted below obligated to this PROJECT, the Administering Agency accepts and will comply with the special covenants or remarks set forth on the following pages.

**PROJECT LOCATION:** All sixty-one (61) traffic signals citywide

**TYPE OF WORK:** Upgrade Signals **LENGTH:** 0.0(MILES)

Estimated Cost	Federal Funds		Matching Funds	
	ZS30		LOCAL	OTHER
\$23,500.00		\$23,500.00	\$0.00	\$0.00

**CITY OF SANTEE**

By \_\_\_\_\_  
 Title \_\_\_\_\_  
 Date \_\_\_\_\_  
 Attest \_\_\_\_\_

**STATE OF CALIFORNIA**  
**Department of Transportation**

By \_\_\_\_\_  
 Chief, Office of Project Implementation  
 Division of Local Assistance  
 Date \_\_\_\_\_

I hereby certify upon my personal knowledge that budgeted funds are available for this encumbrance:

Accounting Officer Jennie Yee

Date 10/31/19 \$23,500.00

**SPECIAL COVENANTS OR REMARKS**

1. A. The ADMINISTERING AGENCY will advertise, award and administer this project in accordance with the current published Local Assistance Procedures Manual.

B. ADMINISTERING AGENCY agrees that it will only proceed with work authorized for specific phase(s) with an "Authorization to Proceed" and will not proceed with future phase(s) of this project prior to receiving an "Authorization to Proceed" from the STATE for that phase(s) unless no further State or Federal funds are needed for those future phase(s).

C. STATE and ADMINISTERING AGENCY agree that any additional funds which might be made available by future Federal obligations will be encumbered on this PROJECT by use of a STATE-approved "Authorization to Proceed" and Finance Letter. ADMINISTERING AGENCY agrees that Federal funds available for reimbursement will be limited to the amounts obligated by the Federal Highway Administration.

D. Award information shall be submitted by the ADMINISTERING AGENCY to the District Local Assistance Engineer within 60 days of project contract award and prior to the submittal of the ADMINISTERING AGENCY'S first invoice for the construction contract.

Failure to do so will cause a delay in the State processing invoices for the construction phase. Attention is directed to Section 15.7 "Award Package" of the Local Assistance Procedures Manual.

E. ADMINISTERING AGENCY agrees, as a minimum, to submit invoices at least once every six months commencing after the funds are encumbered for each phase by the execution of this Project Program Supplement Agreement, or by STATE's approval of an applicable Finance Letter. STATE reserves the right to suspend future authorizations/obligations for Federal aid projects, or encumbrances for State funded projects, as well as to suspend invoice payments for any on-going or future project by ADMINISTERING AGENCY if PROJECT costs have not been invoiced by ADMINISTERING AGENCY for a six-month period.

If no costs have been invoiced for a six-month period, ADMINISTERING AGENCY agrees to submit for each phase a written explanation of the absence of PROJECT activity along with target billing date and target billing amount.

ADMINISTERING AGENCY agrees to submit the final report documents that collectively constitute a "Report of Expenditures" within one hundred eighty (180) days of PROJECT completion. Failure of ADMINISTERING AGENCY to submit a "Final Report of Expenditures" within 180 days of PROJECT completion will result in STATE imposing sanctions upon ADMINISTERING AGENCY in accordance with the current Local Assistance Procedures Manual.

F. Administering Agency shall not discriminate on the basis of race, religion, age, disability, color, national origin, or sex in the award and performance of any Federal-

**SPECIAL COVENANTS OR REMARKS**

assisted contract or in the administration of its DBE Program Implementation Agreement. The Administering Agency shall take all necessary and reasonable steps under 49 CFR Part 26 to ensure nondiscrimination in the award and administration of Federal-assisted contracts. The Administering Agency's DBE Implementation Agreement is incorporated by reference in this Agreement. Implementation of the DBE Implementation Agreement, including but not limited to timely reporting of DBE commitments and utilization, is a legal obligation and failure to carry out its terms shall be treated as a violation of this Agreement. Upon notification to the Administering Agency of its failure to carry out its DBE Implementation Agreement, the State may impose sanctions as provided for under 49 CFR Part 26 and may, in appropriate cases, refer the matter for enforcement under 18 U.S.C. 1001 and/or the Program Fraud Civil Remedies Act of 1986 (31 U.S.C. 3801 et seq.).

G. Any State and Federal funds that may have been encumbered for this project are available for disbursement for limited periods of time. For each fund encumbrance the limited period is from the start of the fiscal year that the specific fund was appropriated within the State Budget Act to the applicable fund Reversion Date shown on the State approved project finance letter. Per Government Code Section 16304, all project funds not liquidated within these periods will revert unless an executed Cooperative Work Agreement extending these dates is requested by the ADMINISTERING AGENCY and approved by the California Department of Finance.

ADMINISTERING AGENCY should ensure that invoices are submitted to the District Local Assistance Engineer at least 75 days prior to the applicable fund Reversion Date to avoid the lapse of applicable funds. Pursuant to a directive from the State Controller's Office and the Department of Finance; in order for payment to be made, the last date the District Local Assistance Engineer can forward an invoice for payment to the Department's Local Programs Accounting Office for reimbursable work for funds that are going to revert at the end of a particular fiscal year is May 15th of the particular fiscal year. Notwithstanding the unliquidated sums of project specific State and Federal funding remaining and available to fund project work, any invoice for reimbursement involving applicable funds that is not received by the Department's Local Programs Accounting Office at least 45 days prior to the applicable fixed fund Reversion Date will not be paid. These unexpended funds will be irrevocably reverted by the Department's Division of Accounting on the applicable fund Reversion Date.

H. As a condition for receiving federal-aid highway funds for the PROJECT, the Administering Agency certifies that NO members of the elected board, council, or other key decision makers are on the Federal Government Exclusion List. Exclusions can be found at [www.sam.gov](http://www.sam.gov).

2. A. ADMINISTERING AGENCY shall conform to all State statutes, regulations and procedures (including those set forth in the Local Assistance Procedures Manual and the Local Assistance Program Guidelines, hereafter collectively referred to as "LOCAL ASSISTANCE PROCEDURES") relating to the federal-aid program, all Title 23 Code of

**SPECIAL COVENANTS OR REMARKS**

Federal Regulation (CFR) and 2 CFR Part 200 federal requirements, and all applicable federal laws, regulations, and policy and procedural or instructional memoranda, unless otherwise specifically waived as designated in the executed project-specific PROGRAM SUPPLEMENT.

B. Invoices shall be formatted in accordance with LOCAL ASSISTANCE PROCEDURES.

C. ADMINISTERING AGENCY must have at least one copy of supporting backup documentation for costs incurred and claimed for reimbursement by ADMINISTERING AGENCY. ADMINISTERING AGENCY agrees to submit supporting backup documentation with invoices if requested by State. Acceptable backup documentation includes, but is not limited to, agency's progress payment to the contractors, copies of cancelled checks showing amounts made payable to vendors and contractors, and/or a computerized summary of PROJECT costs.

D. Indirect Cost Allocation Plan/Indirect Cost Rate Proposals (ICAP/ICRP), Central Service Cost Allocation Plans and related documentation are to be prepared and provided to STATE (Caltrans Audits & Investigations) for review and approval prior to ADMINISTERING AGENCY seeking reimbursement of indirect costs incurred within each fiscal year being claimed for State and federal reimbursement. ICAPs/ICRPs must be prepared in accordance with the requirements set forth in 2 CFR, Part 200, Chapter 5 of the Local Assistance Procedural Manual, and the ICAP/ICRP approval procedures established by STATE.

E. STATE will withhold the greater of either two (2) percent of the total of all federal funds encumbered for each PROGRAM SUPPLEMENT or \$40,000 until ADMINISTERING AGENCY submits the Final Report of Expenditures for each completed PROGRAM SUPPLEMENT PROJECT.

F. Payments to ADMINISTERING AGENCY for PROJECT-related travel and subsistence (per diem) expenses of ADMINISTERING AGENCY forces and its contractors and subcontractors claimed for reimbursement or as local match credit shall not exceed rates authorized to be paid rank and file STATE employees under current State Department of Personnel Administration (DPA) rules. If the rates invoiced by ADMINISTERING AGENCY are in excess of DPA rates, ADMINISTERING AGENCY is responsible for the cost difference, and any overpayments inadvertently paid by STATE shall be reimbursed to STATE by ADMINISTERING AGENCY on demand within thirty (30) days of such invoice.

G. ADMINISTERING AGENCY agrees to comply with 2 CFR, Part 200, Uniform Administrative Requirements, Cost Principles and Audit Requirement for Federal Awards.

H. ADMINISTERING AGENCY agrees, and will assure that its contractors and subcontractors will be obligated to agree, that Contract Cost Principles and Procedures, 48 CFR, Federal Acquisition Regulations System, Chapter 1, Part 31, et seq., shall be

**SPECIAL COVENANTS OR REMARKS**

used to determine the allowability of individual PROJECT cost items.

I. Every sub-recipient receiving PROJECT funds under this AGREEMENT shall comply with 2 CFR, Part 200, 23 CFR, 48 CFR Chapter 1, Part 31, Local Assistance Procedures, Public Contract Code (PCC) 10300-10334 (procurement of goods), PCC 10335-10381 (non-A&E services), and other applicable STATE and FEDERAL regulations.

J. Any PROJECT costs for which ADMINISTERING AGENCY has received payment or credit that are determined by subsequent audit to be unallowable under 2 CFR, Part 200, 23 CFR, 48 CFR, Chapter 1, Part 31, and other applicable STATE and FEDERAL regulations, are subject to repayment by ADMINISTERING AGENCY to STATE.

K. STATE reserves the right to conduct technical and financial audits of PROJECT WORK and records and ADMINISTERING AGENCY agrees, and shall require its contractors and subcontractors to agree, to cooperate with STATE by making all appropriate and relevant PROJECT records available for audit and copying as required by the following paragraph:

ADMINISTERING AGENCY, ADMINISTERING AGENCY'S contractors and subcontractors, and STATE shall each maintain and make available for inspection and audit by STATE, the California State Auditor, or any duly authorized representative of STATE or the United States all books, documents, papers, accounting records, and other evidence pertaining to the performance of such contracts, including, but not limited to, the costs of administering those various contracts and ADMINISTERING AGENCY shall furnish copies thereof if requested. All of the above referenced parties shall make such AGREEMENT, PROGRAM SUPPLEMENT, and contract materials available at their respective offices at all reasonable times during the entire PROJECT period and for three (3) years from the date of submission of the final expenditure report by the STATE to the FHWA.

L. ADMINISTERING AGENCY, its contractors and subcontractors shall establish and maintain a financial management system and records that properly accumulate and segregate reasonable, allowable, and allocable incurred PROJECT costs and matching funds by line item for the PROJECT. The financial management system of ADMINISTERING AGENCY, its contractors and all subcontractors shall conform to Generally Accepted Accounting Principles, enable the determination of incurred costs at interim points of completion, and provide support for reimbursement payment vouchers or invoices set to or paid by STATE.

M. ADMINISTERING AGENCY is required to have an audit in accordance with the Single Audit Act of 2 CFR 200 if it expends \$750,000 or more in Federal Funds in a single fiscal year of the Catalogue of Federal Domestic Assistance.

N. ADMINISTERING AGENCY agrees to include all PROGRAM SUPPLEMENTS adopting the terms of this AGREEMENT in the schedule of projects to be examined in ADMINISTERING AGENCY's annual audit and in the schedule of projects to be

**SPECIAL COVENANTS OR REMARKS**

examined under its single audit prepared in accordance with 2 CFR, Part 200.

O. ADMINISTERING AGENCY shall not award a non-A&E contract over \$5,000, construction contracts over \$10,000, or other contracts over \$25,000 [excluding professional service contracts of the type which are required to be procured in accordance with Government Code sections 4525 (d), (e) and (f)] on the basis of a noncompetitive negotiation for work to be performed under this AGREEMENT without the prior written approval of STATE. Contracts awarded by ADMINISTERING AGENCY, if intended as local match credit, must meet the requirements set forth in this AGREEMENT regarding local match funds.

P. Any subcontract entered into by ADMINISTERING AGENCY as a result of this AGREEMENT shall contain provisions B, C, F, H, I, K, and L under Section 2 of this agreement.

3. In the event that right of way acquisition for or construction of this project of the initial federal authorization for preliminary engineering is not started by the close of the tenth fiscal year following the fiscal year in which the project is authorized, the ADMINISTERING AGENCY shall repay the Federal Highway Administration through Caltrans the sum of Federal funds paid under the terms of this agreement.



**City of Santee**  
**COUNCIL AGENDA STATEMENT**

**Item 6**

**MEETING DATE**      December 11, 2019

**AGENDA ITEM NO.**

**ITEM TITLE**      **AUTHORIZATION OF A PROFESSIONAL SERVICES AGREEMENT WITH NAKOA FITNESS & PHYSICAL THERAPY FOR THE FIREFIGHTER WELLNESS PROGRAM**

**DIRECTOR/DEPARTMENT**      Chief John Garlow, Fire Department. *JG*

**SUMMARY**

This item requests approval to enter into an agreement for professional services with NAKOA Fitness & Physical Therapy. The agreement encompasses a Wellness Program for Fire Department personnel that includes an account manager, program development, and tracking tools. The agreement also includes onsite wellness workshops for the entire department, as well as a 6-week intensive program for 9 select individuals. The total annual cost of the agreement is \$27,600.

The agreement for professional services is consistent with the Firefighter Wellness section of the Memorandum of Understanding (MOU) between the Santee Firefighters' Association and City of Santee. Section 14.1.1 "Firefighter Wellness" states, "The City shall provide \$30,000 annually during the term of this MOU to be utilized for Firefighter Wellness (equipment, training, instructional aids, fitness education, advanced medical screening including body scans, blood tests, etc.) administered through the Fitness Committee and subject to approval by the Fire Chief or his designee."

NAKOA Physical Therapy is a full-service therapy and wellness provider. Staff includes certified physical therapists and wellness coaches. Together, the Fire Department and NAKOA developed a comprehensive wellness and injury prevention program. In addition to certified staff, NAKOA partners with medical staff in the development of their programs.

**FINANCIAL STATEMENT** *m*

An appropriation of \$15,000 from the General Fund reserve balance is required and will be split between Fire Emergency Operations, \$11,250, and Fire Emergency Medical (CSA 69), \$3,750. This appropriation will fully fund the FY 2019-20 Firefighter Wellness budget per the approved Memorandum of Understanding with the Santee Firefighters' Association.

**CITY ATTORNEY REVIEW**       N/A       Completed

**RECOMMENDATION** *MSB*

Authorize the City Manager to execute a professional services agreement with NAKOA Fitness & Physical Therapy for the Firefighter Wellness Program in the amount of \$27,600 for FY19-20, including two one-year options to renew said agreement.

**ATTACHMENTS**

None

**City of Santee**  
**COUNCIL AGENDA STATEMENT**

**Item 7**

**MEETING DATE**      December 11, 2019

**AGENDA ITEM NO.**

**ITEM TITLE**      **RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA ACCEPTING THE PURCHASE AND INSTALLATION OF UPDATED ALERTING SYSTEMS AND RELATED EQUIPMENT FOR FIRE STATION 4 AND FIRE STATION 5 AS COMPLETE**

**DIRECTOR/DEPARTMENT**      John Garlow, Fire Chief *JG*

**SUMMARY**

This item requests City Council accept the purchase and installation of First-In Alert Systems for Fire Station 4 and Fire Station 5 as complete. This project provided updated alerting systems using a combination of light and sound at appropriate decibel levels, and improved the coverage of emergency response alerts at both fire stations.

On October 24, 2018, City Council awarded the contract to Westnet, Inc. per utilization of the Houston-Galveston Area Council ("H-GAC") cooperative purchasing program Contract No. EC07-18 for a total contract amount of \$88,998.59, minus a credit for trade-in of existing hardware and equipment totaling \$10,448.21, resulting in a net cost of \$78,550.38.

The project started on June 18, 2019 and the work was completed on September 6, 2019.

**FINANCIAL STATEMENT** *jm*

Funding for this project was included in the FY 2018-19 Fire Department budget and was completed with no change orders for the net cost of \$78,550.38.

**CITY ATTORNEY REVIEW**                       N/A                       Completed

**RECOMMENDATION** *msb*

Adopt the attached Resolution accepting the First-In Alerting System for Fire Station 4 and Fire Station 5 as complete.

**ATTACHMENTS**

Resolution



**RESOLUTION NO. \_\_\_\_\_**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA  
ACCEPTING THE PURCHASE AND INSTALLATION OF UPDATED  
ALERTING SYSTEMS AND RELATED EQUIPMENT FOR  
FIRE STATION 4 AND FIRE STATION 5 AS COMPLETE**

**WHEREAS**, the City Council awarded the contract for the purchase and installation of updated alerting systems and related equipment for Fire Station 4 and Fire Station 5 to Westnet, Inc. on October 24, 2018 for a total amount of \$88,998.59; and

**WHEREAS**, City Council authorized a credit for the trade-in of existing hardware and equipment totaling \$10,448.21; and

**WHEREAS**, the project was completed for a net contract amount of \$78,550.38; and

**WHEREAS**, Westnet, Inc. has completed the project in accordance with the contract plans and specifications.

**NOW, THEREFORE BE IT RESOLVED** by the City Council of the City of Santee, California, that the work for the purchase and installation of updated alerting systems and related equipment for Fire Station 4 and Fire Station 5 is accepted as complete on this date and the City Clerk is directed to record a Notice of Completion.

**ADOPTED** by the City Council of the City of Santee, California, at a Regular meeting thereof held this 11<sup>th</sup> day of December, 2019 by the following roll call vote to wit:

**AYES:**

**NOES:**

**ABSENT:**

**APPROVED:**

\_\_\_\_\_  
**JOHN W. MINTO, MAYOR**

**ATTEST:**

\_\_\_\_\_  
**ANNETTE ORTIZ, MBA, CMC, CITY CLERK**

**City of Santee**  
**COUNCIL AGENDA STATEMENT**

**MEETING DATE**

December 11, 2019

**AGENDA ITEM NO.**

**ITEM TITLE**      **AUTHORIZE THE CITY MANAGER TO EXECUTE THE FIRST AMENDMENT TO THE AGREEMENT FOR ANIMAL SERVICES WITH THE SAN DIEGO HUMANE SOCIETY AND S.P.C.A.**

**DIRECTOR/DEPARTMENT**Kathy Valverde, Assistant to the City Manager *KV***SUMMARY**

On July 1, 2018, the City entered into a three-year agreement with the San Diego Humane Society for animal control services. This represented the first change in service providers since the County announced it would no longer provide animal control to the City after 38 years. Since then, the City has developed a very good working relationship with the Humane Society. Current services include shelter and care of animals, enforcement of animal laws and public protection, dog licensing, and other community engagement services such as adoption events, low-cost spay/neuter programs, pet education classes, vaccinations and microchipping.

Under the current agreement, compensation for these services is based on the City's percentage of total calls of service, total animals taken in, and total population for the cities compared to other contract cities. This formula was carried over from the County's model. However, in calculating the cost for the second year of the agreement, the Humane Society discovered that the formula would result in significant cost disparities among the contract cities and a large cost increase to Santee. Therefore, the Humane Society opted to have no cost increases or changes in the second year of the agreement, until a new formula could be developed that more accurately proportioned costs based on the actual level of services that each city requested and received.

The proposed amendment to the compensation language, specifically the calculation of charges, is outlined in the attached Amendment and will not impact the current year cost. The new formula will be applied to the third contract year starting July 1, 2020. Additionally, the contract has two, one-year optional extensions.

**FINANCIAL STATEMENT**

There is no current year fiscal impact with this Amendment to the Agreement. The cost for animal control services in Fiscal Year 2020-21 will be presented to City Council as part of the proposed budget process in June 2020.

**CITY ATTORNEY REVIEW** N/A Completed**RECOMMENDATION**

*MSB* Authorize the City Manager to execute the First Amendment to the Agreement for Animal Services with the San Diego Humane Society

**ATTACHMENTS**

First Amendment to the Agreement for Animal Services

**FIRST AMENDMENT TO AGREEMENT FOR ANIMAL SERVICES  
BETWEEN THE CITY OF SANTEE  
AND  
THE SAN DIEGO HUMANE SOCIETY AND S.P.C.A.**

**THIS FIRST AMENDMENT** (“Amendment”) is made and entered into as of January 1, 2020 by and between the CITY OF SANTEE, a California charter city (“CITY”) and the SAN DIEGO HUMANE SOCIETY AND S.P.C.A., a California nonprofit corporation (“SDHS”). In consideration of the mutual covenants and conditions set forth herein, the parties agree as follows:

1. This Amendment is made with respect to the following facts and purposes:
  - A. On July 1, 2018, the CITY and SDHS entered into an Agreement for Animal Services (“Agreement”).
  - B. The parties now desire to amend the Agreement as set forth in this Amendment to modify the calculation of charges.
2. This Amendment is authorized by Section 20.8 of the Agreement, Modification.
3. This Amendment will modify the Agreement in the following way:
  - A. Section 13 of the Agreement is amended to modify the calculation of charges and update the compensation language, as outlined in Exhibit A.
  - B. This Amendment does not impact or change the cost for services in the current contract year, Fiscal Year 2019-20.

**IN WITNESS WHEREOF**, the parties have executed this First Amendment as of the date first written above.

**SAN DIEGO HUMANE SOCIETY  
AND S.P.C.A**

**CITY OF SANTEE**

By: \_\_\_\_\_

By: \_\_\_\_\_  
Marlene Best, City Manager

Title \_\_\_\_\_

**APPROVED AS TO FORM:  
BEST BEST & KRIEGER LLP**

By: \_\_\_\_\_  
Shawn Hagerty, City Attorney

**EXHIBIT A  
FIRST AMENDMENT  
TO AGREEMENT FOR ANIMAL SERVICES**

13. **COMPENSATION.** The Parties recognize that the cost to provide animal control, licensing and sheltering services fluctuate over time as a result of, but not limited to: costs to hire, train and retain SDHS personnel; cost of materials needed to provide the services; the number of animals taken in by SDHS on behalf of the CITY; the condition of the animals taken in; the time required to return or rehome animals; the number and types of calls for services; the number of licenses issued; and the number of cities under contract with SDHS. The Parties also recognize that significant fluctuations in the Schedule of Charges from year to year can put an undue financial burden on the CITY. Additionally, the timing of the CITY's and SDHS' budgeting processes make it difficult to incorporate service fluctuations in a current fiscal year into the cost estimates for the subsequent fiscal year. Considering these factors, the parties agree that the calculation for the annual Schedule of Charges shall be based on the factors and timeline outlined below.

13.1. **Calculation of Charges.** The formula for calculating the annual Schedule of Charges for services provided by SDHS under this Agreement shall be based on the following methodology:

- a. SDHS reserves the right to contract with additional municipalities to provide substantially similar services as provided in this Agreement, provided however that the calculation of charges under this Agreement will only include cities located within San Diego County.
- b. SDHS will project the total cost required to provide animal control, licensing and sheltering services to the cities under contract with SDHS. This total cost will be based on actual historical expenses, adjusted for any expected changes in the upcoming contract year.
- c. The total cost for services will be apportioned among each of the cities under contract with SDHS based on several factors, including animal intakes, animal days sheltered, vet services provided, licenses issued and services provided by Humane Law Enforcement Officers. SDHS will also factor in any additional or specialized services requested by a city under contract with SDHS, that are unique to that city and which result in additional costs to SDHS. These additional costs will be applied directly to the city that requested the additional service.
- d. SDHS will track the CITY's animal services statistics on an annual fiscal year basis and will use these statistics in the allocation of projected costs.

13.2. **Schedule of Charges.** Throughout the term of this Agreement, CITY and SDHS shall, on a fiscal year basis, prepare a written Schedule of Charges for the services to be provided under this Agreement. CITY shall pay for the services provided by SDHS in accordance with the Schedule of Charges as set forth in Exhibit D attached hereto and hereby made a part of this Agreement; provided, however that the contents of this Agreement shall supersede any provision in Exhibit D that is inconsistent herewith. The Schedule of Charges shall outline the total gross cost,

the estimated revenue and the net cost for animal services.

13.3. Fiscal Year Data. The data to calculate the Schedule of Charges in sections 13.1 and 13.2 above will be based on the prior fiscal year's data. Fiscal year means the 12-month period beginning July 1 and ending the following year on June 30.

13.4. Fees and Other Revenue. SDHS shall be entitled to retain as compensation for the Services, all reasonable user fees, fines, service charges and proceeds collected by SDHS in connection with the services provided in accordance with this Agreement, including: (i) licensing, impounds, adoptions, and redemption of domestic animals from the Shelter; (ii) any fines received by SDHS or the CITY arising out of any citations issued by Humane Officers; and (iii) any other revenue generated as a result of this Agreement. All user fees and service charges shall not exceed the reasonable cost of providing the service. Should the fees and other revenue collected by SDHS on behalf of the City exceed the revenue projection used to calculate the annual Schedule of Charges, SDHS shall credit the additional revenue against the CITY's next fiscal year's cost.

13.5. Annual Update. The annual Schedule of Charges shall be updated by SDHS and approved by the CITY prior to the beginning of each fiscal year. No later than April 1 of each year, SDHS shall provide a draft Schedule of Charges, which will include a cost breakdown for the different types of services provided to the CITY, such as animal care, admissions and guest relations, veterinary services and humane law enforcement services. SDHS will provide an explanation for any changes in the Schedule of Charges not related to changes in CPI. Upon review and discussion with the CITY, SDHS will provide a final Schedule of Charges, in substantially the same form as Exhibit D, for the CITY to sign and return to SDHS. The Schedule of Charges shall be made a part of this Agreement as Exhibit D, and shall supersede and replace the preceding year's Schedule of Charges.

- a. In order to minimize unexpected year-to-year cost fluctuations, SDHS shall communicate to the CITY any projected annual increase that is anticipated to exceed CPI by 3% no later than January 31 for the upcoming contract year starting on July 1.

13.6. Subject to Appropriation. This Agreement is subject to and contingent on budgetary appropriations as approved by the City Council each fiscal year during the term of this Agreement.

13.7. Monthly Payments. CITY shall pay SDHS the net cost of service in equal installments on a monthly basis, upon receipt of an invoice from SDHS. Except as to any charges for work performed or expenses incurred by SDHS which are disputed by CITY, CITY will use its best efforts to pay SDHS within thirty (30) days of receipt of the invoice.

13.8. Non-Waiver of Defects. Payment to SDHS for work performed pursuant to this Agreement shall not be deemed to waive any defects in the work performed by SDHS.



**City of Santee**  
**COUNCIL AGENDA STATEMENT**

**MEETING DATE** December 11, 2019

**AGENDA ITEM NO.**

**ITEM TITLE** RESOLUTION AMENDING THE SALARY SCHEDULE FOR HOURLY, GENERAL AND MANAGEMENT EMPLOYEES TO REFLECT AN INCREASE IN THE CALIFORNIA MINIMUM WAGE RATES

**DIRECTOR/DEPARTMENT** Erica Hardy, Director of Human Resources *EH*

**SUMMARY**

California Code of Regulations, Title 2, Section 570.5 requires that, for purposes of determining a retiring employee's pension allowance, the pay rate be limited to the amount listed on a pay schedule that meets certain requirements and be approved by the governing body in accordance with the requirements of the applicable public meeting laws.

As set forth in Labor Code section 1182.12(b)(1)(D), effective January 1, 2020, the hourly minimum wage for non-exempt employees in California will increase from \$12.00 to \$13.00 per hour. The proposed salary schedule reflects increases to certain part-time salary bands affected by the California minimum wage increase. Approval of this resolution will update the salary schedule effective December 26, 2019, to reflect the increase in the minimum wage rates.

**FINANCIAL STATEMENT** *#1 for TM*

The impact of the minimum wage increase affecting certain part-time salary bands was included in the adopted FY 2019-20 operating budget.

**CITY ATTORNEY REVIEW**     N/A     Completed

**RECOMMENDATION** *MSB*

Adopt the resolution amending the salary schedule for hourly, general and management employees.

**ATTACHMENTS (Listed Below)**

1. Resolution
2. Salary Schedule

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE,  
CALIFORNIA, AMENDING THE SALARY SCHEDULE FOR HOURLY,  
GENERAL AND MANAGEMENT EMPLOYEES TO REFLECT AN  
INCREASE IN THE CALIFORNIA MINIMUM WAGE RATES**

**WHEREAS**, as set forth in Labor Code section 1182.12(b)(1)(D), the State of California has increased the minimum wage rates from \$12.00 to \$13.00 per hour, effective January 1, 2020; and

**WHEREAS**, California Code of Regulations, Title 2, Section 570.5 requires that, for purposes of determining a retiring employee's pension allowance, the pay rate be limited to the amount listed on a pay schedule that meets certain requirements and be approved by the governing body in accordance with the requirements of the applicable public meeting laws; and

**WHEREAS**, the Hourly, General and Management salary schedule has been amended effective December 26, 2019 to reflect the increased minimum wage rates included as Exhibit "A"; and

**NOW, THEREFORE BE IT RESOLVED** that the City Council of the City of Santee, California, does hereby find, determine and declare that the salary schedule as provided in Exhibit "A" is approved as the City's Hourly, General and Management Salary Schedule effective December 26, 2019; and

**ADOPTED** by the City Council of the City of Santee, California, at a regular meeting thereof held this 11<sup>th</sup> day of December 2019, by the following roll call vote to wit:

**AYES:**

**NOES:**

**ABSTAIN:**

**APPROVED:**

\_\_\_\_\_  
**JOHN MINTO, MAYOR**

**ATTEST:**

\_\_\_\_\_  
**ANNETTE ORTIZ, CMC, CITY CLERK**

Attachment: Exhibit A – Salary Schedule effective December 26, 2019



CITY OF SANTEE  
 SANTEE FIREFIGHTERS' ASSOCIATION SALARY SCHEDULE  
 EFFECTIVE JUNE 27, 2019

<b>Classification</b>		<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>	<b>E</b>
<b>Fire Captain / PM</b>	Hourly	31.90	33.50	35.17	36.93	38.78
<b>Base salary</b>	Annual	92,894.43	97,540.19	102,416.90	107,536.99	112,914.47
 <b>Educational Incentive</b>						
Fire Captain / PM	Hourly	32.38	34.00	35.70	37.48	39.36
31-45 units = 1.5% over base	Annual	94,287.65	99,003.31	103,953.25	109,150.20	114,608.22
Fire Captain / PM	Hourly	32.86	34.50	36.23	38.04	39.94
46 units and over = 3.0% over base	Annual	95,681.16	100,466.40	105,489.58	110,762.82	116,301.65
Fire Captain / PM	Hourly	33.34	35.00	36.75	38.59	40.52
A.A. Degree = 4.5% over base	Annual	97,074.68	101,929.22	107,025.59	112,376.03	117,995.37
Fire Captain / PM	Hourly	33.81	35.51	37.28	39.14	41.10
Bachelor Degree = 6% over base	Annual	98,467.89	103,392.30	108,561.94	113,989.25	119,689.42

CITY OF SANTEE  
 SANTEE FIREFIGHTERS' ASSOCIATION SALARY SCHEDULE  
 EFFECTIVE JUNE 27, 2019

<b>Classification</b>		<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>	<b>E</b>
<b>Fire Captain</b>	Hourly	30.53	32.05	33.66	35.34	37.11
<b>Base salary</b>	Annual	88,894.06	93,339.59	98,006.32	102,906.13	108,051.44
<b>Educational Incentive</b>						
Fire Captain	Hourly	30.98	32.53	34.16	35.87	37.66
31-45 units = 1.5% over base	Annual	90,227.42	94,739.49	99,476.72	104,449.75	109,672.25
Fire Captain	Hourly	31.44	33.02	34.67	36.40	38.22
46 units and over = 3.0% over base	Annual	91,561.08	96,139.68	100,946.52	105,993.08	111,293.06
Fire Captain	Hourly	31.90	33.50	35.17	36.93	38.78
A.A. Degree = 4.5% over base	Annual	92,894.43	97,539.89	102,416.60	107,536.99	112,913.87
Fire Captain	Hourly	32.36	33.98	35.68	37.46	39.33
Bachelor Degree = 6% over base	Annual	94,227.79	98,939.80	103,886.99	109,080.34	114,534.66

CITY OF SANTEE  
 SANTEE FIREFIGHTERS' ASSOCIATION SALARY SCHEDULE  
 EFFECTIVE JUNE 27, 2019

<b>Classification</b>		<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>	<b>E</b>
<b>Fire Engineer/PM</b>	Hourly	27.37	28.71	30.12	31.66	33.16
	<b>Base salary</b>	79,690.57	83,601.62	87,707.48	92,181.95	96,548.02
 <b>Educational Incentive</b>						
Fire Engineer / PM 31-45 units = 1.5% over base	Hourly	27.78	29.14	30.57	32.13	33.65
	Annual	80,886.14	84,855.51	89,022.78	93,564.74	97,996.12
Fire Engineer / PM 46 units and over = 3.0% over base	Hourly	28.19	29.57	31.02	32.61	34.15
	Annual	82,081.42	86,109.73	90,338.67	94,947.19	99,444.27
Fire Engineer / PM A.A. Degree = 4.5% over base	Hourly	28.60	30.00	31.47	33.08	34.65
	Annual	83,276.68	87,363.62	91,654.25	96,329.96	100,892.69
Fire Engineer / PM Bachelor Degree = 6% over base	Hourly	29.01	30.43	31.93	33.56	35.14
	Annual	84,472.25	88,617.83	92,969.83	97,712.75	102,340.84

CITY OF SANTEE  
 SANTEE FIREFIGHTERS' ASSOCIATION SALARY SCHEDULE  
 EFFECTIVE JUNE 27, 2019

<b>Classification</b>		<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>	<b>E</b>
<b>Fire Engineer</b>	Hourly	26.06	27.34	28.68	30.14	31.57
	<b>Base salary</b>	75,879.58	79,602.83	83,512.93	87,773.43	91,931.18
 <b>Educational Incentive</b>						
Fire Engineer 31-45 units = 1.5% over base	Hourly	26.45	27.75	29.11	30.59	32.04
	Annual	77,017.87	80,797.00	84,765.77	89,090.06	93,310.10
Fire Engineer 46 units and over = 3.0% over base	Hourly	26.84	28.16	29.54	31.05	32.52
	Annual	78,156.14	81,990.90	86,018.30	90,406.70	94,689.36
Fire Engineer A.A. Degree = 4.5% over base	Hourly	27.23	28.57	29.97	31.50	32.99
	Annual	79,294.11	83,185.07	87,271.12	91,723.34	96,068.28
Fire Engineer Bachelor Degree = 6% over base	Hourly	27.62	28.98	30.40	31.95	33.46
	Annual	80,432.67	84,378.95	88,523.65	93,039.98	97,447.21

CITY OF SANTEE  
 SANTEE FIREFIGHTERS' ASSOCIATION SALARY SCHEDULE  
 EFFECTIVE JUNE 27, 2019

<b>Classification</b>		<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>	<b>E</b>	<b>F</b>	<b>G</b>	<b>H</b>
<b>Firefighter Paramedic</b>	Hourly	23.45	24.42	25.42	26.46	28.03	29.16	30.34	31.57
<b>Base salary</b>	Annual	68,294.25	71,099.81	74,022.07	77,064.05	81,625.06	84,922.56	88,353.49	91,931.18

***Educational Incentive (after completing 3 1/2 years of employment)***

	<b>G</b>	<b>H</b>
Firefighter Paramedic	30.80	32.04
31-45 units = 1.5% over base	89,678.63	93,310.10
Firefighter Paramedic	31.25	32.52
46 units and over = 3.0% over base	91,003.80	94,689.36
Firefighter Paramedic	31.71	32.99
A.A. Degree = 4.5% over base	92,329.55	96,068.28
Firefighter Paramedic	32.16	33.46
Bachelor Degree = 6% over base	93,654.70	97,447.21

CITY OF SANTEE  
 SANTEE FIREFIGHTERS' ASSOCIATION SALARY SCHEDULE  
 EFFECTIVE JUNE 27, 2019

<u>Classification</u>		A	B	C	D	E	F	G	H
<b>Firefighter</b>	Hourly	19.90	20.89	21.85	23.04	24.19	25.40	26.67	28.00
<b>Base salary</b>	Annual	57,948.29	60,844.41	63,616.87	67,081.82	70,436.17	73,958.28	77,655.37	81,539.05

**Educational Incentive (after completing 3 1/2 years of employe**

		G	H
Firefighter		27.07	28.42
31-45 units = 1.5% over base		78,820.37	82,762.10
Firefighter		27.47	28.84
46 units and over = 3.0% over base		79,985.10	83,985.15
Firefighter		27.87	29.26
A.A. Degree = 4.5% over base		81,150.09	85,208.51
Firefighter		28.27	29.68
Bachelor Degree = 6% over base		82,314.80	86,431.25

CITY OF SANTEE  
 HOURLY, GENERAL AND MANAGEMENT SALARY SCHEDULE  
 EFFECTIVE DECEMBER 26, 2019

Range	Classification		A	B	C	D	E
29	Account Clerk	Hourly	21.85	22.94	24.09	25.29	26.56
		Annual	45,442.89	47,715.09	50,100.91	52,606.16	55,236.26
35	Administrative Secretary	Hourly	25.34	26.60	27.93	29.33	30.80
		Annual	52,700.04	55,334.98	58,101.78	61,007.15	64,057.41
	Assistant City Clerk	Hourly		30.46	to	43.52	
		Annual		63,358.04	to	90,511.49	
	Assistant to the City Manager	Hourly		58.30	to	78.70	
		Annual		121,262.50	to	163,704.55	
50	Assistant Engineer	Hourly	36.69	38.53	40.46	42.48	44.60
		Annual	76,325.30	80,141.79	84,149.08	88,356.25	92,774.27
58	Associate Civil Engineer / Associate Traffic Engineer	Hourly	44.71	46.94	49.29	51.76	54.34
		Annual	92,994.84	97,644.99	102,527.52	107,653.74	113,036.66
49	Associate Planner	Hourly	35.80	37.59	39.47	41.44	43.52
		Annual	74,463.85	78,187.07	82,096.51	86,201.61	90,511.49
	City Clerk	Hourly		44.61	to	62.46	
		Annual		92,783.04	to	129,919.13	
	City Manager (Single Rate)	Hourly		108.30	to	108.30	
		Annual		225,265.12	to	225,265.12	
26	Code Compliance Assistant	Hourly	20.29	21.30	22.37	23.49	24.66
		Annual	42,198.18	44,308.17	46,523.55	48,849.83	51,292.17
44	Code Compliance Officer	Hourly	31.64	33.22	34.89	36.63	38.46
		Annual	65,815.27	69,105.84	72,561.40	76,189.21	79,998.70



CITY OF SANTEE  
 HOURLY, GENERAL AND MANAGEMENT SALARY SCHEDULE  
 EFFECTIVE DECEMBER 26, 2019

Range	Classification		A	B	C	D	E
46	Confidential Accountant	Hourly	33.24	34.91	36.65	38.48	40.41
		Annual	69,147.17	72,604.53	76,234.78	80,046.39	84,048.82
46	Confidential Payroll Specialist	Hourly	33.24	34.91	36.65	38.48	40.41
		Annual	69,147.17	72,604.53	76,234.78	80,046.39	84,048.82
46	Confidential Secretary to City Manager/Council	Hourly	33.24	34.91	36.65	38.48	40.41
		Annual	69,147.17	72,604.53	76,234.78	80,046.39	84,048.82
	Crossing Guards ^ (Single Rate)	Hourly			13.50		
	Deputy Fire Chief	Hourly		58.69	to	79.11	
		Annual		122,071.67	to	164,555.25	
35	Development Services Technician	Hourly	25.34	26.60	27.93	29.33	30.80
		Annual	52,700.04	55,334.98	58,101.78	61,007.15	64,057.41
	Director of Community Services	Hourly		63.89	to	85.18	
		Annual		132,881.30	to	177,182.14	
	Director of Development Services	Hourly		63.21	to	85.22	
		Annual		131,482.50	to	177,256.00	
	Director of Finance / City Treasurer	Hourly		66.79	to	89.86	
		Annual		138,917.78	to	186,915.89	
	Director of Fire & Life Safety (Fire Chief)	Hourly		70.20	to	91.63	
		Annual		146,011.77	to	190,587.80	

CITY OF SANTEE  
 HOURLY, GENERAL AND MANAGEMENT SALARY SCHEDULE  
 EFFECTIVE DECEMBER 26, 2019

Range	Classification		A	B	C	D	E
	Director of Human Resources	Hourly		62.37	to	84.20	
		Annual		129,737.50	to	175,145.83	
	Economic Development Manager	Hourly		39.28	to	53.03	
		Annual		81,699.13	to	110,294.55	
44	Engineering Inspector	Hourly	31.64	33.22	34.89	36.63	38.46
		Annual	65,815.27	69,105.84	72,561.40	76,189.21	79,998.70
39	Equipment Mechanic	Hourly	27.97	29.37	30.83	32.38	33.99
		Annual	58,171.07	61,079.75	64,133.67	67,340.41	70,707.24
35	Equipment Operator	Hourly	25.34	26.60	27.93	29.33	30.80
		Annual	52,700.04	55,334.98	58,101.78	61,007.15	64,057.41
38	Facilities Maintenance Supervisor	Hourly	27.28	28.65	30.08	31.59	33.16
		Annual	56,752.27	59,589.87	62,569.33	65,698.00	68,982.81
25	Facilities Maintenance Technician	Hourly	19.79	20.78	21.82	22.91	24.06
		Annual	41,168.87	43,227.19	45,388.81	47,657.99	50,040.77
	Finance Manager	Hourly		49.31	to	66.57	
		Annual		102,573.44	to	138,474.22	
	Fire Battalion Chief (2920 hours)	Hourly		37.40	to	50.70	
		Annual		109,205.00	to	148,043.07	

CITY OF SANTEE  
 HOURLY, GENERAL AND MANAGEMENT SALARY SCHEDULE  
 EFFECTIVE DECEMBER 26, 2019

Range	Classification		A	B	C	D	E
	Fire Division Chief	Hourly		55.12	to	74.40	
		Annual		114,642.19	to	154,746.23	
	Fire Marshal	Hourly		49.31	to	66.57	
		Annual		102,573.44	to	138,474.22	
	Graduate Intern ^	Hourly		13.00	to	18.60	
38	Human Resources Technician	Hourly	27.28	28.65	30.08	31.59	33.16
		Annual	56,752.27	59,589.87	62,569.33	65,698.00	68,982.81
53	Information Technology Analyst	Hourly	39.52	41.49	43.57	45.75	48.03
		Annual	82,194.04	86,303.70	90,619.34	95,150.08	99,907.76
	Information Technology Manager	Hourly		44.83	to	60.52	
		Annual		93,248.58	to	125,885.73	
	IT Systems Technician^	Hourly		27.76	to	33.74	
29	Landscape and Irrigation Maintenance Worker	Hourly	21.85	22.94	24.09	25.29	26.56
		Annual	45,442.89	47,715.09	50,100.91	52,606.16	55,236.26
48	Lead Equipment Mechanic	Hourly	34.93	36.67	38.51	40.43	42.45
		Annual	72,647.68	76,280.05	80,093.80	84,098.63	88,303.69

CITY OF SANTEE  
 HOURLY, GENERAL AND MANAGEMENT SALARY SCHEDULE  
 EFFECTIVE DECEMBER 26, 2019

Range	Classification		A	B	C	D	E
29	Maintenance Worker	Hourly	21.85	22.94	24.09	25.29	26.56
		Annual	45,442.89	47,715.09	50,100.91	52,606.16	55,236.26
46	Management Analyst	Hourly	33.24	34.91	36.65	38.48	40.41
		Annual	69,147.17	72,604.53	76,234.78	80,046.39	84,048.82
43	Management Assistant	Hourly	30.87	32.41	34.03	35.74	37.52
		Annual	64,209.93	67,420.31	70,791.40	74,331.10	78,047.32
	Marketing Coordinator	Hourly		30.46	to	43.52	
		Annual		63,358.04	to	90,511.49	
	Office Assistant ^	Hourly		13.00	to	17.76	
48	Parks & Landscape Supervisor	Hourly	34.93	36.67	38.51	40.43	42.45
		Annual	72,647.68	76,280.05	80,093.80	84,098.63	88,303.69
	Principal Civil Engineer	Hourly		55.41	to	75.05	
		Annual		115,249.59	to	156,097.53	
	Principal Planner	Hourly		43.91	to	59.28	
		Annual		91,332.29	to	123,300.53	
	Principal Traffic Engineer	Hourly		55.41	to	75.05	
		Annual		115,249.59	to	156,097.53	
38	Procurement Specialist	Hourly	27.28	28.65	30.08	31.59	33.16
		Annual	56,752.27	59,589.87	62,569.33	65,698.00	68,982.81
	Public Services Manager	Hourly		42.64	to	57.57	
		Annual		88,686.98	to	119,755.47	

CITY OF SANTEE  
 HOURLY, GENERAL AND MANAGEMENT SALARY SCHEDULE  
 EFFECTIVE DECEMBER 26, 2019

Range	Classification		A	B	C	D	E
43	Public Works Supervisor	Hourly	30.87	32.41	34.03	35.74	37.52
		Annual	64,209.93	67,420.31	70,791.40	74,331.10	78,047.32
	Recreation Aide ^	Hourly		13.00	to	15.59	
28	Recreation Coordinator	Hourly	21.31	22.38	23.50	24.67	25.91
		Annual	44,334.58	46,551.49	48,878.99	51,322.87	53,889.15
	Recreation Leader ^	Hourly		14.00	to	17.00	
	Recreation Services Manager	Hourly		42.64	to	57.57	
		Annual		88,686.98	to	119,755.47	
	Recreation Supervisor	Hourly		30.46	to	43.52	
		Annual		63,358.04	to	90,511.49	
23	Secretary	Hourly	18.84	19.78	20.77	21.81	22.90
		Annual	39,184.99	41,144.27	43,201.37	45,361.48	47,629.73
36	Senior Account Clerk	Hourly	25.97	27.27	28.63	30.06	31.57
		Annual	54,017.65	56,718.55	59,554.62	62,532.29	65,659.12
	Senior Civil Engineer / Senior Traffic Engineer	Hourly		48.57	to	66.05	
		Annual		101,025.73	to	137,375.55	
	Senior Human Resources Analyst	Hourly		40.24	to	54.32	
		Annual		83,691.79	to	112,984.66	
	Senior Management Analyst	Hourly		38.32	to	51.73	
		Annual		79,706.48	to	107,604.43	

CITY OF SANTEE  
 HOURLY, GENERAL AND MANAGEMENT SALARY SCHEDULE  
 EFFECTIVE DECEMBER 26, 2019

Range	Classification		A	B	C	D	E
	Senior Planner	Hourly		38.18	to	51.55	
		Annual		79,418.79	to	107,217.99	
	Special Events Supervisor	Hourly		30.46	to	43.52	
		Annual		63,358.04	to	90,511.49	
	Storm Water Program Assistant^	Hourly		27.76	to	33.74	
50	Storm Water Program Manager	Hourly	36.69	38.53	40.46	42.48	44.60
		Annual	76,325.30	80,141.79	84,149.08	88,356.25	92,774.27
	Student Intern ^	Hourly		13.00	to	17.00	
	Technical Professional Expert ^	Hourly		50.00	to	160.00	

^Part-time, temporary status

CITY OF SANTEE  
MAYOR AND CITY COUNCIL MEMBERS SALARY SCHEDULE  
EFFECTIVE AUGUST 22, 2019

<u>Range</u>	<u>Classification</u>		
	City Council Member	Monthly	1,728.40
		Annual	20,740.80
	Mayor	Monthly	2,912.89
		Annual	34,954.68



**City of Santee**  
**COUNCIL AGENDA STATEMENT**

Item 10

**MEETING DATE**

December 11, 2019

**AGENDA ITEM NO.**

**ITEM TITLE**    **ADOPTION OF URGENCY ORDINANCE AND PUBLIC HEARING ON A NON-URGENCY ORDINANCE AMENDING TITLE 13 OF THE CITY OF SANTEE MUNICIPAL CODE, CHAPTER 13.10 TITLED "RESIDENTIAL DISTRICTS", BY DELETING SECTION 13.10.030.F.6, RELATING TO ACCESSORY DWELLING UNIT (ADU) REGULATIONS, AND ADDING NEW SECTION 13.10.045, RELATING TO ADU AND JUNIOR ACCESSORY DWELLING UNIT (JADU) REGULATIONS, AND MAKING CONFORMING CHANGES TO TITLES 12 AND 13 OF THE SANTEE MUNICIPAL CODE**

**DIRECTOR/DEPARTMENT**    Shawn Hagerty, City Attorney

**SUMMARY**

In 2019, the California Legislature approved, and the Governor signed into law a number of bills ("New ADU Laws") that, among other things, amended Government Code section 65852.2 and 65852.22 to impose new limits on local authority to regulate Accessory Dwelling Units ("ADUs") and Junior Accessory Dwelling Units ("JADUs"). The New ADU Laws take effect January 1, 2020, and if the sections of the City's zoning ordinance related to ADUs do not comply with the New ADU Laws, those sections of the City's ordinance become null and void on that date as a matter of law.

The proposed ordinance (presented in both urgency and non-urgency versions) deletes Section 13.10.030.F.6 of the Santee Municipal Code ("SMC"), related to ADU regulations, and adds new Section 13.10.045, to impose new limits on local authority to regulate ADUs and JADUs in compliance with the New ADU Laws. The ordinance also makes conforming changes to various sections in Titles 12 and 13.

The ADU amendments to the SMC are proposed for adoption by both urgency ordinance, in accordance with Government Code section 36937, subdivision (b), and, in parallel, by non-urgency ordinance. We recommend this approach so that the City has an updated ordinance in place before the New ADU Laws become effective on January 1, 2020. The urgency ordinance must be approved by a four-fifths vote of the Council.

**FINANCIAL STATEMENT**    *m* N/A.

**CITY ATTORNEY REVIEW**     N/A     Completed

**RECOMMENDATION**    *MDB*

1. Adopt the urgency ordinance; and
2. Open the public hearing on the non-urgency ordinance and receive public testimony; and
3. Conduct first reading of the non-urgency ordinance; and
4. Set the non-urgency ordinance for second reading on January 8, 2020.

**ATTACHMENTS**

- Staff Report
- Urgency Ordinance
- Non-Urgency Ordinance
- Ex. A - Amendments to the SMC
- SMC Section 13.10.030.F.6 (current ADU regulations to be deleted)

## STAFF REPORT

### **ADOPTION OF URGENCY ORDINANCE AND PUBLIC HEARING ON A NON-URGENCY ORDINANCE AMENDING TITLE 13 OF THE CITY OF SANTEE MUNICIPAL CODE, CHAPTER 13.10 TITLED “RESIDENTIAL DISTRICTS”, BY DELETING SECTION 13.10.030.F.6, RELATING TO ACCESSORY DWELLING UNIT (ADU) REGULATIONS, AND ADDING NEW SECTION 13.10.045, RELATING TO ADU AND JUNIOR ACCESSORY DWELLING UNIT (JADU) REGULATIONS, AND MAKING CONFORMING CHANGES TO TITLES 12 AND 13 OF THE SANTEE MUNICIPAL CODE**

#### **SANTEE CITY COUNCIL MEETING OF DECEMBER 11, 2019**

#### **A. INTRODUCTION**

In 2019, the California Legislature approved, and the Governor signed into law a number of bills (“New ADU Laws”) that, among other things, amended Government Code section 65852.2 and 65852.22 to impose new limits on local authority to regulate Accessory Dwelling Units (“ADUs”) and Junior Accessory Dwelling Units (“JADUs”). The New ADU Laws take effect January 1, 2020, and if the sections of the City’s zoning ordinance related to ADUs do not comply with the New ADU Laws, those sections of the City’s ordinance become null and void on that date as a matter of law.

The proposed ordinance (presented in both urgency and non-urgency versions)<sup>1</sup> deletes Section 13.10.030.F.6 of the Santee Municipal Code, related to ADU regulations, and adds new Section 13.10.045, to impose new limits on local authority to regulate ADUs and JADUs in compliance with the New ADU Laws. The ordinance also makes conforming changes to various sections in Titles 12 and 13. The urgency ordinance must be approved by a four-fifths vote of the Council. (Gov. Code § 36937(b).)

#### **B. ANALYSIS**

The proposed ordinance amends the City’s local regulatory scheme for the construction of ADUs and JADUs to comply with the amended provisions of Government Code sections 65852.2 and 65852.22.

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<sup>1</sup> The ADU code amendments are proposed for adoption by both urgency ordinance, in accordance with Government Code section 36937, subdivision (b), and, in parallel, by non-urgency ordinance. We recommend this approach because under Government Code section 36937, an urgency ordinance is vulnerable to challenge. By following the urgency ordinance with the non-urgency ordinance, we ensure that the City has an updated ordinance in place by January 1, 2020, and limit the City’s exposure to risk in the unlikely event that the urgency ordinance is challenged.

Failure to comply with Government Code sections 65852.2 and 65852.22 (as amended) as of January 1, 2020 renders the City's ordinance regulating ADUs and JADUs null and void, thereby limiting the City to the application of the few default standards provided in Government Code sections 65852.2 and 65852.22 for the approval of ADUs and JADUs. The approval of ADUs and JADUs based solely on the default statutory standards, without local regulations governing height, setback, landscape, architectural review, among other things, would threaten the character of existing neighborhoods, and negatively impact property values, personal privacy, and fire safety.

Among other changes, and as required by state law, the attached ordinances allow multiple ADUs on one lot, allow ADUs on multi-family lots, limit side and rear yard setback requirements for ADUs to four feet, remove the owner-occupancy requirement until January 2025, and expand the types of ADUs that may be approved with a building permit only.

The attached ordinances also make conforming changes to Santee Municipal Code Titles 12 and 13.

### **C. ENVIRONMENTAL REVIEW**

Under California Public Resources Code section 21080.17, the California Environmental Quality Act ("CEQA") does not apply to the adoption of an ordinance by a city or county implementing the provisions of section 65852.2 of the Government Code, which is California's ADU law and which also regulates JADUs, as defined by section 65852.22. Therefore, the proposed ordinance is statutorily exempt from CEQA in that the proposed ordinance implements the State's ADU law.

In addition to being statutorily exempt from CEQA, the proposed ordinance is also categorically exempt from CEQA under the Class 3 exemption set forth in State CEQA Guidelines section 15303. The Class 3 exemption categorically exempts from CEQA, among other things, the construction and location of new, small structures and the conversion of existing small structures from one use to another. Section 15303 specifically lists the construction of appurtenant accessory structures and garages as examples of activity that expressly falls within this exemption. Here, the ordinance is categorically exempt under the Class 3 exemption because the ordinance regulates the conversion of existing structures into, and the new construction of, ADUs and JADUs, which are, by definition, structures that are accessory to a primary dwelling on the lot. Moreover, the City Council finds that none of the "exceptions" to the use of the Class 3 exemption, set

forth in State CEQA Guidelines section 15300.2, apply here. Specifically, the City Council finds that the ordinance will:

- (1) Not result in the construction of ADUs or JADUs within a particularly sensitive environment because these accessory structures will necessarily be built on a lot already developed with a primary dwelling. Accessory structures will not exceed the allowable density for the lot upon which the ADU is located and will be consistent with the existing general plan and zoning designation for the lot;
- (2) Not result in a potentially significant cumulative impact because each ADU or JADU would be constructed in an area of existing development and would result in minimal, localized impacts. Additionally, only 26 ADU or JADU permits have been issued by the City of Santee in the previous 17 years, and the updated regulations are not anticipated to generate a substantial increase in applications;
- (3) Not result in a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances because ADUs and JADUs will be constructed in areas of existing development, and unusual circumstances would have been assessed with the related, initial environmental document for the project;
- (4) Not result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. Santee has one property with protected trees and a historic building, and one state scenic highway, and any development proposals on that property or near that highway would need to assess those resources as an individual project. An ADU would be an accessory use to an existing development that would not result in any significant physical change compared to the existing conditions and would be limited to a maximum of 1,000 square feet. Santee does not contain any scenic rock outcroppings or similar resources;
- (5) Not be located on a hazardous waste site included on any list compiled pursuant to § 65962.5 of the Government Code. This ordinance update would allow ADUs and JADUs in areas of existing development which would

have been previously analyzed for conflicts with hazardous waste sites or any list compiled pursuant to section 65962.5 of the Government Code; and

- (6) Not result in a substantial adverse change in the significance of a historical resource. The City of Santee has one structure considered a historical resource, and any proposed development of that site or adjacent sites would need to analyze potential impacts on a project-level scale.

**D. PUBLIC NOTICING:**

In accordance with the requirements of Government Code section 65090, this item has been noticed in a newspaper of general circulation as of Thursday, November 28, 2019. In addition, on December 5, 2019 public notices were posted at City Hall.

**E. RECOMMENDATION**

1. Adopt the urgency ordinance.
2. Open the public hearing on the non-urgency ordinance and receive public testimony.
3. Conduct first reading of the non-urgency ordinance.
4. Set the non-urgency ordinance for second reading on January 8, 2020.

**ATTACHMENTS:**

- A. Draft Urgency Ordinance
- B. Draft (Non-urgency) Ordinance

URGENCY ORDINANCE NO. \_\_\_\_\_

**AN URGENCY ORDINANCE OF THE CITY OF SANTEE, CALIFORNIA AMENDING TITLE 13 OF THE CITY OF SANTEE MUNICIPAL CODE, CHAPTER 13.10 TITLED “RESIDENTIAL DISTRICTS”, BY DELETING SECTION 13.10.030.F.6, RELATING TO ACCESSORY DWELLING UNIT (ADU) REGULATIONS, AND ADDING NEW SECTION 13.10.045, RELATING TO ADU AND JUNIOR ACCESSORY DWELLING UNIT (JADU) REGULATIONS, AND MAKING CONFORMING CHANGES TO TITLES 12 AND 13 OF THE SANTEE MUNICIPAL CODE**

**WHEREAS**, the City of Santee (“City”) is a California charter city; and

**WHEREAS**, state Planning and Zoning Law authorizes cities to act by ordinance to provide for the creation and regulation of accessory dwelling units (“ADUs”) and junior accessory dwelling units (“JADUs”); and

**WHEREAS**, in 2019, the California Legislature approved, and the Governor signed into law a number of bills (“New ADU Laws”) that, among other things, amended Government Code sections 65852.2 and 65852.22 to impose new limits on local authority to regulate ADUs and JADUs; and

**WHEREAS**, the New ADU Laws take effect January 1, 2020, and if the sections of the City’s zoning ordinance related to ADUs do not comply with the New ADU Laws, those sections of the City’s ordinance become null and void on that date as a matter of law; and

**WHEREAS**, the City desires to amend its local regulatory scheme for the construction of ADUs and JADUs to comply with the amended provisions of Government Code sections 65852.2 and 65852.22; and

**WHEREAS**, there is a current and immediate threat to the public health, safety, or welfare based on the passage of the New ADU Laws because if the City’s ordinance does not comply with Government Code sections 65852.2 and 65852.22 (as amended) as of January 1, 2020 and the City’s ordinance regulating ADUs and JADUs becomes null and void, the City would thereafter be limited to applying the few default standards that are provided in Government Code sections 65852.2 and 65852.22 for the approval of ADUs and JADUs; and

**WHEREAS**, the approval of ADUs and JADUs based solely on the default statutory standards, without local regulations governing height, setback, landscape, architectural review, among other things, would threaten the character of existing neighborhoods, and negatively impact property values, personal privacy, and fire safety. These threats to public safety, health, and welfare justify adoption of this ordinance as an urgency ordinance to be effective immediately upon adoption by a four-fifths vote of the City Council; and

**WHEREAS**, to protect the public safety, health, and welfare, the City Council may adopt this ordinance as an urgency measure in accordance with Government Code section 36937, subdivision (b).

**URGENCY ORDINANCE NO. \_\_\_\_\_**

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

**SECTION 1.** The recitals above are each incorporated by reference and adopted as findings by the City Council.

**SECTION 2.** Under California Public Resources Code section 21080.17, the California Environmental Quality Act (“CEQA”) does not apply to the adoption of an ordinance by a city or county implementing the provisions of section 65852.2 of the Government Code, which is California’s ADU law and which also regulates JADUs, as defined by section 65852.22. Therefore, the proposed ordinance is statutorily exempt from CEQA in that the proposed ordinance implements the State’s ADU law.

In addition to being statutorily exempt from CEQA, the proposed ordinance is also categorically exempt from CEQA under the Class 3 exemption set forth in State CEQA Guidelines section 15303. The Class 3 exemption categorically exempts from CEQA, among other things, the construction and location of new, small structures and the conversion of existing small structures from one use to another. Section 15303 specifically lists the construction of appurtenant accessory structures and garages as examples of activity that expressly falls within this exemption. Here, the ordinance is categorically exempt under the Class 3 exemption because the ordinance regulates the conversion of existing structures into, and the new construction of, ADUs and JADUs, which are, by definition, structures that are accessory to a primary dwelling on the lot. Moreover, the City Council finds that none of the “exceptions” to the use of the Class 3 exemption, set forth in State CEQA Guidelines section 15300.2, apply here. Specifically, the City Council finds that the ordinance will:

- (1) Not result in the construction of ADUs or JADUs within a particularly sensitive environment because these accessory structures will necessarily be built on a lot already developed with a primary dwelling. Accessory structures will not exceed the allowable density for the lot upon which the ADU is located and will be consistent with the existing general plan and zoning designation for the lot;
- (2) Not result in a potentially significant cumulative impact because each ADU or JADU would be constructed in an area of existing development and would result in minimal, localized impacts. Additionally, only 26 ADU or JADU permits have been issued by the City of Santee in the previous 17 years, and the updated regulations are not anticipated to generate a substantial increase in applications;
- (3) Not result in a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances because ADUs and JADUs will be constructed in areas of existing development, and unusual circumstances would have been assessed with the related, initial environmental document for the project;



**URGENCY ORDINANCE NO. \_\_\_\_\_**

- (4) Not result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. Santee has one property with protected trees and a historic building, and one state scenic highway, and any development proposals on that property or near that highway would need to assess those resources as an individual project. An ADU would be an accessory use to an existing development that would not result in any significant physical change compared to the existing conditions and would be limited to a maximum of 1,000 square feet. Santee does not contain any scenic rock outcroppings or similar resources;
- (5) Not be located on a hazardous waste site included on any list compiled pursuant to section 65962.5 of the Government Code. This ordinance update would allow ADUs and JADUs in areas of existing development which would have been previously analyzed for conflicts with hazardous waste sites or any list compiled pursuant to section 65962.5 of the Government Code; and
- (6) Not result in a substantial adverse change in the significance of a historical resource. The City of Santee has one structure considered a historical resource, and any proposed development of that site or adjacent sites would need to analyze potential impacts on a project-level scale.

**SECTION 3.** Section 13.10.030.F.6 of the Santee Municipal Code is hereby deleted in its entirety.

**SECTION 4.** Section 13.10.045 is hereby added to the Santee Municipal Code, and Sections 13.04.140, 13.08.020, and 13.24.030B.1(f), and Table 13.10.030A of the Santee Municipal Code are hereby amended, as provided in Exhibit "A", attached hereto and incorporated herein by reference.

**SECTION 5.** This ordinance takes effect immediately upon its adoption.

**SECTION 6.** The City Clerk shall either: (a) have this ordinance published in a newspaper of general circulation within 15 days after its adoption or (b) have a summary of this ordinance published twice in a newspaper of general circulation, once five days before its adoption and again within 15 days after its adoption.

**SECTION 7.** The City Clerk shall submit a copy of this ordinance to the Department of Housing and Community Development within 60 days after adoption.

**SECTION 8.** If any provision of this ordinance or its application to any person or circumstance is held to be invalid, such invalidity has no effect on the other provisions or applications of the ordinance that can be given effect without the invalid provision or application, and to this extent, the provisions of this resolution are severable. The City

**URGENCY ORDINANCE NO. \_\_\_\_\_**

Council declares that it would have adopted this resolution irrespective of the invalidity of any portion thereof.

**ADOPTED** at a Regular Meeting of the City Council of the City of Santee held on the 11th day of December, 2019 by the following roll call vote:

**AYES:**

**NOES:**

**ABSENT:**

**APPROVED:**

\_\_\_\_\_  
**JOHN W. MINTO, MAYOR**

**ATTEST:**

\_\_\_\_\_  
**ANNETTE ORTIZ, CITY CLERK, MBA, CMC**

**URGENCY ORDINANCE NO. \_\_\_\_\_**

**EXHIBIT A**

**Amendments to Municipal Code**

(follows this page)

1. **SECTION 13.10.045 IS ADDED TO THE SANTEE MUNICIPAL CODE TO READ AS FOLLOWS:**

**Section 13.10.045 Accessory Dwelling Units**

- (a) **Purpose.** The purpose of this section is to allow and regulate accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs) in compliance with California Government Code sections 65852.2 and 65852.22.
- (b) **Effect of Conforming.** An ADU or JADU that conforms to the standards in this section will not be:
  - (1) Deemed to be inconsistent with the city's general plan and zoning designation for the lot on which the ADU or JADU is located.
  - (2) Deemed to exceed the allowable density for the lot on which the ADU or JADU is located.
  - (3) Considered in the application of any local ordinance, policy, or program to limit residential growth.
  - (4) Required to correct a nonconforming zoning condition, as defined in subsection (c)(7) below. This does not prevent the City from enforcing compliance with applicable building standards in accordance with Health and Safety Code section 17980.12.
- (c) **Definitions.** As used in this section, terms are defined as follows:
  - (1) "Accessory dwelling unit" or "ADU" means an attached or a detached residential dwelling unit that provides complete independent living facilities for one or more persons and is located on a lot with a proposed or existing primary residence. An accessory dwelling unit also includes the following:
    - (A) An efficiency unit, as defined by Section 17958.1 of the California Health and Safety Code; and
    - (B) A manufactured home, as defined by Section 18007 of the California Health and Safety Code.
  - (2) "Accessory structure" means a structure that is accessory and incidental to a dwelling located on the same lot.
  - (3) "Complete independent living facilities" means permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family or multifamily dwelling is or will be situated.
  - (4) "Efficiency kitchen" means a kitchen that includes each of the following:

- (A) A cooking facility with appliances.
  - (B) A food preparation counter or counters that total at least 15 square feet in area.
  - (C) Food storage cabinets that total at least 30 square feet of shelf space.
- (5) “Junior accessory dwelling unit” or “JADU” means a residential unit that
- (A) is no more than 500 square feet in size,
  - (B) is contained entirely within an existing or proposed single-family residence,
  - (C) includes its own separate sanitation facilities or shares sanitation facilities with the existing or proposed single-family residence, and
  - (D) includes an efficiency kitchen, as defined in subsection (c)(4) above.
- (6) “Living area” means the interior habitable area of a dwelling unit, including basements and attics, but does not include a garage or any accessory structure.
- (7) “Nonconforming zoning condition” means a physical improvement on a property that does not conform with current zoning standards.
- (8) “Passageway” means a pathway that is unobstructed clear to the sky and extends from a street to one entrance of the ADU or JADU.
- (9) “Proposed dwelling” means a dwelling that is the subject of a permit application and that meets the requirements for permitting.
- (10) “Public transit” means a location, including, but not limited to, a bus stop or train station, where the public may access buses, trains, subways, and other forms of transportation that charge set fares, run on fixed routes, and are available to the public.
- (11) “Tandem parking” means that two or more automobiles are parked on a driveway or in any other location on a lot, lined up behind one another.
- (d) **Approvals.** The following approvals apply to ADUs and JADUs under this section:
- (1) **Building-permit Only.** If an ADU or JADU complies with each of the general requirements in subsection (e) below, it is allowed with only a building permit in the following scenarios:

- (A) **Converted on Single-family Lot:** Only one ADU or JADU on a lot with a proposed or existing single-family residence on it, where the ADU or JADU:
- (i) Is either: within the space of a proposed single-family residence; within the existing space of an existing single-family residence; or within the existing space of an accessory structure, plus up to 150 additional square feet if the expansion is limited to accommodating ingress and egress.
  - (ii) Has exterior access that is independent of that for the single-family residence.
  - (iii) Has side and rear setbacks sufficient for fire and safety, as dictated by applicable building and fire codes.
- (B) **Limited Detached on Single-family Lot:** One detached, new-construction ADU on a lot with a proposed or existing single-family residence (in addition to any JADU that might otherwise be established on the lot under subsection (d)(1)(A) above), if the detached ADU satisfies the following limitations:
- (i) The side- and rear-yard setbacks are at least four feet.
  - (ii) The total floor area is 800 square feet or smaller.
  - (iii) The building height above grade is 16 feet or less.
  - (iv) It is located behind the primary single-family residence.
- (C) **Converted on Multifamily Lot:** Multiple ADUs within portions of existing multifamily dwelling structures that are not used as livable space, including but not limited to storage rooms, boiler rooms, passageways, attics, basements, or garages, if each converted ADU complies with state building standards for dwellings. At least one converted ADU is allowed within an existing multifamily dwelling, and up to 25 percent of the existing multifamily dwelling units may each have a converted ADU under this paragraph.
- (D) **Limited Detached on Multifamily Lot:** No more than two detached ADUs on a lot that has an existing multifamily dwelling if each detached ADU satisfies the following limitations:
- (i) The side- and rear-yard setbacks are at least four feet.

(ii) The total floor area is 800 square feet or smaller.

(2) **ADU Permit.**

- (A) Except as allowed under subsection (1) above, no ADU may be created without a building permit and an ADU permit in compliance with the standards set forth in subsections (e) and (f) below.
- (B) The City may charge a fee to reimburse it for costs incurred in processing ADU permits, including the costs of adopting or amending the City's ADU ordinance. The ADU-permit processing fee is determined by the Director and approved by the City Council by resolution.

(3) **Process and Timing.**

- (A) An ADU permit is considered and approved ministerially, without discretionary review or a hearing.
- (B) The City must act on an application to create an ADU or JADU within 60 days from the date that the City receives a completed application, unless either:
  - (i) The applicant requests a delay, in which case the 60-day time period is tolled for the period of the requested delay, or
  - (ii) In the case of a JADU and the application to create a JADU is submitted with a permit application to create a new single-family residence on the lot, the City may delay acting on the permit application for the JADU until the City acts on the permit application to create the new single-family residence, but the application to create the JADU will still be considered ministerially without discretionary review or a hearing.

(e) **General ADU and JADU Requirements.** The following requirements apply to all ADUs and JADUs that are approved under subsections (d)(1) or (d)(2) above:

(1) **Zoning.**

- (A) An ADU or JADU subject only to a building permit under subsection (d)(1) above may be created on a lot in a residential or mixed-use zone.
- (B) An ADU or JADU subject to an ADU permit under subsection (d)(2) above may be created on a lot that is zoned to allow single-family dwelling residential use or multifamily dwelling residential use.

- (2) **Fire Sprinklers.** Fire sprinklers are required in an ADU if sprinklers are required in the primary residence.
- (3) **Rental Term.** No ADU or JADU may be rented for a term that is shorter than 30 days.
- (4) **No Separate Conveyance.** An ADU or JADU may be rented, but no ADU or JADU may be sold or otherwise conveyed separately from the lot and the primary dwelling (in the case of a single-family lot) or from the lot and all of the dwellings (in the case of a multifamily lot).
- (5) **Owner Occupancy.**
  - (A) An ADU that is created before January 1, 2025, is not subject to any owner-occupancy requirement.
  - (B) All ADUs that are created on or after January 1, 2025 are subject to an owner-occupancy requirement. A natural person with legal or equitable title to the property must reside on the property as the person's legal domicile and permanent residence.
  - (C) All JADUs are subject to an owner-occupancy requirement. A natural person with legal or equitable title to the property must reside on the property, in either the primary dwelling or JADU, as the person's legal domicile and permanent residence. However, the owner-occupancy requirement of this paragraph does not apply if the property is entirely owned by another governmental agency, land trust, or housing organization.
- (6) **Deed Restriction.** Prior to issuance of a building permit for an ADU or JADU, a deed restriction must be recorded against the title of the property in the County Recorder's office and a copy filed with the Director. The deed restriction must run with the land and bind all future owners. The form of the deed restriction will be provided by the City and must provide that:
  - (A) The ADU or JADU may not be sold separately from the primary residence .
  - (B) The ADU or JADU is restricted to the approved size and to other attributes allowed by this section.
  - (C) The deed restriction runs with the land and may be enforced against future property owners.
  - (D) The deed restriction may be removed if the owner eliminates the ADU or JADU, as evidenced by, for example, removal of the kitchen facilities. To remove the deed restriction, an owner may



make a written request of the Director, providing evidence that the ADU or JADU has in fact been eliminated. The Director may then determine whether the evidence supports the claim that the ADU or JADU has been eliminated. Appeal may be taken from the Director’s determination consistent with other provisions of this Code. If the ADU or JADU is not entirely physically removed, but is only eliminated by virtue of having a necessary component of an ADU or JADU removed, the remaining structure and improvements must otherwise comply with applicable provisions of this Code.

(E) The deed restriction is enforceable by the Director or his or her designee for the benefit of the City. Failure of the property owner to comply with the deed restriction may result in legal action against the property owner, and the City is authorized to obtain any remedy available to it at law or equity, including, but not limited to, obtaining an injunction enjoining the use of the ADU or JADU in violation of the recorded restrictions or abatement of the illegal unit.

(f) **Specific ADU Requirements.** The following requirements apply only to ADUs that require an ADU permit under subsection (d)(2) above.

(1) **Maximum Size.**

(A) The maximum size of a detached or attached ADU subject to this subsection (f) is 850 square feet for a studio or one-bedroom unit and 1,000 square feet for a unit with two bedrooms. No more than two bedrooms are allowed.

(B) An attached ADU that is created on a lot with an existing primary residence is further limited to 50 percent of the floor area of the existing primary residence.

(C) Application of other development standards in this subsection (f), such as lot coverage or open space, might further limit the size of the ADU, but no application of lot coverage or open-space requirements may require the ADU to be less than 800 square feet.

(2) **Lot Coverage.** No ADU subject to this subsection (f) may cause the total lot coverage of the lot to exceed the maximum for the applicable zone, as shown in the table below, subject to subsection (f)(1)(C) above.

	HL	R-1	R-1A	R-2	R-7	R-14	R-22	R-30
<b>Maximum Lot Coverage</b>	25%	30%	35%	40%	55%	60%	70%	75%

- (3) **Minimum Private Open Space.** No ADU subject to this subsection (f) may cause the total percentage of open space of the lot to fall below the minimum for the applicable zone, as shown in the table below, subject to subsection (f)(1)(C) above.

	HL	R-1	R-1A	R-2	R-7	R-14	R-22	R-30
<b>Private Open Space (in sq. feet per unit)</b>	—	—	—	—	100	100	60	60

(4) **Height.**

- (A) A single-story attached or detached ADU may not exceed 16 feet in height above grade, measured to the peak of the structure.
- (B) A second story or two-story attached ADU may not exceed the height of the primary residence or accessory structure to which it is attached.
- (C) A detached ADU may not exceed one story.

(5) **Passageway.** No passageway, as defined by subsection (c)(8) above, is required for an ADU.

(6) **Parking.**

- (A) Generally. One off-street parking space is required for each ADU. The parking space may be provided in setback areas or as tandem parking, as defined by subsection (c)(11) above.
- (B) Exceptions. No parking under subsection (f)(6)(A) is required in the following situations:
  - (i) The ADU is located within one-half mile walking distance of public transit, as defined in subsection (c)(10) above.
  - (ii) The ADU is located within an architecturally and historically significant historic district.
  - (iii) The ADU is part of the proposed or existing primary residence or an accessory structure under subsection (d)(1)(A) above.

- (iv) When on-street parking permits are required but not offered to the occupant of the ADU.
- (v) When there is an established car share vehicle stop located within one block of the ADU.

(C) No Replacement. When a garage, carport, or covered parking structure is demolished in conjunction with the construction of an ADU or converted to an ADU, those offstreet parking spaces are not required to be replaced.

(D) Parking Space Size. Each unclosed parking space shall be at least nine feet wide and nineteen feet long. Each parking space that is provided in an enclosed garage shall be at least twelve feet wide and twenty feet long and have at least seven and a half feet vertical clearance.

(7) **Architectural Requirements.**

(A) The materials and colors of the exterior walls, roof, and windows and doors must match the appearance and architectural design of those of the primary residence.

(B) The exterior lighting must be limited to down-lights or as otherwise required by the building or fire code.

(C) The ADU must have an independent exterior entrance, apart from that of the primary residence. The ADU entrance must be located on the side or rear building façade, not facing a public-right-of-way.

(8) **Landscape Requirements.**

(A) On corner lots, landscape screening must be planted and maintained within the street side yard setbacks.

(B) At least one 15-gallon size plant shall be provided for every five linear feet of exterior wall. Alternatively, at least one 24" box size plant shall be provided for every ten linear feet of exterior wall.

(9) **Historical Protections.** The architectural treatment of an ADU to be constructed on or within 600 feet of a lot that has an identified historical resource listed on the federal, state, or local register of historic places must comply with all applicable ministerial requirements imposed by the Secretary of Interior.

(g) **Fees.**

(1) **Impact Fees.**

- (A) No impact fee is required for an ADU that is less than 750 square feet in size.
- (B) Any impact fee that is required for an ADU that is 750 square feet or larger in size must be charged proportionately in relation to the square footage of the primary dwelling unit. (E.g., the floor area of the primary dwelling, divided by the floor area of the ADU, times the typical fee amount charged for a new dwelling.) “Impact fee” here does not include any connection fee or capacity charge for water or sewer service.
- (C) All applicable development impact fees for an ADU shall be waived for a five-year trial period, commencing on September 27, 2019, and ending on September 27, 2024.

**2. SECTION 13.04.140 OF THE SANTEE MUNICIPAL CODE IS AMENDED TO REVISE THE DEFINITION OF “ACCESSORY DWELLING UNIT” AND TO ADD THE DEFINITION OF “JUNIOR ACCESSORY DWELLING UNIT,” AS FOLLOWS:**

~~“Accessory dwelling unit” means a residential dwelling unit that is detached from, attached to, or located within the living area of a primary dwelling unit that provides independent living facilities for one or more persons, and that includes permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family dwelling is situated. An accessory dwelling unit also includes an efficiency unit, as defined in California Health and Safety Code Section 17958.1, and a manufactured home, as defined in California Health and Safety Code Section 18007.~~

“Accessory dwelling unit” or “ADU” means an attached or a detached residential dwelling unit that provides complete independent living facilities for one or more persons and is located on a lot with a proposed or existing primary residence. An accessory dwelling unit also includes the following:

- (A) An efficiency unit, as defined by Section 17958.1 of the California Health and Safety Code; and
- (B) A manufactured home, as defined by Section 18007 of the California Health and Safety Code.

“Junior accessory dwelling unit” or “JADU” means a residential unit that

- (A) is no more than 500 square feet in size,

(B) is contained entirely within an existing or proposed primary single-family residence,

(C) includes an efficiency kitchen, as defined in Section 13.10.045.

**3. SECTION 13.08.020 OF THE SANTEE MUNICIPAL CODE IS AMENDED AS FOLLOWS:**

**13.08.020 Projects requiring development review.**

A. An application for development review is required and the Director is authorized to grant a development review permit for commercial, industrial, institutional, and residential projects involving the issuance of a building permit for construction or reconstruction of a structure which meets any of the following criteria:

1. New construction on vacant property.
2. One or more structural additions or new buildings, with a total floor area of 1,200 square feet or more.
3. Reconstruction or alteration of existing buildings on sites when the alteration significantly affects the exterior appearance of the building or traffic circulation of the site. Exceptions are maintenance or improvement of landscaping, parking, exterior re-painting or other common building and property maintenance activities.
- ~~4. A Development Review application will be processed administratively for new accessory dwelling units as described in Section 13.10.030(F)(6) and not subject to application fees.~~
- ~~5. Construction of an accessory dwelling unit. All applicable development impact fees for an accessory dwelling unit shall be waived for a five-year trial period, commencing on September 27, 2019, and ending on September 27, 2024.~~

B. For detached single-family development, the following shall apply:

- ~~1. Application processing fees for the construction of an accessory dwelling unit shall be waived.~~

21. Development review for detached single-family development shall be required for all major subdivision maps and for development of all property

within the hillside overlay district.

**4. TABLE 13.10.030A OF THE SANTEE MUNICIPAL CODE IS AMENDED AS FOLLOWS:**

**Table 13.10.030A  
Use Regulations for Residential Districts**

Use	HL	R-1	R-1A	R-2	R-7	R-14	R-22	R-30
<b>D. Accessory Uses in Conjunction With a Permitted Principal Use on the Same Site</b>								
1. Animal keeping, accessory to a permitted use (Section 13.10.030(F)(2))								
a. Dogs and cats over four months old (not exceeding four cats and/or dogs combined)	P	P	P	P	P	P	P	P
b. Exotic or wild animals	C	C	C	C	C	C	C	—
c. Other pets (pursuant to Table 13.10.030(B))	P	P	P	P	P	P	P	P
2. Antenna (pursuant to Section 13.34.070)	P	P	P	P	P	P	P	P
3. Accessory structure (see special requirements per Section 13.10.050)								
a. Multifamily residential	—	—	—	—	P	P	P	P
b. Single-family residential								
i. Maximum 50% of living area of primary residence	P	P	P	P	P	C	C	—
ii. Greater than 50% of living area of primary residence	MC	MC	MC	MC	MC	MC	MC	—
4. Historic structures, uses in	C	C	C	C	C	C	C	C
5. Home occupation (see Section 13.06.060)	P	P	P	P	P	P	P	P
6. Other accessory uses, as determined by the Director	P	P	P	P	P	P	P	P
7. Private garage	P	P	P	P	P	P	P	P
8. Private swimming pool, tennis court and similar recreation facilities	P	P	P	P	P	P	P	P
9. Accessory Dwelling Unit and	P	P	P	P	P	P	P	P

Use	HL	R-1	R-1A	R-2	R-7	R-14	R-22	R-30
<u>Junior Accessory Dwelling Unit (subject to Section 13.10.045)</u>								
10. Stable, private (subject to Section 13.10.030(F))	P	P	P					

**5. SECTION 13.24.030B.1(f) OF THE SANTEE MUNICIPAL CODE IS AMENDED AS FOLLOWS:**

**B. Residential.**

1. The following design standards shall apply to the residential districts and developments:

...

f. The parking of two vehicles in-line may be counted towards the parking requirements when: (i) both vehicles have independent access to a public or private street or drive aisle; (ii) the development site is located within 0.25 mile of a transit stop; or (iii) when used as a density bonus incentive or concession. This provision does not apply on mobile home park (MHP) overlay zone districts, or to Accessory Dwelling Units or Junior Accessory Dwelling Units.

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTEE AMENDING TITLE 13 OF THE CITY OF SANTEE MUNICIPAL CODE, CHAPTER 13.10 TITLED “RESIDENTIAL DISTRICTS”, BY DELETING SECTION 13.10.030.F.6, RELATING TO ACCESSORY DWELLING UNIT (ADU) REGULATIONS, AND ADDING NEW SECTION 13.10.045, RELATING TO ADU AND JUNIOR ACCESSORY DWELLING UNIT (JADU) REGULATIONS, AND MAKING CONFORMING CHANGES TO TITLES 12 AND 13 OF THE SANTEE MUNICIPAL CODE**

**WHEREAS**, the City of Santee (“City”) is a California charter city; and

**WHEREAS**, state Planning and Zoning Law authorizes cities to act by ordinance to provide for the creation and regulation of accessory dwelling units (“ADUs”) and junior accessory dwelling units (“JADUs”); and

**WHEREAS**, in 2019, the California Legislature approved, and the Governor signed into law a number of bills (“New ADU Laws”) that, among other things, amended Government Code sections 65852.2 and 65852.22 to impose new limits on local authority to regulate ADUs and JADUs; and

**WHEREAS**, the New ADU Laws take effect January 1, 2020, and if the sections of the City’s zoning ordinance related to ADUs do not comply with the New ADU Laws, those sections of the City’s ordinance become null and void on that date as a matter of law; and

**WHEREAS**, the City desires to amend its local regulatory scheme for the construction of ADUs and JADUs to comply with the amended provisions of Government Code sections 65852.2 and 65852.22; and

**WHEREAS**, failure to comply with Government Code sections 65852.2 and 65852.22 (as amended) as of January 1, 2020 renders the City’s ordinance regulating ADUs and JADUs null and void, thereby limiting the City to the application of the few default standards provided in Government Code sections 65852.2 and 65852.22 for the approval of ADUs and JADUs; and

**WHEREAS**, the approval of ADUs and JADUs based solely on the default statutory standards, without local regulations governing height, setback, landscape, architectural review, among other things, would threaten the character of existing neighborhoods, and negatively impact property values, personal privacy, and fire safety; and

**WHEREAS**, the City Council has reviewed and considered the public testimony and agenda reports prepared in connection with this ordinance, including the policy considerations discussed therein, and the consideration and recommendation by City staff; and

**WHEREAS**, in accordance with the California Environmental Quality Act (Pub. Resources Code, § 21000 et seq.) (“CEQA”) and the State CEQA Guidelines (Cal.



**ORDINANCE NO. \_\_\_\_\_**

Code Regs., tit. 14, § 15000 et seq.), the City has determined that the revisions to the Santee Municipal Code are exempt from environmental review.

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

**SECTION 1.** The recitals above are each incorporated by reference and adopted as findings by the City Council.

**SECTION 2.** Under California Public Resources Code section 21080.17, the California Environmental Quality Act (“CEQA”) does not apply to the adoption of an ordinance by a city or county implementing the provisions of section 65852.2 of the Government Code, which is California’s ADU law and which also regulates JADUs, as defined by section 65852.22. Therefore, the proposed ordinance is statutorily exempt from CEQA in that the proposed ordinance implements the State’s ADU law.

In addition to being statutorily exempt from CEQA, the proposed ordinance is also categorically exempt from CEQA under the Class 3 exemption set forth in State CEQA Guidelines section 15303. The Class 3 exemption categorically exempts from CEQA, among other things, the construction and location of new, small structures and the conversion of existing small structures from one use to another. Section 15303 specifically lists the construction of appurtenant accessory structures and garages as examples of activity that expressly falls within this exemption. Here, the ordinance is categorically exempt under the Class 3 exemption because the ordinance regulates the conversion of existing structures into, and the new construction of, ADUs and JADUs, which are, by definition, structures that are accessory to a primary dwelling on the lot. Moreover, the City Council finds that none of the “exceptions” to the use of the Class 3 exemption, set forth in State CEQA Guidelines section 15300.2, apply here. Specifically, the City Council finds that the ordinance will:

- (1) Not result in the construction of ADUs or JADUs within a particularly sensitive environment because these accessory structures will necessarily be built on a lot already developed with a primary dwelling. Accessory structures will not exceed the allowable density for the lot upon which the ADU is located and will be consistent with the existing general plan and zoning designation for the lot;
- (2) Not result in a potentially significant cumulative impact because each ADU or JADU would be constructed in an area of existing development and would result in minimal, localized impacts. Additionally, only 26 ADU or JADU permits have been issued by the City of Santee in the previous 17 years, and the updated regulations are not anticipated to generate a substantial increase in applications;
- (3) Not result in a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances because ADUs and JADUs will be constructed in areas of existing development, and unusual circumstances

**ORDINANCE NO. \_\_\_\_\_**

would have been assessed with the related, initial environmental document for the project;

- (4) Not result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. Santee has one property with protected trees and a historic building, and one state scenic highway, and any development proposals on that property or near that highway would need to assess those resources as an individual project. An ADU would be an accessory use to an existing development that would not result in any significant physical change compared to the existing conditions and would be limited to a maximum of 1,000 square feet. Santee does not contain any scenic rock outcroppings or similar resources;
- (5) Not be located on a hazardous waste site included on any list compiled pursuant to section 65962.5 of the Government Code. This ordinance update would allow ADUs and JADUs in areas of existing development which would have been previously analyzed for conflicts with hazardous waste sites or any list compiled pursuant to section 65962.5 of the Government Code; and
- (6) Not result in a substantial adverse change in the significance of a historical resource. The City of Santee has one structure considered a historical resource, and any proposed development of that site or adjacent sites would need to analyze potential impacts on a project-level scale.

**SECTION 3.** Section 13.10.030.F.6 of the Santee Municipal Code is hereby deleted in its entirety.

**SECTION 4.** Section 13.10.045 is hereby added to the Santee Municipal Code, and Sections 13.04.140, 13.08.020, and 13.24.030B.1(f), and Table 13.10.030A of the Santee Municipal Code are hereby amended, as provided in Exhibit "A", attached hereto and incorporated herein by reference.

**SECTION 5.** This ordinance shall take effect 30 days following its adoption.

**SECTION 6.** The City Clerk shall either: (a) have this ordinance published in a newspaper of general circulation within 15 days after its adoption or (b) have a summary of this ordinance published twice in a newspaper of general circulation, once five days before its adoption and again within 15 days after its adoption.

**SECTION 7.** The City Clerk shall submit a copy of this ordinance to the Department of Housing and Community Development within 60 days after adoption.

**ORDINANCE NO. \_\_\_\_\_**

**SECTION 8.** The City Council hereby directs staff to prepare, execute and file with the San Diego County Clerk a Notice of Exemption within five working days of first reading of this ordinance.

**SECTION 9.** If any provision of this ordinance or its application to any person or circumstance is held to be invalid, such invalidity has no effect on the other provisions or applications of the ordinance that can be given effect without the invalid provision or application, and to this extent, the provisions of this resolution are severable. The City Council declares that it would have adopted this resolution irrespective of the invalidity of any portion thereof.

**SECTION 10.** The documents and materials that constitute the record of proceedings on which this Ordinance and the above findings have been based are located at the City Clerk's office located at 10601 Magnolia Avenue, Santee, CA 92071.

**INTRODUCED AND FIRST READ** at a Regular Meeting of the City Council of the City of Santee held on the 11th day of December 2019, and thereafter **ADOPTED** at a Regular Meeting of said City Council held on the 8th day of January 2020, by the following roll call vote:

**AYES:**

**NOES:**

**ABSENT:**

**APPROVED:**

\_\_\_\_\_  
**JOHN W. MINTO, MAYOR**

**ATTEST:**

\_\_\_\_\_  
**ANNETTE ORTIZ, MBA, CMC, CITY CLERK**

ORDINANCE NO. \_\_\_\_\_

**EXHIBIT A**

**Amendments to Municipal Code**

(follows this page)

1. **SECTION 13.10.045 IS ADDED TO THE SANTEE MUNICIPAL CODE TO READ AS FOLLOWS:**

**Section 13.10.045 Accessory Dwelling Units**

- (a) **Purpose.** The purpose of this section is to allow and regulate accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs) in compliance with California Government Code sections 65852.2 and 65852.22.
- (b) **Effect of Conforming.** An ADU or JADU that conforms to the standards in this section will not be:
  - (1) Deemed to be inconsistent with the city's general plan and zoning designation for the lot on which the ADU or JADU is located.
  - (2) Deemed to exceed the allowable density for the lot on which the ADU or JADU is located.
  - (3) Considered in the application of any local ordinance, policy, or program to limit residential growth.
  - (4) Required to correct a nonconforming zoning condition, as defined in subsection (c)(7) below. This does not prevent the City from enforcing compliance with applicable building standards in accordance with Health and Safety Code section 17980.12.
- (c) **Definitions.** As used in this section, terms are defined as follows:
  - (1) "Accessory dwelling unit" or "ADU" means an attached or a detached residential dwelling unit that provides complete independent living facilities for one or more persons and is located on a lot with a proposed or existing primary residence. An accessory dwelling unit also includes the following:
    - (A) An efficiency unit, as defined by Section 17958.1 of the California Health and Safety Code; and
    - (B) A manufactured home, as defined by Section 18007 of the California Health and Safety Code.
  - (2) "Accessory structure" means a structure that is accessory and incidental to a dwelling located on the same lot.
  - (3) "Complete independent living facilities" means permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family or multifamily dwelling is or will be situated.
  - (4) "Efficiency kitchen" means a kitchen that includes each of the following:

- (A) A cooking facility with appliances.
  - (B) A food preparation counter or counters that total at least 15 square feet in area.
  - (C) Food storage cabinets that total at least 30 square feet of shelf space.
- (5) “Junior accessory dwelling unit” or “JADU” means a residential unit that
- (A) is no more than 500 square feet in size,
  - (B) is contained entirely within an existing or proposed single-family residence,
  - (C) includes its own separate sanitation facilities or shares sanitation facilities with the existing or proposed single-family residence, and
  - (D) includes an efficiency kitchen, as defined in subsection (c)(4) above.
- (6) “Living area” means the interior habitable area of a dwelling unit, including basements and attics, but does not include a garage or any accessory structure.
- (7) “Nonconforming zoning condition” means a physical improvement on a property that does not conform with current zoning standards.
- (8) “Passageway” means a pathway that is unobstructed clear to the sky and extends from a street to one entrance of the ADU or JADU.
- (9) “Proposed dwelling” means a dwelling that is the subject of a permit application and that meets the requirements for permitting.
- (10) “Public transit” means a location, including, but not limited to, a bus stop or train station, where the public may access buses, trains, subways, and other forms of transportation that charge set fares, run on fixed routes, and are available to the public.
- (11) “Tandem parking” means that two or more automobiles are parked on a driveway or in any other location on a lot, lined up behind one another.
- (d) **Approvals.** The following approvals apply to ADUs and JADUs under this section:
- (1) **Building-permit Only.** If an ADU or JADU complies with each of the general requirements in subsection (e) below, it is allowed with only a building permit in the following scenarios:

- (A) **Converted on Single-family Lot:** Only one ADU or JADU on a lot with a proposed or existing single-family residence on it, where the ADU or JADU:
- (i) Is either: within the space of a proposed single-family residence; within the existing space of an existing single-family residence; or within the existing space of an accessory structure, plus up to 150 additional square feet if the expansion is limited to accommodating ingress and egress.
  - (ii) Has exterior access that is independent of that for the single-family residence.
  - (iii) Has side and rear setbacks sufficient for fire and safety, as dictated by applicable building and fire codes.
- (B) **Limited Detached on Single-family Lot:** One detached, new-construction ADU on a lot with a proposed or existing single-family residence (in addition to any JADU that might otherwise be established on the lot under subsection (d)(1)(A) above), if the detached ADU satisfies the following limitations:
- (i) The side- and rear-yard setbacks are at least four feet.
  - (ii) The total floor area is 800 square feet or smaller.
  - (iii) The building height above grade is 16 feet or less.
  - (iv) It is located behind the primary single-family residence.
- (C) **Converted on Multifamily Lot:** Multiple ADUs within portions of existing multifamily dwelling structures that are not used as livable space, including but not limited to storage rooms, boiler rooms, passageways, attics, basements, or garages, if each converted ADU complies with state building standards for dwellings. At least one converted ADU is allowed within an existing multifamily dwelling, and up to 25 percent of the existing multifamily dwelling units may each have a converted ADU under this paragraph.
- (D) **Limited Detached on Multifamily Lot:** No more than two detached ADUs on a lot that has an existing multifamily dwelling if each detached ADU satisfies the following limitations:
- (i) The side- and rear-yard setbacks are at least four feet.

(ii) The total floor area is 800 square feet or smaller.

(2) **ADU Permit.**

- (A) Except as allowed under subsection (1) above, no ADU may be created without a building permit and an ADU permit in compliance with the standards set forth in subsections (e) and (f) below.
- (B) The City may charge a fee to reimburse it for costs incurred in processing ADU permits, including the costs of adopting or amending the City's ADU ordinance. The ADU-permit processing fee is determined by the Director and approved by the City Council by resolution.

(3) **Process and Timing.**

- (A) An ADU permit is considered and approved ministerially, without discretionary review or a hearing.
- (B) The City must act on an application to create an ADU or JADU within 60 days from the date that the City receives a completed application, unless either:
  - (i) The applicant requests a delay, in which case the 60-day time period is tolled for the period of the requested delay, or
  - (ii) In the case of a JADU and the application to create a JADU is submitted with a permit application to create a new single-family residence on the lot, the City may delay acting on the permit application for the JADU until the City acts on the permit application to create the new single-family residence, but the application to create the JADU will still be considered ministerially without discretionary review or a hearing.

(e) **General ADU and JADU Requirements.** The following requirements apply to all ADUs and JADUs that are approved under subsections (d)(1) or (d)(2) above:

(1) **Zoning.**

- (A) An ADU or JADU subject only to a building permit under subsection (d)(1) above may be created on a lot in a residential or mixed-use zone.
- (B) An ADU or JADU subject to an ADU permit under subsection (d)(2) above may be created on a lot that is zoned to allow single-family dwelling residential use or multifamily dwelling residential use.



- (2) **Fire Sprinklers.** Fire sprinklers are required in an ADU if sprinklers are required in the primary residence.
- (3) **Rental Term.** No ADU or JADU may be rented for a term that is shorter than 30 days.
- (4) **No Separate Conveyance.** An ADU or JADU may be rented, but no ADU or JADU may be sold or otherwise conveyed separately from the lot and the primary dwelling (in the case of a single-family lot) or from the lot and all of the dwellings (in the case of a multifamily lot).
- (5) **Owner Occupancy.**
  - (A) An ADU that is created before January 1, 2025, is not subject to any owner-occupancy requirement.
  - (B) All ADUs that are created on or after January 1, 2025 are subject to an owner-occupancy requirement. A natural person with legal or equitable title to the property must reside on the property as the person's legal domicile and permanent residence.
  - (C) All JADUs are subject to an owner-occupancy requirement. A natural person with legal or equitable title to the property must reside on the property, in either the primary dwelling or JADU, as the person's legal domicile and permanent residence. However, the owner-occupancy requirement of this paragraph does not apply if the property is entirely owned by another governmental agency, land trust, or housing organization.
- (6) **Deed Restriction.** Prior to issuance of a building permit for an ADU or JADU, a deed restriction must be recorded against the title of the property in the County Recorder's office and a copy filed with the Director. The deed restriction must run with the land and bind all future owners. The form of the deed restriction will be provided by the City and must provide that:
  - (A) The ADU or JADU may not be sold separately from the primary residence .
  - (B) The ADU or JADU is restricted to the approved size and to other attributes allowed by this section.
  - (C) The deed restriction runs with the land and may be enforced against future property owners.
  - (D) The deed restriction may be removed if the owner eliminates the ADU or JADU, as evidenced by, for example, removal of the kitchen facilities. To remove the deed restriction, an owner may

make a written request of the Director, providing evidence that the ADU or JADU has in fact been eliminated. The Director may then determine whether the evidence supports the claim that the ADU or JADU has been eliminated. Appeal may be taken from the Director’s determination consistent with other provisions of this Code. If the ADU or JADU is not entirely physically removed, but is only eliminated by virtue of having a necessary component of an ADU or JADU removed, the remaining structure and improvements must otherwise comply with applicable provisions of this Code.

- (E) The deed restriction is enforceable by the Director or his or her designee for the benefit of the City. Failure of the property owner to comply with the deed restriction may result in legal action against the property owner, and the City is authorized to obtain any remedy available to it at law or equity, including, but not limited to, obtaining an injunction enjoining the use of the ADU or JADU in violation of the recorded restrictions or abatement of the illegal unit.

(f) **Specific ADU Requirements.** The following requirements apply only to ADUs that require an ADU permit under subsection (d)(2) above.

(1) **Maximum Size.**

- (A) The maximum size of a detached or attached ADU subject to this subsection (f) is 850 square feet for a studio or one-bedroom unit and 1,000 square feet for a unit with two bedrooms. No more than two bedrooms are allowed.
- (B) An attached ADU that is created on a lot with an existing primary residence is further limited to 50 percent of the floor area of the existing primary residence.
- (C) Application of other development standards in this subsection (f), such as lot coverage or open space, might further limit the size of the ADU, but no application of lot coverage or open-space requirements may require the ADU to be less than 800 square feet.

(2) **Lot Coverage.** No ADU subject to this subsection (f) may cause the total lot coverage of the lot to exceed the maximum for the applicable zone, as shown in the table below, subject to subsection (f)(1)(C) above.

	HL	R-1	R-1A	R-2	R-7	R-14	R-22	R-30
<b>Maximum Lot Coverage</b>	25%	30%	35%	40%	55%	60%	70%	75%

- (3) **Minimum Private Open Space.** No ADU subject to this subsection (f) may cause the total percentage of open space of the lot to fall below the minimum for the applicable zone, as shown in the table below, subject to subsection (f)(1)(C) above.

	HL	R-1	R-1A	R-2	R-7	R-14	R-22	R-30
<b>Private Open Space (in sq. feet per unit)</b>	—	—	—	—	100	100	60	60

(4) **Height.**

- (A) A single-story attached or detached ADU may not exceed 16 feet in height above grade, measured to the peak of the structure.
- (B) A second story or two-story attached ADU may not exceed the height of the primary residence or accessory structure to which it is attached.
- (C) A detached ADU may not exceed one story.

(5) **Passageway.** No passageway, as defined by subsection (c)(8) above, is required for an ADU.

(6) **Parking.**

- (A) Generally. One off-street parking space is required for each ADU. The parking space may be provided in setback areas or as tandem parking, as defined by subsection (c)(11) above.
- (B) Exceptions. No parking under subsection (f)(6)(A) is required in the following situations:
  - (i) The ADU is located within one-half mile walking distance of public transit, as defined in subsection (c)(10) above.
  - (ii) The ADU is located within an architecturally and historically significant historic district.
  - (iii) The ADU is part of the proposed or existing primary residence or an accessory structure under subsection (d)(1)(A) above.

(iv) When on-street parking permits are required but not offered to the occupant of the ADU.

(v) When there is an established car share vehicle stop located within one block of the ADU.

(C) No Replacement. When a garage, carport, or covered parking structure is demolished in conjunction with the construction of an ADU or converted to an ADU, those offstreet parking spaces are not required to be replaced.

(D) Parking Space Size. Each unclosed parking space shall be at least nine feet wide and nineteen feet long. Each parking space that is provided in an enclosed garage shall be at least twelve feet wide and twenty feet long and have at least seven and a half feet vertical clearance.

(7) **Architectural Requirements.**

(A) The materials and colors of the exterior walls, roof, and windows and doors must match the appearance and architectural design of those of the primary residence.

(B) The exterior lighting must be limited to down-lights or as otherwise required by the building or fire code.

(C) The ADU must have an independent exterior entrance, apart from that of the primary residence. The ADU entrance must be located on the side or rear building façade, not facing a public-right-of-way.

(8) **Landscape Requirements.**

(A) On corner lots, landscape screening must be planted and maintained within the street side yard setbacks.

(B) At least one 15-gallon size plant shall be provided for every five linear feet of exterior wall. Alternatively, at least one 24" box size plant shall be provided for every ten linear feet of exterior wall.

(9) **Historical Protections.** The architectural treatment of an ADU to be constructed on or within 600 feet of a lot that has an identified historical resource listed on the federal, state, or local register of historic places must comply with all applicable ministerial requirements imposed by the Secretary of Interior.

(g) **Fees.**

(1) **Impact Fees.**

- (A) No impact fee is required for an ADU that is less than 750 square feet in size.
- (B) Any impact fee that is required for an ADU that is 750 square feet or larger in size must be charged proportionately in relation to the square footage of the primary dwelling unit. (E.g., the floor area of the primary dwelling, divided by the floor area of the ADU, times the typical fee amount charged for a new dwelling.) “Impact fee” here does not include any connection fee or capacity charge for water or sewer service.
- (C) All applicable development impact fees for an ADU shall be waived for a five-year trial period, commencing on September 27, 2019, and ending on September 27, 2024.

**2. SECTION 13.04.140 OF THE SANTEE MUNICIPAL CODE IS AMENDED TO REVISE THE DEFINITION OF “ACCESSORY DWELLING UNIT” AND TO ADD THE DEFINITION OF “JUNIOR ACCESSORY DWELLING UNIT,” AS FOLLOWS:**

~~“Accessory dwelling unit” means a residential dwelling unit that is detached from, attached to, or located within the living area of a primary dwelling unit that provides independent living facilities for one or more persons, and that includes permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family dwelling is situated. An accessory dwelling unit also includes an efficiency unit, as defined in California Health and Safety Code Section 17958.1, and a manufactured home, as defined in California Health and Safety Code Section 18007.~~

“Accessory dwelling unit” or “ADU” means an attached or a detached residential dwelling unit that provides complete independent living facilities for one or more persons and is located on a lot with a proposed or existing primary residence. An accessory dwelling unit also includes the following:

- (A) An efficiency unit, as defined by Section 17958.1 of the California Health and Safety Code; and
- (B) A manufactured home, as defined by Section 18007 of the California Health and Safety Code.

“Junior accessory dwelling unit” or “JADU” means a residential unit that

- (A) is no more than 500 square feet in size,

(B) is contained entirely within an existing or proposed primary single-family residence,

(C) includes an efficiency kitchen, as defined in Section 13.10.045.

**3. SECTION 13.08.020 OF THE SANTEE MUNICIPAL CODE IS AMENDED AS FOLLOWS:**

**13.08.020 Projects requiring development review.**

A. An application for development review is required and the Director is authorized to grant a development review permit for commercial, industrial, institutional, and residential projects involving the issuance of a building permit for construction or reconstruction of a structure which meets any of the following criteria:

1. New construction on vacant property.
2. One or more structural additions or new buildings, with a total floor area of 1,200 square feet or more.
3. Reconstruction or alteration of existing buildings on sites when the alteration significantly affects the exterior appearance of the building or traffic circulation of the site. Exceptions are maintenance or improvement of landscaping, parking, exterior re-painting or other common building and property maintenance activities.
- ~~4. A Development Review application will be processed administratively for new accessory dwelling units as described in Section 13.10.030(F)(6) and not subject to application fees.~~
- ~~5. Construction of an accessory dwelling unit. All applicable development impact fees for an accessory dwelling unit shall be waived for a five-year trial period, commencing on September 27, 2019, and ending on September 27, 2024.~~

B. For detached single-family development, the following shall apply:

~~1. Application processing fees for the construction of an accessory dwelling unit shall be waived.~~

21. Development review for detached single-family development shall be required for all major subdivision maps and for development of all property

within the hillside overlay district.

**4. TABLE 13.10.030A OF THE SANTEE MUNICIPAL CODE IS AMENDED AS FOLLOWS:**

**Table 13.10.030A  
Use Regulations for Residential Districts**

Use	HL	R-1	R-1A	R-2	R-7	R-14	R-22	R-30
<b>D. Accessory Uses in Conjunction With a Permitted Principal Use on the Same Site</b>								
1. Animal keeping, accessory to a permitted use (Section 13.10.030(F)(2))								
a. Dogs and cats over four months old (not exceeding four cats and/or dogs combined)	P	P	P	P	P	P	P	P
b. Exotic or wild animals	C	C	C	C	C	C	C	—
c. Other pets (pursuant to Table 13.10.030(B))	P	P	P	P	P	P	P	P
2. Antenna (pursuant to Section 13.34.070)	P	P	P	P	P	P	P	P
3. Accessory structure (see special requirements per Section 13.10.050)								
a. Multifamily residential	—	—	—	—	P	P	P	P
b. Single-family residential								
i. Maximum 50% of living area of primary residence	P	P	P	P	P	C	C	—
ii. Greater than 50% of living area of primary residence	MC	MC	MC	MC	MC	MC	MC	—
4. Historic structures, uses in	C	C	C	C	C	C	C	C
5. Home occupation (see Section 13.06.060)	P	P	P	P	P	P	P	P
6. Other accessory uses, as determined by the Director	P	P	P	P	P	P	P	P
7. Private garage	P	P	P	P	P	P	P	P
8. Private swimming pool, tennis court and similar recreation facilities	P	P	P	P	P	P	P	P
9. Accessory Dwelling Unit <u>and</u>	P	P	P	P	P	P	P	P

Use	HL	R-1	R-1A	R-2	R-7	R-14	R-22	R-30
<u>Junior Accessory Dwelling Unit (subject to Section 13.10.045)</u>								
10. Stable, private (subject to Section 13.10.030(F))	P	P	P					

**5. SECTION 13.24.030B.1(f) OF THE SANTEE MUNICIPAL CODE IS AMENDED AS FOLLOWS:**

B. Residential.

1. The following design standards shall apply to the residential districts and developments:

...

f. The parking of two vehicles in-line may be counted towards the parking requirements when: (i) both vehicles have independent access to a public or private street or drive aisle; (ii) the development site is located within 0.25 mile of a transit stop; or (iii) when used as a density bonus incentive or concession. This provision does not apply on mobile home park (MHP) overlay zone districts, or to Accessory Dwelling Units or Junior Accessory Dwelling Units.



## Santee Municipal Code Current ADU Regulations to Be Deleted

### 13.10.030 Residential use regulations

F. Special Use Regulations.

...

6. Accessory dwelling units are permitted subject to the following:

- a. An accessory dwelling unit shall be permitted only on a single-family or multifamily zoned lot that:
  - i. Contains an existing single-family dwelling, which has been approved for occupancy.
  - ii. Meets the minimum lot size of the residential district.
  - iii. Can be served by adequate sewer and water service.
  - iv. Does not currently contain an accessory dwelling unit.
- b. Accessory dwelling units may be used as the primary residence of the homeowner or rented separately from the principal structure. An accessory dwelling unit shall not be sold separately from the principal residence on the lot.
- c. The accessory dwelling unit shall be either attached to the primary dwelling or located within the living area of the dwelling or detached from the dwelling and located on the same lot as the dwelling.
- d. Owner occupancy of the primary or secondary residence is required for the grant of a development review permit for an accessory dwelling unit. This provision shall be ensured by a deed restriction, to the satisfaction of the Director. A unit approved under this section which no longer meets the above criteria shall be deemed an illegal use.
- e. Accessory dwelling units in residential districts shall be exempt from the density requirements of the Santee General Plan. Accessory dwelling units are a residential use that must be consistent with the Santee General Plan and zoning base district.
- f. Residential structures determined to have the potential for use as an accessory dwelling unit shall comply with the standards for accessory dwelling units.
- g. Accessory dwelling units shall meet the development standards of the zoning base district and all other design criteria of this title applicable to residential structures or additions. Accessory dwelling units shall be architecturally compatible with the primary dwelling unit in terms of scale, design, materials, colors, and texture.

- h. If attached, an accessory dwelling unit shall be attached to the primary unit in a manner that the addition would create the appearance of an enlargement of the primary residence and a logical extension of roof and walls rather than give the appearance of an add-on unit.
- i. In order to lessen any appearance of a duplex structure, the entrance to an attached accessory dwelling unit shall not be visible from public street(s) fronting the property.
- j. There shall be no conversion of a garage of a primary residence into an accessory dwelling unit unless all parking requirements are otherwise met for the primary residence (including a two-car garage, if applicable).
- k. The minimum allowed area of an accessory dwelling unit shall be no less than 150 square feet. The floor area of an attached accessory dwelling unit shall not exceed 50% of the existing or proposed primary dwelling unit floor area, with a maximum floor area of 1,200 square feet. The total area of floor space for a detached accessory dwelling unit shall not exceed 1,200 square feet.
- l. Accessory dwelling units shall be exempt from the parking requirements, with the exception of any parking required for the primary unit.
- m. Except as modified in this section, accessory dwelling units are subject to all municipal code and other standards applicable to any new structure, including, but not limited to, height, setback, lot coverage, building fees, charges and other zoning, building, and development requirements generally applicable to a proposed dwelling unit or structure in the zone in which the property is located.
- n. An accessory dwelling unit is required to have fire sprinklers, only if the primary residence is required to have fire sprinklers.
- o. An accessory dwelling unit must receive the approval by the local health officer from the County Department of Environmental Health where a private sewage disposal system is being used.
- p. No passageway, defined as a pathway that is unobstructed clear to the sky and extends from a street to one entrance of the accessory dwelling unit, shall be required in conjunction with the construction of an accessory dwelling unit.
- q. No additional setbacks shall be required for an existing, legally permitted garage that is converted to an accessory dwelling unit.
- r. When a garage is demolished to create an accessory dwelling unit, the replacement parking may be located in any permitted configuration allowed by the City on the same lot as the accessory dwelling unit.

- s. A five-foot setback from the rear and interior side property lines will be required for accessory dwelling units constructed over existing, legally permitted garages.
- t. The accessory dwelling unit shall count towards the lot coverage calculations.
- u. Accessory dwelling units that conform with this section shall not be considered in the application of this section or other code, policy, or program to limit residential growth.
- v. Applications for an accessory dwelling must be submitted to the Director (“Director”) on a form and with information and materials, as adopted by the Director.
- w. The Director will review and approve complete applications for an accessory dwelling unit that comply with this section.
- x. The Director is authorized to impose fees for the construction of an accessory dwelling unit in accordance with California Government Code, Chapters 5 (commencing with Section 66000) and 7 (commencing with Section 66012).
- y. An applicant may appeal the Director’s decision to the Planning Commission as provided in Section 13.04.070.
- z. All applicable development impact fees for an accessory dwelling unit shall be waived for a five-year trial period, commencing on September 27, 2019, and ending on September 27, 2024.

**City of Santee**  
**COUNCIL AGENDA STATEMENT**

Item 11

**MEETING DATE**

December 11, 2019

**AGENDA ITEM NO.**

**ITEM TITLE** PUBLIC HEARING TO ADOPT A GENERAL PLAN AMENDMENT, TOWN CENTER SPECIFIC PLAN AMENDMENT, REZONE AND SUPPLEMENTAL ENVIRONMENTAL CHECKLIST UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT TO ESTABLISH AN ART AND ENTERTAINMENT OVERLAY DISTRICT (CASE NUMBERS: GPA2019-5, TCSPA2019-1, REZONE R2019-2 AND AEIS2019-5). APPLICANT: CITY OF SANTEE

**DIRECTOR/DEPARTMENT**

*S FOR*  
Melanie Kush, Development Services

**SUMMARY** The Santee Town Center Specific Plan ("Specific Plan, or "STCSP") comprises 706 acres of property located north of Mission Gorge Road, south of Mast Boulevard, east of Mast Park, and west of Magnolia Avenue. The Specific Plan has been amended several times over the years to accommodate various land use proposals and revisions. The initial vision of the City was to promote the development of a Town Center including retail commercial, offices, civic, recreational and other land uses to establish a focal point for the City. This vision continues with the proposed establishment of an Art and Entertainment Overlay District, the purpose of which is to support tourism and attract commercial, educational and recreational uses that beautify and enliven the Town Center.

On August 14, 2019, the City Council conducted a workshop on the concept of an Art and Entertainment Overlay District conceived to promote a concentration of arts, cultural and entertainment-oriented uses within portions of Town Center. The creation of an Art and Entertainment Overlay District is among the current priorities of the City Council to further enhance and guide development within the Specific Plan.

The Overlay District boundary would capture existing and planned uses in the Town Center, and include Santee Trolley Square, and planned uses such as the Karl Strauss Brewery, the theater site, and undeveloped property which could accommodate a hotel. Permitted uses include specialized retail and recreational uses, cultural facilities such as museums, art galleries, theater and dance companies, public art and performing arts activities, learning centers and hotels. The Overlay District would also include streets and public paths/trails where street fairs and other special events are held.

**ENVIRONMENTAL REVIEW** Pursuant to the California Environmental Quality Act ("CEQA") and State CEQA Guidelines, a Supplemental Environmental Checklist has been prepared for the project and is recommended for approval and adoption by the City Council. This Checklist is in addition to the EIR for Santee Town Center Specific Plan certified by City Council Resolution 162-86 on October 22, 1986, the EIR for Santee Trolley Square certified by Resolution 96-2001 on July 25, 2001, and the Town Center Specific Plan Amendment Master EIR certified by Resolution 008-2006 on February 8, 2006. These previous EIRs are available on-line for the public to view.

**FINANCIAL STATEMENT** The City engaged Helix Environmental Planning, to conduct the project environmental review for a total cost of \$20,000.00 which was paid from the General Fund.

**CITY ATTORNEY REVIEW**

N/A       Completed

**RECOMMENDATION** *MDB*

Open and close the Public Hearing; and  
Approve the Resolution adopting the Supplemental Environmental Checklist; and  
Approve the Resolutions adopting amendments to the Santee General Plan and STCSP; and  
Conduct First Reading of Rezone Ordinance R2019-2; and  
Authorize staff to file a Notice of Determination in accordance with CEQA.

**ATTACHMENTS**

Staff Report  
Resolution adopting Supplemental Environmental Checklist (with checklist attached)  
[Previous EIR's available on-line under separate cover at [www.cityofsantee.ca.gov](http://www.cityofsantee.ca.gov) (Town Center Specific Plan EIR, EIR for Santee Trolley Square, and Town Center Specific Plan Amendment Master EIR)]  
Resolutions adopting amendments to Santee General Plan and Town Center Specific Plan  
Rezone Ordinance R2019-2.

## STAFF REPORT

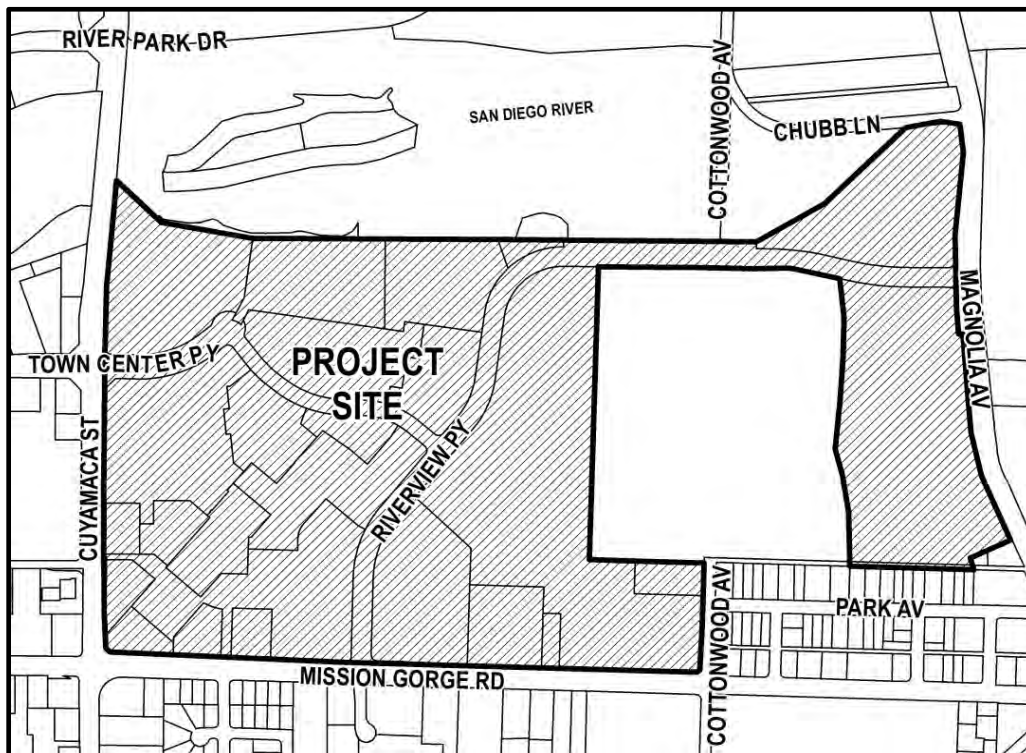
**PUBLIC HEARING TO ADOPT A GENERAL PLAN AMENDMENT, TOWN CENTER SPECIFIC PLAN AMENDMENT, REZONE AND SUPPLEMENTAL ENVIRONMENTAL CHECKLIST UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT TO ESTABLISH AN ART AND ENTERTAINMENT OVERLAY DISTRICT (CASE NUMBERS: GPA2019-5, TCSPA2019-1, REZONE R2019-2 AND AEIS2019-5).**

**APPLICANT: CITY OF SANTEE**

**CITY COUNCIL MEETING  
DECEMBER 11, 2019**

### **A. SUMMARY:**

This item is a noticed public hearing to adopt the proposed Art and Entertainment Overlay District (“Overlay District”) intended to support tourism and attract commercial, educational and recreational uses, including a future theater and hotel, within portions of the Santee Town Center. The subject property consists of various parcels, totaling approximately 155 acres, generally bounded by Mission Gorge Road to the south, the San Diego River to the north, Cuyamaca Street to the west, and Magnolia Avenue to the east, depicted on the following graphic:



A theater site in the Overlay District is located on an undeveloped 6.7-acre parcel generally bounded by San Diego Christian College to the east, Parc One Apartments to the north, and Town Center Parkway and the Santee Trolley Square Commercial Center to the south and west. A proposed hotel site is located on an approximately 1.62-acre parcel that is currently developed with a surface parking lot within the Santee Trolley Square Commercial Center, adjacent to Town Center Parkway. The General Plan land use designation of the Overlay District is Planned Development – Town Center, and the zoning classification of the Overlay District is also Planned Development – Town Center.

The plan review process included notification to the San Diego County Airport Land Use Commission (per Section 21676(b) of the Public Utilities Code) as well as the Native American tribes (per Sections 65352 (a)(11) and 65352.3(a) of the Government Code). Notice of the City Council public hearing was published in the Union-Tribune on November 14, 2019 and sent to individual property owners of record via the County tax assessment rolls with the district boundary and a 300-foot radius beyond the boundary. The Supplemental Environmental Checklist was posted on the City of Santee website on November 14, 2019.

## **B. BACKGROUND:**

The Santee Town Center Specific Plan (“Specific Plan, or “STCSP”) was approved and adopted on October 22, 1986 by City Council Resolution 162-86 comprising 706 acres of property located north of Mission Gorge Road, south of Mast Boulevard, east of Mast Park, and west of Magnolia Avenue. The Specific Plan was adopted for the City’s center and is comprised of a mixture of land uses including undeveloped land and the San Diego River corridor. As stated in the Introduction to the City’s General Plan, “This (Town Center) plan espoused the principles of Smart Growth long before that term came into existence.” The plan has been amended several times over the years to accommodate various land use proposals and revisions. The initial vision of the City was to promote the development of a Town Center including retail commercial, offices, civic, recreational and other land uses to establish a focal point for the City. This vision continues with the proposed establishment of the Overlay District, the purpose of which is to support tourism and attract commercial, educational and recreational uses that beautify and enliven the Town Center.

On August 14, 2019, the City Council conducted a public workshop on the concept of an Art and Entertainment Overlay District conceived to promote a concentration of arts, cultural and entertainment-oriented uses within the Santee Town Center area. The creation of an Art and Entertainment Overlay District is among the current priorities of the City Council to further enhance and guide development within the Specific Plan. The Overlay District would take advantage of existing local resources, recognize community culture and identity, and further the goals stated in the Specific Plan and General Plan. The proposed Overlay District is a specialized defined area that would further enhance and guide development within the Specific Plan area. At the workshop, the City Council directed staff to move forward with the creation of the Art and Entertainment Overlay District.

The boundary of the Overlay District was discussed during the August workshop and was, as presented at that time, proposed to include certain commercial sites west of Cuyamaca Street and various sites north of the San Diego River including the Town Center Community Park. The boundary has been modified to reflect areas analyzed in the RiverView Office Park Master Plan EIR and the EIR associated with the Santee Trolley Square Commercial Center to focus more on the core area of the Town Center.

### **C. ANALYSIS:**

This project is comprised of three components located within the Specific Plan area. They are i) the establishment of an Art and Entertainment Overlay District, ii) the future development of a movie theater; and iii) the future development of a hotel.

#### **ART AND ENTERTAINMENT OVERLAY DISTRICT**

The Overlay District is intended to capture existing and planned land uses within the Specific Plan area, including the Santee Trolley Square Commercial Center and approved Karl Strauss Brewery, as well as, the movie theater and hotel that are proposed within the boundaries of the Overlay District. The Overlay District would also include streets and public paths/trails where street fairs and other special events could be hosted. The Art and Entertainment Overlay District boundary is shown on **Exhibit A**.

The proposed Overlay District would advance the goals of the Specific Plan and also those goals and objectives of the Land Use, Mobility and Community Enhancement Elements of the City's General Plan. The proposed Overlay District would eliminate the Conditional Use Permit (CUP) requirement for certain listed uses, and add brewpubs, wineries, sports bars, indoor and outdoor recreation venues, street fairs and farmer's markets as permitted uses. Additionally, the maximum permitted commercial building height would be 55 feet, consistent with the non-restrictive height provisions of the RiverView Office Park Overlay and Urban Residential (R-30) multiple-family residential development allowed in Town Center. A flexible sign design process to address special thematic signage allowed throughout the district, similar to provisions already in place for the Karl Strauss and movie theater sites, is proposed to promote iconic sign designs.

#### **THEATER AND HOTEL USES**

In 2006, a 45,000 square-foot, 3,300 seat, multi-plex movie theater was evaluated as part of the Town Center Specific Plan Amendment Master Environmental Impact Report (EIR), certified by the City Council on February 8, 2006 by Resolution 008-2006. The currently proposed movie theater would encompass an approximately 40,000 square foot building with 12 screens, a restaurant and in-seat food and beverage, and theater guest amenities. The theater is identified in the Specific Plan as a future facility to be developed on an undeveloped 6.7-acre parcel bound by Parc One Apartments to the north, Town Center Parkway and the Santee Trolley Square Commercial Center to the south, San Diego Christian College to the east, and undeveloped land that has been approved for a Karl Strauss Brewery to the west.

The hotel site, developed with a surface parking lot within the northeastern portion of the Santee Trolley Square Commercial Center east of the Town Center Transit Station, would encompass an approximately 64,000 square-foot, four-story building consisting of 100 rooms (plus or minus five percent), a breakfast seating area, a pool with a deck, and approximately 80 parking spaces. This subject property is designated for civic / retail land uses or a 30,000 square-foot library in the Specific Plan. Despite City efforts to secure financing to construct a library, the site has not been developed as such, and on August 14, 2019, the City Council formally determined that the site was not appropriate for a library. The City is now in negotiations with Excel Acquisitions, LLC for the sale of the site for construction of a hotel.

The proposed movie theater and hotel land uses will support other nearby land uses within the Specific Plan in that they would provide a customer base for restaurant and retail uses as well as place the visitor-accommodating services in an area accessible to public transit.

#### ENVIRONMENTAL REVIEW AEIS2019-5

Pursuant to the California Environmental Quality Act ("CEQA") and State CEQA Guidelines, a Supplemental Environmental Checklist has been prepared for the Art and Entertainment Overlay District and is recommended for approval by the City Council. This Supplemental Environmental Checklist is in addition to Specific Plan EIR certified by City Council Resolution 162-86 and adopted on October 22, 1986, the EIR for Santee Trolley Square Commercial Center certified by City Council Resolution 96-2001 on July 25, 2001, and the Town Center Specific Plan Amendment Master EIR certified by City Council by Resolution 008-2006 on February 8, 2006.

The Supplemental Environmental Checklist reviews the prior Environmental Impact Reports, as cited above, and concludes that the Art and Entertainment Overlay District, including theater and hotel land uses, are within the scope of the prior EIRs and would result in no new significant environmental effects, or an increase in the severity of previously identified significant effects in the prior EIRs, requiring subsequent environmental review. On the basis of the evaluation, no substantial impacts were identified.

The previous EIR mitigation measures will continue to be enforced and are incorporated into the Supplemental Environmental Checklist, including the following measures:

- Air Quality: Future project construction is required to adhere to measures to reduce fugitive dust;
- Biological Resources: Future grading and clearing of disturbed and undisturbed San Diegan coastal sage scrub would not occur during the breeding season without pre-construction surveys; night lighting will be directed away from open space areas to prevent indirect impacts to species;



- Cultural Resources: A qualified archeological monitor will be present during initial grading operations of project areas within the floodplain area;
- Geology: Recommendations from geotechnical reports are to be implemented with construction, such as the placement of compacted fill to provide suitable foundation support, and provisions for adequate drainage;
- Hydrology and Water Quality: Recommendations from the storm water management/ drainage control plan are to be implemented with construction, to the satisfaction of the City Engineer, and the project proponent is required to pay a drainage impact fee to offset incremental contributions to the citywide drainage system;
- Transportation: Some of the previously identified traffic mitigation measures have been implemented as development in accordance with the Town Center Specific Plan has occurred. The remaining traffic mitigation measures are identified in the Supplemental Environmental Checklist.

The draft Resolution approving the Supplemental Environmental Checklist is shown on **Attachment 1**.

#### SANTEE GENERAL PLAN CONSISTENCY REVIEW AND AMENDMENT GPA2019-5

The proposed Art and Entertainment Overlay District advances the goals, objectives and policies of the Santee General Plan, including the Land Use, Mobility and Community Enhancement Elements of the General Plan. These were described in the August 14, 2019 report to the City Council and are further described and discussed below.

##### *Land Use Element:*

The Land Use Element establishes a framework to direct the physical development of the City and form the organization of the City's environment. The Land Use Plan (Figure 1-1, attached as **Exhibit B**) indicates the intentions for the development, redevelopment, growth and preservation of public and private properties within Santee through the year 2020. The Land Use Element identifies a variety of residential, commercial, and public/semi-public land uses. The Town Center is identified as an area of special study due to the remaining undeveloped areas in the City's central core. To address concerns about maintaining the integrity of the natural river system, the Town Center Specific Plan was adopted in 1986.

The goal of the Land Use Element is to "Promote development of a well-balanced and functional mix of residential, commercial, industrial, open space, recreation, and civic uses that will create and maintain a high-quality environment" (p. 1-18). The goal of the Santee General Plan Land Use Element stated above is consistent with the Proposed Art and Entertainment Overlay District.

The General Plan Land Use Element is revised to include the new Art and Entertainment Overlay District within Town Center, and the amended Land Use Plan (Figure 1-1, attached as **Exhibit C**) is accordingly revised to reflect the Overlay District. The draft Resolution approving the General Plan amendment is shown on **Attachment 2**.

*Mobility Element:*

The Mobility Element identifies policies to promote the effective use of transportation facilities to efficiently and safely move people and goods throughout the City. The goal of the Mobility Element is to provide “a balanced, interconnected, multi-modal transportation network that allows for the efficient and safe movement of all people and goods, and that supports the current and future needs of Santee community members and travel generated by planned land uses” (p. 25). The Mobility Element also provides a recommended list of high priority circulation needs for the Capital Improvement Program, including new bike and pedestrian trails along the San Diego River corridor and the construction of future streets within the Town Center (p.47). With implementation of the Art and Entertainment Overlay District, new development opportunities will be facilitated including new circulation facilities for pedestrian, bicycle, and automobile travel. The goal of the Santee General Plan Mobility Element and related plan objectives and policies are consistent with the proposed Art and Entertainment Overlay District, and no changes are proposed to the General Plan Mobility Element.

TOWN CENTER SPECIFIC PLAN AMENDMENT TCSPA2019-1

The Specific Plan represents an extension of the City of Santee General Plan and implements all appropriate Plan Elements. In 1986, the Specific Plan was adopted to create a people-oriented retail commercial, office professional, and recreational center to establish a focal point for the City.

The overall goal is that “The Town Center shall become Santee’s vibrant focal point by providing a balance of development with conservation, enhancement of the community’s regional image, and the creation of opportunities for people to live, work and play” (p. 25).

Objectives to achieve the overall goal include the following:

- Urban Design Objective 3.6: In recognition of both functional and visual concerns, heights and mass of buildings should be varied to provide a transition from lower scale development along the edges of the site to more intensive large-scale development within the Town Center site (p. 28).
- Urban Design Objective 3.9: Signage within Town Center should adequately convey directional information and business identification and contribute positively to the visual appearance of the area (p. 29).
- Commercial/Office/Professional Objective 7.6: Commercial facilities should include specialty theme-oriented shops (p. 33).
- Commercial/Office/Professional Objective 7.7: A motel and resort complex should be encouraged within the Town Center (p. 33).

## Town Center Land Use Revisions

Town Center includes a mixture of land uses oriented to the San Diego River. The intent of the land use plan is to establish an urban and open space core in the City of Santee that provides a central location for civic, employment, commercial, residential, and recreational uses. These existing land uses are depicted on the Adopted Town Center Land Use Plan shown on **Exhibit D**. Existing permitted uses within the Specific Plan Area are listed in Specific Plan Table 2, Land Use Matrix, pages 53-61, and include the following uses:

**Table 2: Town Center Specific Plan Land Use Matrix  
 Existing Permitted and Conditionally Permitted Land Uses**

<i>Permitted Uses</i>	<i>Conditionally Permitted Use</i>
Arts and Crafts	Cabarets
Flower stands	Farmer's markets
Food stands	Resort hotels
Museums	Motels
Art galleries	Community theater
Artist and photographic studios	Library
Public art galleries	Craft production
Community center	
City Hall	
Community parking facilities	
Restaurants	
Movie theater	
Multiple-family residential (RiverView Mixed Use Planning Area)	
Athletic and health clubs	

The proposed Overlay District eliminates the Conditional Use Permit requirement for the above-listed uses by shifting these uses into the *Permitted Uses* column, and by adding brewpubs, wineries, sports bars, indoor and outdoor recreation venues, and street fairs to the *Permitted Uses* column of the Land Use Matrix. The Town Center Specific Plan Land Use Matrix revisions are shown below, with new uses appropriate to the Art and Entertainment Overlay District added (listed in alphabetical order):

**Table 2: Town Center Specific Plan Land Use Matrix  
 Proposed Permitted Land Uses**

<i>Permitted Uses</i>	<i>Conditionally Permitted Use</i>
<u>Art galleries</u>	
<u>Bars, including sports bars, brewpubs, and cocktail lounges</u>	
<u>Cabarets</u>	Cabarets
<u>Community theaters</u>	Community theater
<u>Educational Institutions</u>	Educational Institutions
<u>Farmer's markets (subject to encroachment permit if within the public right-of-way)</u>	Farmer's markets
<u>Hotels, including resort hotels, with or without banquet and restaurant space; motels</u>	Motel, Resort Hotel
<u>Information centers</u>	
<u>Libraries</u>	Library
<u>Movie theaters</u>	
<u>Museums</u>	
<u>Performing arts facilities</u>	
<u>Street fairs (subject to encroachment permit if within the public right-of-way)</u>	
<u>Wineries and wine-tasting rooms</u>	

References to the Art and Entertainment Overlay District are added to Section III.B of the Specific Plan, entitled "Town Center Goals and Objectives", and a new Figure 6.1 is added to depict the Overlay District boundary (**Exhibit E**).

### Signage

The proposed Town Center Specific Plan Amendment will expand flexible signage standards to address theme signage within the Art and Entertainment Overlay District. Uses and activities will benefit from consolidated off-premise signage, creative thematic signs, architecturally designed electronic message centers, murals, and free-standing art.

### Building Height Limitations

The proposed Town Center Specific Plan Amendment would allow building heights of 55 feet within the Art and Entertainment Overlay District, with an additional 15 feet for architectural projections such as roof parapets, and accessory structures such as

flagpoles, commercial antennas, steeples and chimneys may also be allowed as height exceptions. However, building height is constrained by the Federal Aviation Administration and proximity to Gillespie Field.

The draft Resolution approving the amendments to the Town Center Specific Plan is shown on **Attachment 3**.

## REZONE R2019-2

Santee Municipal Code Chapter 13.22 describes the City's Overlay Districts. Section 13.22.020 lists the required findings to be made by the City Council to establish an Overlay District. The findings, and facts in support of the findings to establish the Art and Entertainment Overlay District, are as follows:

- a) *That the area for which the Overlay District designation is proposed has a unique character, identity or environment.*

The properties within the Overlay District boundary have a unique character and identity due to their location within Town Center. The proposed Overlay District is a specialized defined area in the central portion of the City of Santee that would further enhance and guide development within the Town Center Specific Plan area.

The Overlay District generally encompasses the area bounded by Mission Gorge Road to the south, the San Diego River to the north, Cuyamaca Street to the west, and Magnolia Avenue to the east. This area is comprised of a mixture of land uses, including undeveloped property sited along the river corridor which defines the northern boundary of the Overlay District.

The Overlay District boundary captures existing and planned uses in Town Center, and includes Santee Trolley Square Commercial Center, and planned uses such as the Karl Strauss Brewery, the theater site, and property which could accommodate a hotel.

- b) *That the unique character, identity of environment of the area for which an Overlay District is proposed would be preserved and enhanced to the benefit of such area and the City as a whole by the provisions set forth by the Overlay District.*

The unique character and identity of the Overlay District properties would be preserved and enhanced by the Overlay District zoning. Permitted uses include specialized retail uses; cultural facilities such as museums, art galleries, movie theaters, and performing arts facilities; educational institutions, and hotels. Development standards within the Overlay District will include building height standards consistent with the non-restrictive height provisions of the Riverview Office Park Overlay and Urban Residential (R-30) multiple-family residential development in Town Center. A flexible sign design process to address special thematic signage allowed throughout the district, similar to provisions already in

place for the Karl Strauss and movie theater sites, is proposed to promote iconic sign designs.

The Art and Entertainment Overlay District would recognize community culture and identity, and further the goals stated in the Specific Plan and Santee General Plan.

- c) *That an Overlay District is necessary to protect, preserve or enhance the unique character or identity of the area for which an Overlay District is proposed.*

The Overlay District is a necessary amendment to provide a framework for future development and activities related to the Arts and the promotion of public / private partnerships and activities that further enhance the unique character of the Town Center area.

The Art and Entertainment Overlay District is also necessary to promote the preservation of biological and visual resources associated with the San Diego River, located along the northern boundary of the Overlay District.

- d) *That an Overlay District is necessary to protect the health, welfare or safety of the public.*

The Overlay District is necessary for the continued sound development of the Town Center and the preservation of community and citywide values and the promotion of the general health, safety, convenience and welfare of the citizens of Santee and the visiting public. The Art and Entertainment Overlay District would recognize community culture and identity, and further the goals stated in the Specific Plan and Santee General Plan.

Given the facts discussed above, the Findings in Section 13.22.030 of the Santee Municipal Code to approve the proposed Overlay District can be made.

The proposed ordinance would amend Title 13 of the Santee Municipal Code entitled "Zoning", specifically Chapter 13.04, "Administration", Chapter 13.18, "Town Center District" and Chapter 13.22, "Overlay Districts" to add the proposed Art and Entertainment Overlay District. The ordinance amending these provisions is shown on **Attachment 4**.

#### **D. STAFF RECOMMENDATION:**

Adoption of the proposed Art and Entertainment Overlay District will support tourism and attract commercial, educational and recreational uses that beautify and enliven portions of the Santee Town Center consistent with the goals, policies and objectives of the General Plan and Town Center Specific Plan.

Staff recommends that the Council approve the Art and Entertainment Overlay District by taking the following actions:

- Open and close the Public Hearing; and
- Approve the Resolution adopting the Supplemental Environmental Checklist; and
- Approve the Resolutions adopting amendments to the Santee General Plan and Town Center Specific Plan; and
- Conduct First Reading of Rezone Ordinance R2019-2; and
- Authorize staff to file a Notice of Determination in accordance with CEQA.

Attachments:

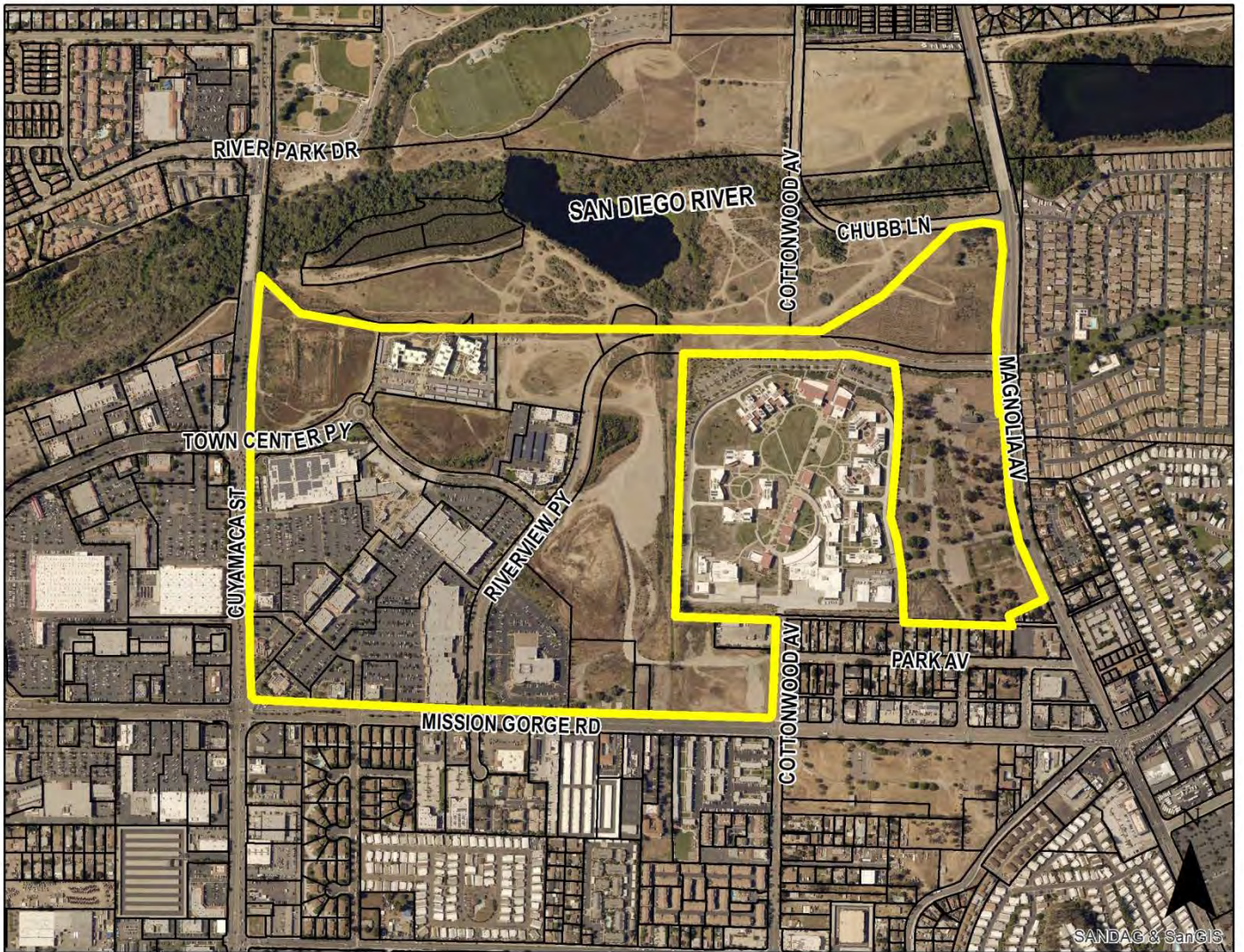
1. Draft Resolution adopting Supplemental Environmental Checklist (with checklist attached).
2. Draft Resolution amending Santee General Plan.
3. Draft Resolution amending Town Center Specific Plan.
4. Draft Rezone Ordinance amending Town Center Specific Plan.

Exhibits:

- A. Art and Entertainment Overlay District boundary (aerial format) map.
- B. General Plan Land Use Element Figure 1-1 (existing).
- C. General Plan Land Use Element Figure 1-1 (revised).
- D. Town Center Specific Plan Land Use Plan (existing).
- E. Town Center Specific Plan Land Use Plan (revised).



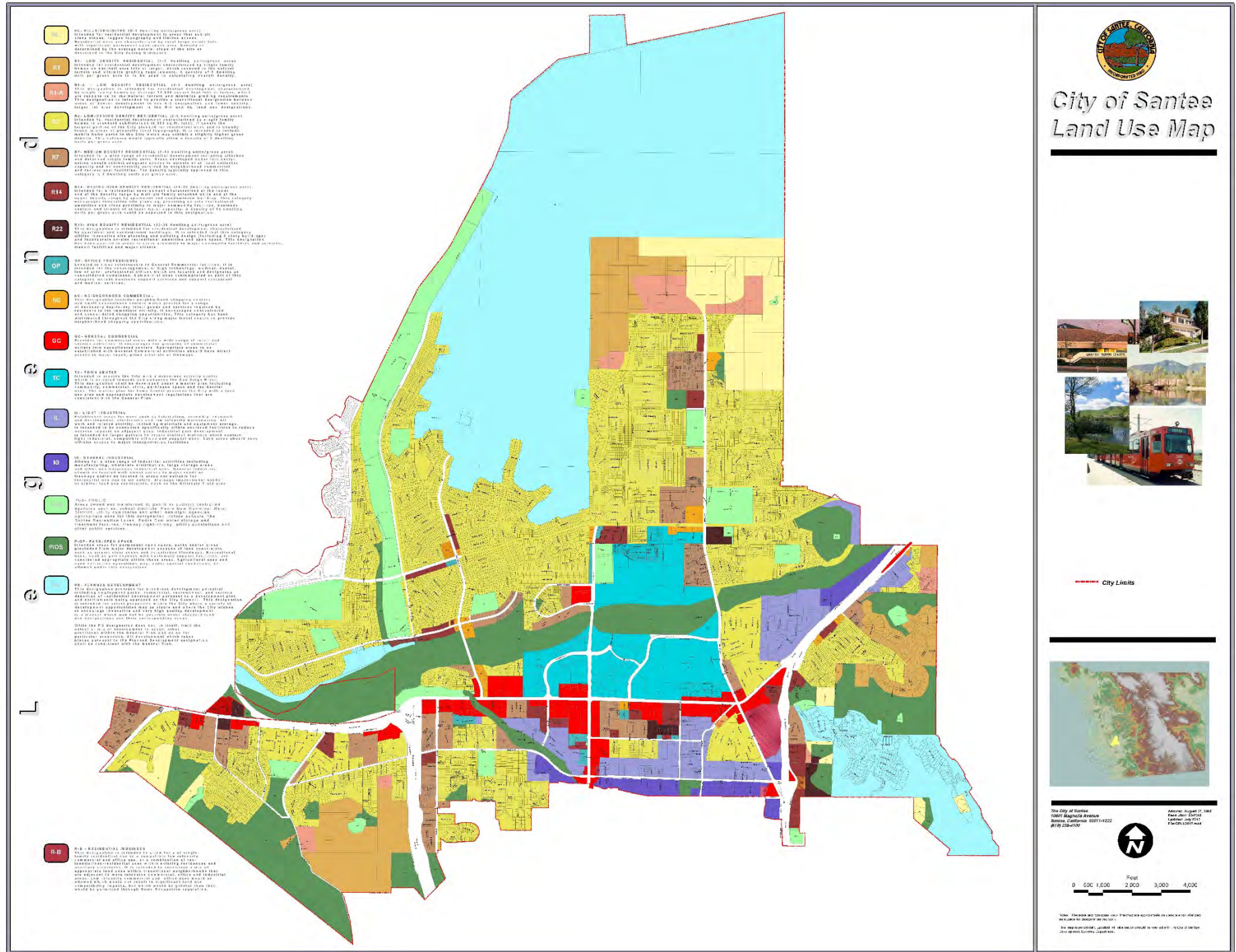
**EXHIBIT A  
ART & ENTERTAINMENT DISTRICT BOUNDARY  
AERIAL MAP**





# EXHIBIT B

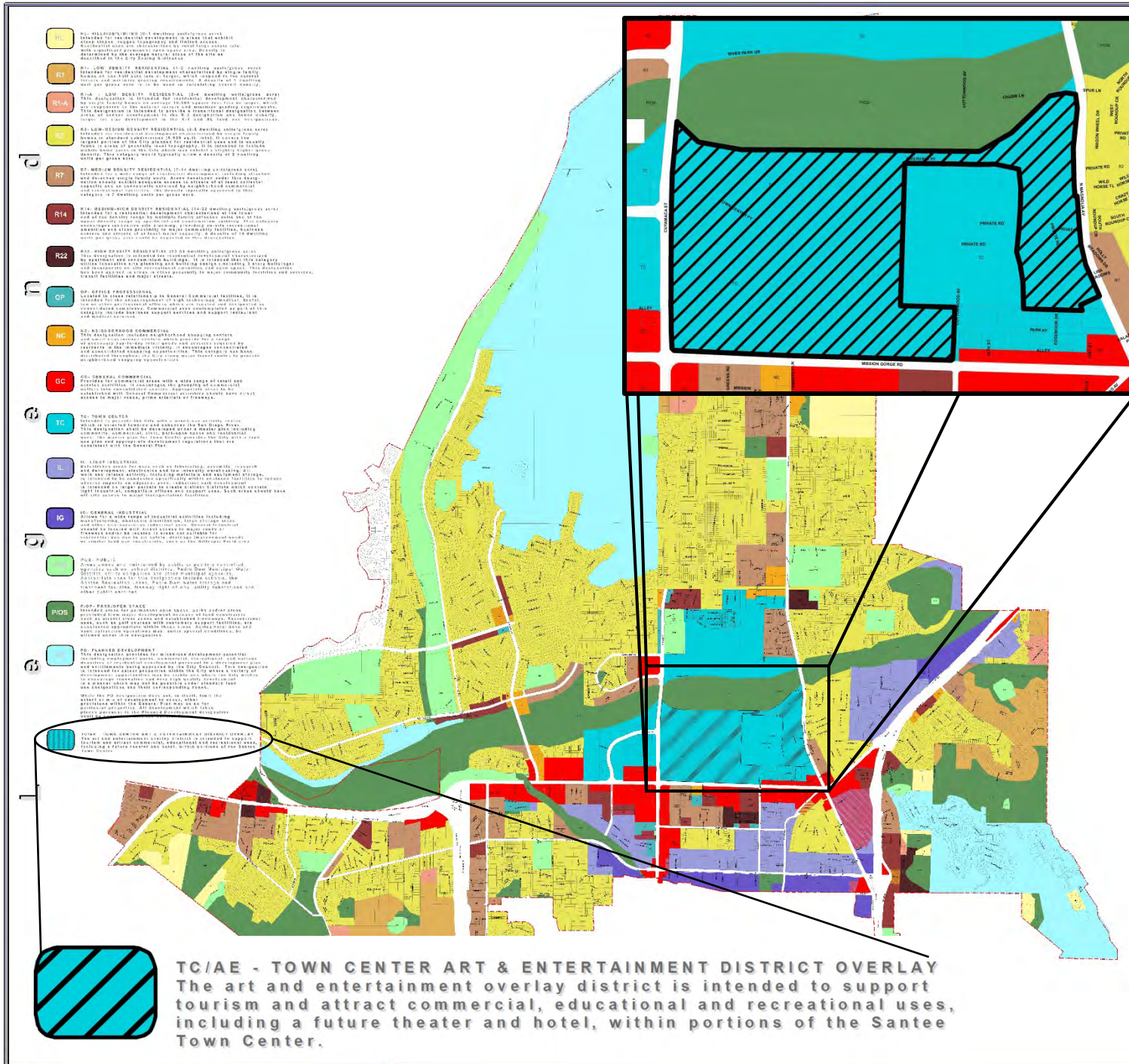
## General Plan Land Use Element Figure 1-1 (existing)





# EXHIBIT C

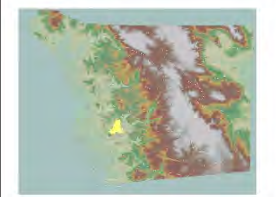
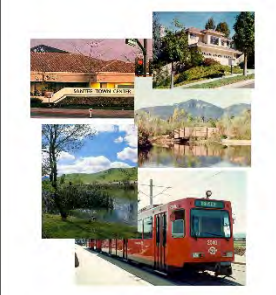
## General Plan Land Use Element Figure 1-1 (revised)



  
**City of Santee**  
**Land Use Map**  



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**Official**



The City of Santee  
 1000 Imperial Avenue  
 Santee, California 92071-1222  
 (619) 258-1100

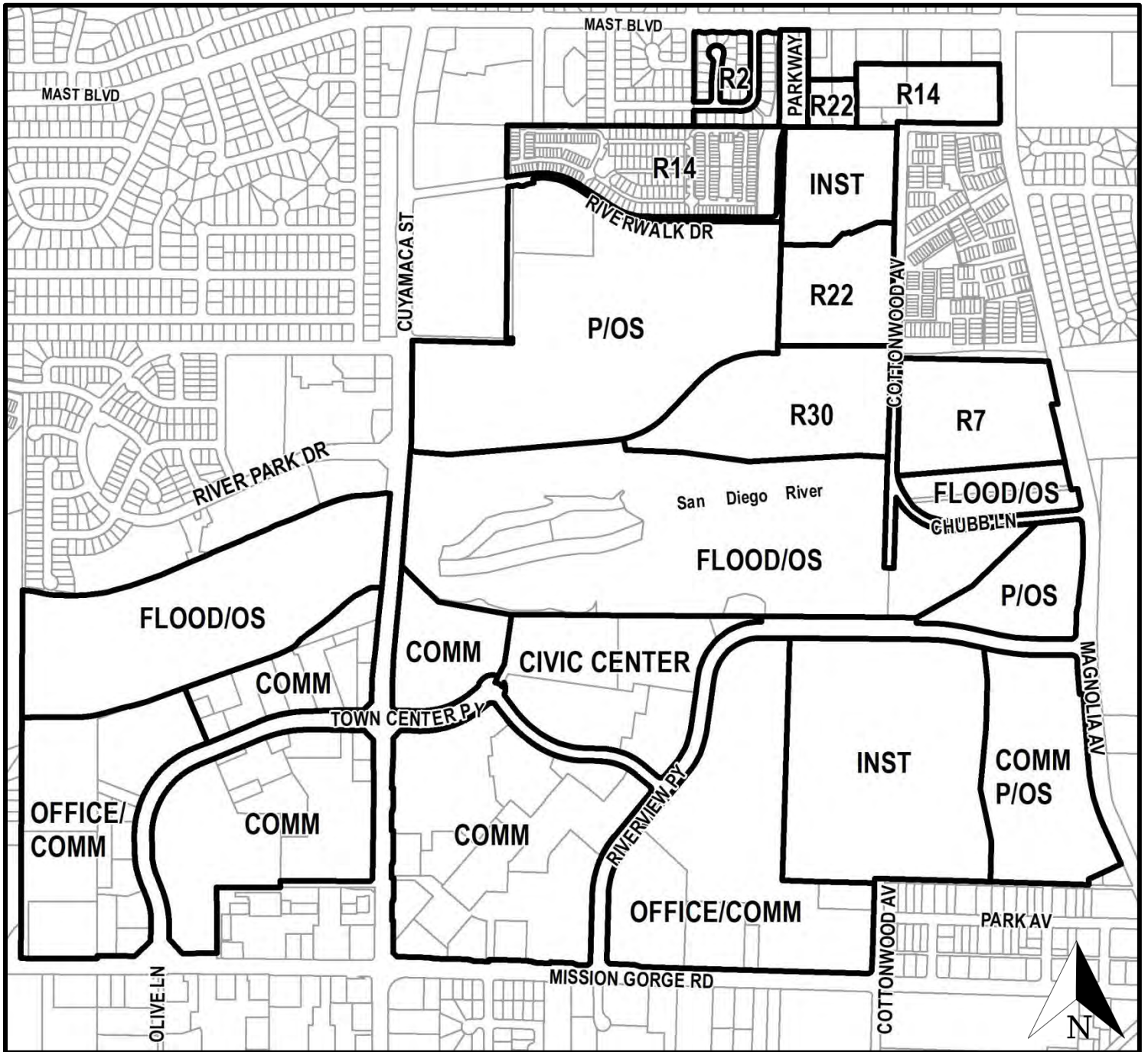
Adopted August 27, 2013  
 Revisions: 10/13  
 Expiration: 10/17  
 File No: 0017-1001

  
 1 inch = 1,000 feet  
 0 500 1,000 2,000 3,000 4,000

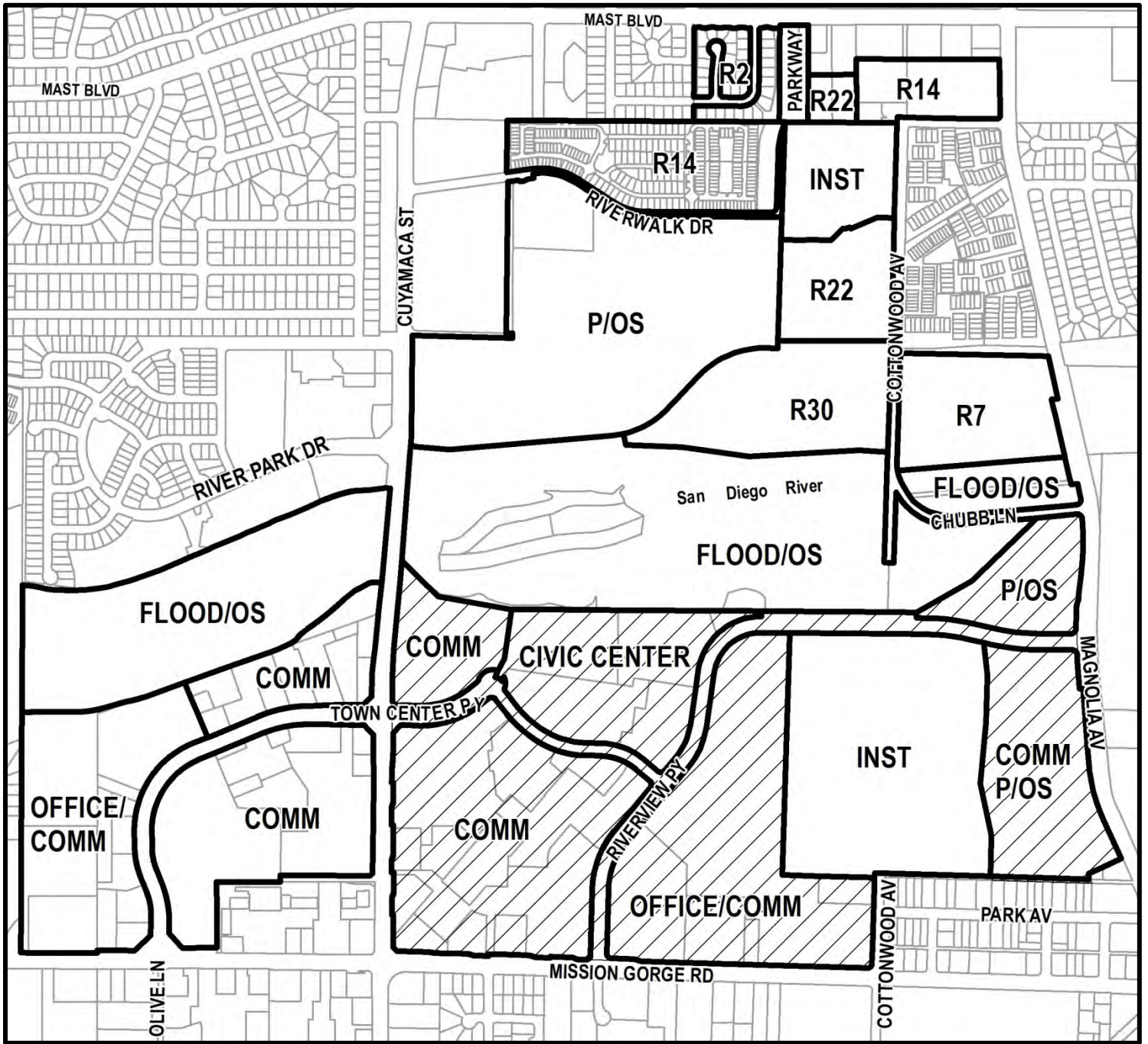
S.M.C. The map on this page is a reproduction of the official map of the City of Santee, California. It is not a legal document. For more information, please contact the City of Santee Planning and Development Department.



**EXHIBIT D**  
**Town Center Specific Plan Land Use Map (existing)**



**EXHIBIT E**  
**Town Center Specific Plan Land Use Map (proposed)**



**ART & ENTERTAINMENT DISTRICT OVERLAY**

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE CALIFORNIA  
APPROVING THE SUPPLEMENTAL ENVIRONMENTAL CHECKLIST UNDER THE  
CALIFORNIA ENVIRONMENTAL QUALITY ACT FOR THE AMENDMENT TO THE  
TOWN CENTER SPECIFIC PLAN TO ESTABLISH AN ART AND ENTERTAINMENT  
OVERLAY DISTRICT,  
INCLUDING THEATER AND HOTEL LAND USES**

**APPLICANT: CITY OF SANTEE  
(RELATED CASE FILES: GPA20195; TCSPA2019-01; R2019-2; AEIS2019-05)**

**WHEREAS**, The General Plan of the City of Santee (“City”) specifies the location of various land uses and districts within the City, including the Town Center district; and

**WHEREAS**, On October 22, 1986 the City Council of the City of Santee adopted the Town Center Specific Plan including provisions for retail commercial, offices, civic, recreational and other appropriate uses to establish a focal point for the City; and

**WHEREAS**, the Town Center Specific Plan comprises property located north of Mission Gorge Road, south of Mast Boulevard, east of Mast Park, and west of Magnolia Avenue; and

**WHEREAS**, a current priority of the City Council is the creation of an art and entertainment district overlay to promote a concentration of arts, cultural and entertainment-oriented uses within a portion of the Town Center Specific Plan area; and

**WHEREAS**, on August 14, 2019, the Santee City Council conducted a public workshop on the art and entertainment district overlay conceived to permit specialized retail and recreational uses, cultural facilities such as museums, art galleries, theater and dance companies, public art and performing arts activities, learning centers and hotels; and

**WHEREAS**, the City has prepared the Art and Entertainment Overlay District as an amendment to the Town Center Specific Plan, including theater and hotel land uses, the boundary of which is attached hereto as **Exhibit A**; and

**WHEREAS**, on December 11, 2019, the City Council held a duly advertised public hearing on the Art and Entertainment Overlay District as an amendment to the Town Center Specific Plan, including theater and hotel land uses (Case File TCSPA2019-1 and AEIS2019-5) and at which all persons wishing to testify were heard; and

**WHEREAS**, a Supplemental Environmental Checklist has been prepared for the Art and Entertainment Overlay District, theater and hotel by the City, as the lead agency, under the California Environmental Quality Act (Pub. Resources Code, § 21000

**RESOLUTION NO. \_\_\_\_\_**

*et seq.*) and the State CEQA Guidelines (Cal. Code Regs., tit. 14, § 15000 *et seq.*). The Supplemental Environmental Checklist determined that no new significant adverse environmental impacts would result that were not otherwise identified and appropriately mitigated in conjunction with the Town Center Specific Plan EIR certified by City Council Resolution 162-86 and adopted on October 22, 1986, the EIR for Santee Trolley Square certified by City Council Resolution 96-2001 on July 25, 2001, and the Town Center Specific Plan Amendment Master EIR certified by City Council by Resolution 008-2006 on February 8, 2006 (collectively, "Prior EIRs"). The Supplemental Environmental Checklist is attached hereto as **Exhibit B**; and

**WHEREAS**, prior to acting, the City Council has heard, been presented with, reviewed and considered all of the information and data in the administrative record, including the Supplemental Environmental Checklist, the Prior EIRs, and all oral and written evidence presented during the previous workshop and in the public hearing; and

**WHEREAS**, all other legal prerequisites to the adoption of this Resolution have occurred.

**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: RECITALS**

The recitals above are true and correct and are incorporated into this Resolution by reference as findings of fact.

**SECTION 2: CEQA COMPLIANCE**

The Art and Entertainment Overlay District, including the theater and hotel, will not result in any new significant adverse environmental impacts that were not otherwise identified in the Prior EIRs. The following findings are made in support of this determination:

- A. As the decision-making body for the project, the City Council has reviewed and considered the information in the Supplemental Environmental Checklist and administrative record for the Art and Entertainment Overlay District, including theater and hotel land uses, as well as any oral and written comments. City Council finds that the Supplemental Environmental Checklist contains a complete and accurate reporting of the environmental impacts associated and reflects the independent judgment and analysis of the City Council. The Supplemental Environmental Checklist and the administrative record have been completed in compliance with CEQA, the State CEQA Guidelines, and the City's Local CEQA Guidelines.
- B. Pursuant to Public Resources Code sections 21157.1- 21157.6 and State CEQA Guidelines sections 15177-15179, substantial evidence demonstrates that the uses within the Art and Entertainment Overlay District, including the theater, were described in the Master EIR. The Art and Entertainment Overlay District, including

**RESOLUTION NO. \_\_\_\_\_**

the theater, will not cause any additional significant effect on the environment that was not previously examined in the Master EIR. No additional significant environmental effect will result from the Art and Entertainment Overlay District, including the theater; no new additional mitigation measures or alternative are required; and the Art and Entertainment Overlay District, including the theater, is within the scope of the Master EIR.

- C. Since certification of the Master EIR, no project has been approved that was not described in the Master EIR as an anticipated subsequent project that affects the adequacy of the Master EIR for the Art and Entertainment Overlay District, including the theater. Further, the Master EIR's analysis of cumulative, growth-inducing, and irreversible significant effects is adequate for the Art and Entertainment Overlay District, including the theater.
- D. Based on the Supplemental Environmental Checklist and all related information presented to the City, the City finds that the preparation of a subsequent or supplemental EIR is not required for the Art and Entertainment Overlay District, including the theater and the hotel land uses, because it is within the scope of the Prior EIRs and: (1) does not constitute a substantial change that will require major revisions of the Prior EIRs due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) does not constitute a substantial change with respect to the circumstances under which the projects were undertaken that will require major revisions of the Prior EIRs due to the involvement of new significant environmental effects or a substantial increase in the severity of the previously identified significant effects; and (3) does not contain new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the Prior EIRs were certified.
- E. All feasible mitigation measures set forth in the Prior EIRs that are applicable to the Art and Entertainment Overlay District, including the theater and hotel, have been incorporated as conditions of approval and are listed in **Exhibit C**.

**SECTION 3: APPROVAL OF SUPPLEMENTAL ENVIRONMENTAL CHECKLIST**

Based upon the entire record before the City Council and the findings set forth herein, the City Council of the City of Santee approves the Supplemental Environmental Checklist for the Town Center Specific Plan Amendment establishing an Art and Entertainment Overlay District, including theater and hotel land uses.



**SECTION 4: INCORPORATION OF CEQA FINDINGS AND STATEMENT OF OVERRIDING CONSIDERATIONS:**

The City incorporates by reference the Findings for the Prior EIRs and the Statement of Overriding Considerations as if they were fully set forth herein.

**SECTION 5: RECORD OF PROCEEDINGS**

The documents and materials that constitute the record of proceedings on which this Resolution has been based are located at City Hall, 10601 N. Magnolia Avenue, Santee, CA 92071. The custodian of the record of proceedings is the Department of Development Services.

**SECTION 6: NOTICE OF DETERMINATION**

The City Council hereby directs staff to prepare and file a Notice of Determination with the County Clerk of the County of San Diego within five working days of the execution of this Resolution and approval of the Project and with the Office of Planning and Research.

**ADOPTED** by the City Council of the City of Santee, California, at a Regular meeting thereof held this 11<sup>th</sup> day of December, 2019 by the following roll call vote to wit:

**AYES:**  
**NOES:**  
**ABSENT:**

**APPROVED:**

\_\_\_\_\_  
**JOHN W. MINTO, MAYOR**

**ATTEST:**

\_\_\_\_\_  
**ANNETTE ORTIZ, MBA, CMC, CITY CLERK**

- Exhibits
- A: Art and Entertainment Overlay District Boundary
  - B: Supplemental Environmental Checklist with Appendix A (Air Emissions Model Run)
  - C: Conditions of Approval
  - D. Previous EIR's available on-line under separate cover at [www.cityofsanteeca.gov](http://www.cityofsanteeca.gov) (Town Center Specific Plan EIR, EIR for Santee Trolley Square, and Town Center Specific Plan Amendment Master EIR)



EXHIBIT A



Town Center Specific Plan  
**Art & Entertainment District Overlay**

## EXHIBIT B

### SUPPLEMENTAL ENVIRONMENTAL CHECKLIST FORM

FOR USE WHEN REVIEWING SUBSEQUENT DISCRETIONARY DOCUMENTS PURSUANT TO A PREVIOUSLY APPROVED OR CERTIFIED ENVIRONMENTAL DOCUMENT

1. Project Title: Town Center Specific Plan Area Art and Entertainment Overlay District, Theater, and Hotel
2. Lead Agency Name and Address:  
  
City of Santee  
10601 Magnolia Avenue  
Santee, CA 92071
3. Contact Person and Phone Number: Chris Jacobs, Principal Planner (619) 258-4100 ext. 182
4. Project Location: The Project is located within the Town Center Specific Plan (TCSP) Area in the central portion of the City of Santee (City). The proposed Art and Entertainment Overlay District generally encompasses the area bounded by Mission Gorge Road to the south, the San Diego River to the north, Cuyamaca Street to the west, and Magnolia Avenue to the east. The proposed theater site is located on an undeveloped 6.7-acre parcel generally bounded by San Diego Christian College to the east, Parc One Apartments to the north, and Town Center Parkway and the Santee Trolley Square shopping center to the south and west. The proposed hotel site is located on an approximately 1.62-acre site that is currently developed with surface parking within the Santee Trolley Square shopping center, adjacent to Town Center Parkway. Please see Figures 1 (Regional Location) and 2 (Art and Entertainment Overlay District, Movie Theater, and Hotel Sites).
5. Project Sponsors Name and Address:  
  
City of Santee  
10601 Magnolia Avenue  
Santee, CA 92071
6. General Plan Designation: Planned Development – Town Center
7. Zoning: Planned Development – Town Center
8. Previous Environmental Documents:  
  
Town Center Specific Plan Environmental Impact Report (EIR) (July 1986); Town Center Specific Plan Amendment Master EIR (MEIR) (January 2006); Santee Trolley Square Commercial Center Final EIR (July 2001). See Project Background and Relationship Between the Proposed Project and Previously Approved Projects below for additional information.
9. Description of Project: See Project Description below.
10. Surrounding Land Uses and Setting:  
  
The Project is located within the TCSP Area comprised of a mixture of land uses. Commercial retail uses occur to the west; the San Diego River corridor exists to the north; the Las Colinas Detention Facility, single-family residential, multi-family residential, and commercial uses are located to the east; and commercial, multi-family residential, and a hotel occur to the south. Some undeveloped land also occurs in the Project area.

## EXHIBIT B

11. Other public agencies whose approval is required:

Federal Aviation Administration – Part 77 Notification

12. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Government Code section 65352.2? If so, has consultation begun?

The City sent out notification letters to Native American tribes traditional and culturally affiliated with the Project area in October 2019. Two Native American tribes have requested consultation, including the Barona Band of Mission Indians and the Viejas Band of Kumeyaay Indians. The consultation process is ongoing.

Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that California law contains provisions specific to confidentiality.

### PROJECT DESCRIPTION

The Project is comprised of three components located within the Town Center Specific Plan (TCSP) area in the central portion of the City of Santee and includes the establishment of an Art and Entertainment Overlay District (overlay district), the development of a movie theater, and the development of a hotel.

The proposed overlay district is a specialized defined area that would further enhance and guide development within the TCSP area. The boundary of the overlay district would encompass existing and planned uses within the TCSP area, including the Santee Trolley Square Commercial Center (STSCC), as well as the locations of planned uses such as the Karl Strauss Brewery, the movie theater, and the hotel. The overlay district would also include streets and public trails where street fairs and other special events are hosted. Its purpose is to support tourism and attract commercial, educational, and recreational uses that beautify and enliven the TCSP area. These uses include specialized retail and recreational uses, cultural facilities such as museums, art galleries, theater and dance companies, public art and performing arts activities, learning centers, and hotels. Thematic signage would be allowed throughout the overlay district, similar to the provisions already in place for the Karl Strauss (Parcel A) and movie theater sites (Parcel B). As such, in addition to wall signs, signs may be roof-mounted and stand-alone, intended to highlight the unique or iconic uses in the overlay zone.

The proposed movie theater would be constructed on an undeveloped 6.7-acre parcel generally bound by Parc One Apartments to the north, Town Center Parkway and the STSCC to the south, San Diego Christian College to the east, and undeveloped land that has been approved for a Karl Strauss Brewery to the west. The theater would encompass an approximately 40,000-square foot building with 12 screens, a bar and lounge, and theater guest amenities. The theater was identified in the TCSP as a future facility to be developed at this location.

The proposed hotel would be located on an approximately 1.6-acre site that is currently developed with a surface parking lot within the northeastern portion of the STSCC. The hotel site is north of a retail building (Tilly's, PetSmart, DSW, and 24-Hour Fitness), east of the Santee Town Center Transit Station, and south of Town Center Parkway. The hotel would encompass an approximately 64,000-square foot, four-story building consisting of 100 rooms (plus or minus five percent), a breakfast seating area, a pool with a deck, and approximately 80 parking spaces.

This document provides project-level review of the proposed theater and hotel components of the Project. Currently, there are no applications pending with the City to construct a theater or a hotel. With approval of the overlay district, the following approvals would be required for the theater and hotel:

## EXHIBIT B

- Theater – Development Review Permit and FAA approval for airspace encroachment
- Hotel – Development Review Permit; San Diego County Airport Authority consistency; and FAA encroachment review

Proposed discretionary actions and regulatory changes associated with the Project would include the following:

- The General Plan Land Use Element and General Plan Land Use Map (General Plan Land Use Element Figure 1.1) would be revised to include a new Art and Entertainment Overlay District.
- The City of Santee Municipal Code (Title 13, Chapters 13.04, 13.18, and 13.22) would be amended to add the Art and Entertainment Overlay District.
- The Art and Entertainment Overlay District would be added to Section III.B of the Town Center Specific Plan and a new figure would be added to depict the boundary.
- The RiverView Office Park Master Plan would be amended to expand the flexible sign design process to within the proposed Art and Entertainment Overlay District.
- Conditional Use Permit (CUP) requirements for uses currently allowed with a CUP would be eliminated, thereby requiring just a Development Review Permit.
- The maximum commercial building height within the TCSP would be changed from 35 feet to 55 feet, with an additional 15 feet allowed for parapets and architectural features.
- Other similar permitted uses within the Art and Entertainment Overlay District would be added, such as brewpubs, wineries, sports bars, indoor and outdoor recreation venues, street fairs, and farmer's markets.

### PROJECT BACKGROUND

#### Town Center Specific Plan

In 1986, the City completed a focused effort to plan for the development of property within its geographic core, which was intended to create a people and transit-oriented hub for commercial, civic, and residential land uses along the San Diego River. The TCSP area includes 706 acres of mixed-use development in the central portion of the City. The TCSP boundaries generally include the lands north of Mission Gorge Road, south of Mast Boulevard, east of Mast Park, and west of Magnolia Avenue. The TCSP was planned to establish a land use and design framework which was to cohesively tie the new Santee downtown (geographic core) together. Overall, the TCSP established a river and water-oriented theme and landscaped boulevards, biological preserves, and defined the bulk and scale of buildings. Specifically, the TCSP was intended to dictate the overall guidelines for future development while simultaneously allowing for flexibility in future business market opportunities.

Since its adoption in 1986, the TCSP has been amended several times to include:

- Amendment 87-01: Amended the Office/Professional land use designation to allow for additional light industrial land uses;
- Amendment 88-01: Removed a 35-foot height limit, prohibited supermarkets and added an Office/Professional Overlay, and permitted museums as a conditionally approved land use;
- Amendment 92-01: Added private and public clubs as a conditional land use;
- Amendment 93-01: Revised sign regulations and removed certain property along Mission Gorge Road between Cottonwood Avenue and Magnolia Avenue;
- Amendment 98-01: Added gas station as a conditionally approved land use;

## EXHIBIT B

- Amendment 00-01: Established an Office Park Overlay;
- Amendment 01-01: Allowed for the construction of 452,582 square foot commercial center including a 30,000 square foot library as a conditionally approved land use at the northeast corner of Mission Gorge Road and Cuyamaca Street in the TCSP area;
- Amendment 01-02: Established R-22 land use designation and a Residential/Institutional Overlay, and added athletic and health clubs as permitted uses in commercial areas;
- Amendment 02-01: Changed land use designation on two parcels on Cuyamaca Street/River Park Drive from commercial to residential;
- Amendment 04-01: Established RiverView Master Plan;
- Amendment 07-02: Removed Mission Creek subdivision;
- Amendment 09-01: Added R-30 land use designation;
- Amendment 12-1: Changed the land use designation for specified properties; and
- Amendment 15-1: Amended sign regulations within the RiverView Office Park Master Plan area.

The following environmental review documents prepared under the California Environmental Quality Act (CEQA) for the TCSP and the above amendments collectively analyzed the Project: (1) the TCSP Amendment Final Master Environmental Impact Report (TCSPA MEIR) (Amendment 04-01) programmatically analyzed the movie theater component; (2) the STSCC EIR (Amendment 01-01) analyzed development intensity consistent with the hotel component; and (3) the TCSP MEIR and STSCC EIR analyzed the land area and allowable uses within the overlay district component. These previously approved and certified environmental documents and their relationship to the Project's components are discussed below.

### Town Center Specific Plan Amendment Master Environmental Impact Report

The TCSPA was proposed to establish a physical and design framework for the development of 154.05 acres within the City's 706-acre TCSP area, focused on a corporate and technology campus with limited residential and commercial uses. Overall the TCSPA enables the eastern portion of the TCSP area to be developed with approximately 2.5 million square feet of commercial/office uses and a limited number of residential units (220 to 300 units). The conceptual land use plan for the TCSPA is divided into three phases comprised of the following:

- Phase 1: Approximately 56.8 acres between the north-south drainage channel and Cuyamaca Street designated for residential and commercial development, including a multi-plex theater;
- Phase 2: Approximately 32.88 acres designated for commercial (office) development; and
- Phase 3: Approximately 46.37 acres designated for commercial (office) development.

Planning areas and land uses designated in the TCSPA are summarized in Table 1 below.

<b>Table 1 TCSPA Development Plan Summary</b>			
Planning Area	Area (acres)	Maximum Building Area (square feet)	Designated Land Use
<i>Phase 1</i>			
A - Northwest Corner	9.03	153,510	Commercial/Office
Mixed Use Area – Condos	10.30	350,000	Mixed Use
Mixed Use Area – Theater	7.44	45,000	Mixed Use
Mixed Use Area – Office	4.00	150,000	Mixed Use
B – West of Las Colinas Drainage	25.77	438,090	Commercial/Office



EXHIBIT B

Table 1 TCSPA Development Plan Summary (cont.)			
Planning Area	Area (acres)	Maximum Building Area (square feet)	Designated Land Use
<i>Phase 2</i>			
C – Southeast Corner	6.02	102,340	Commercial/Office
D – North of Las Colinas	5.05	85,850	Commercial/Office
E – Northeast of Las Colinas	13.56	230,520	Commercial/Office
F – Northeast Corner near Magnolia	8.25	140,250	Commercial/Office
<i>Phase 3</i>			
G – Las Colinas North	2.14	36,380	Commercial/Office
H – Las Colinas West	13.00	221,000	Commercial/Office
I – Fire Station Future	1.37	23,290	Commercial/Office
J – Edgemoor	29.90	508,300	Commercial/Office
<i>Other</i>			
Pedestrian/Bicycle Walkway	4.58	--	--
Right-of-Way	13.64	--	--
<b>TOTAL</b>	<b>154.05</b>	<b>2,507,480</b>	

Source: City 2006

The mixed-use area (total of approximately 22 acres) is designated to provide high-density housing, a 3,300-seat multi-plex theater, and approximately 150,000 square feet of commercial office space. The remainder of the site is designated to be developed with uses associated with a high-tech corporate office campus.

A MEIR was prepared and the Final MEIR (City 2006) was certified in January 2006 for the TCSPA and is included as Amendment 04-01 to the TCSP. Issues evaluated in the MEIR include aesthetics, air quality, biological resources, cultural resources, geology/soils/seismicity, hydrology/water quality, land use, noise, public services and utilities, and transportation/traffic. The TCSPA MEIR concluded that implementation of the TCSPA would result in significant impacts related to air quality (project-specific), biological resources (project-specific), cultural resources (project-specific), geology/soils/seismicity (project-specific), hydrology/water quality (project-specific and cumulative), noise (project-specific), and transportation/traffic (project-specific and cumulative). Mitigation measures were identified in the MEIR that would reduce all impacts to a less than significant level except project-specific and cumulative transportation/ traffic impacts. Even with implementation of identified mitigation measures, transportation/traffic impacts were identified as significant and unavoidable. A Statement of Overriding Considerations was adopted by the City. The MEIR also concluded that impacts to agricultural resources, hazards and hazardous materials, mineral resources, and population and housing would not be significant and thus these topics were not evaluated in the MEIR.

**Santee Trolley Square Commercial Center Environmental Impact Report**

The Santee Trolley Square Commercial Center (STSCC) involved the development and operation of a commercial retail center on an approximately 50-acre site in the southeast quadrant of the TCSP Area at the northeast corner of the Mission Gorge Road/Cuyamaca Street intersection. The STSCC occurs along the Green Line Trolley corridor and consists of a 126,000-square foot major anchor store (Target) with a 9,350-square foot garden center, 86,000 square feet of building floor area for a department store major tenant, and additional 111,243 square feet of major retail uses in five retail buildings, ranging in size from 11,300 square feet to 33,243 square feet. Four additional small retail pads totaling 53,900 square feet were to be developed parallel the trolley line. A total of 43,000 square feet of restaurant land uses were also included, and a 6,800-square foot property manager’s office and 1,200-square foot police substation/storefront were planned to be adjacent to the department store major tenant. A total of 2,502 surface parking spaces were included. The STSCC also identified a site for a future 30,000-square foot library in the northeastern portion of the STSCC. A development summary of the STSCC is presented in Table 2 below.

## EXHIBIT B

<b>Table 2 STSCC Development Summary</b>	
<b>Use</b>	<b>Building Floor Area (square feet)</b>
Target	135,350
Department Store Major Tenant	86,000
Major Retail	111,243
Small Retail Pads	53,900
Restaurants	43,000
Library	30,000
Manager's Office	6,800
Police Substation	1,200
<b>TOTAL</b>	<b>467,493</b>

Source: City 2001

Regarding the site allocated for a library, the STSCC EIR states that if the library is not constructed on this site in the future, the parcel could be used for another civic or retail use as determined by the City.

In July 2001, the City certified the Final EIR for the STSCC and it is included as Amendment 01-01 to the TCSP. Issues evaluated in the STSCC EIR included air quality, biological resources, drainage/hydrology, geology/soils, land use, noise, public services and utilities, and traffic/circulation. The STSCC EIR concluded that implementation of the STSCC would result in significant impacts related to air quality (project-specific and cumulative), biological resources (project-specific), drainage/hydrology (project-specific), geology/soils (project-specific), and traffic/circulation (project-specific and cumulative). Mitigation measures were identified in the STSCC EIR that would reduce all impacts to a less than significant level except project-specific and cumulative air quality and transportation/circulation impacts. Even with implementation of identified mitigation measures, air quality and transportation/traffic impacts were identified as significant and unavoidable. A Statement of Overriding Considerations was adopted by the City. The STSCC EIR also concluded that impacts to agricultural resources, aesthetics, cultural resources, mineral resources, population and housing, and recreation would not be significant and thus these topics were not evaluated in the EIR.

### **RELATIONSHIP BETWEEN THE PROPOSED PROJECT AND PREVIOUSLY APPROVED PROJECTS**

#### **Relevant CEQA Provisions**

Under Public Resources Code (PRC) section 21166, when an EIR has been prepared for a project, "no subsequent or supplemental environmental impact report shall be required" unless: (1) there are substantial changes to the project that will require major revisions to the EIR; (2) there are substantial changes to the circumstances under which the project is being undertaken that will require major revisions to the EIR; or (3) there is new information available that was not known or could not have been known. (See also, CEQA Guidelines section 15162).

Further, under section 15177 of the CEQA Guidelines, after a MEIR has been prepared and certified, subsequent projects that the lead agency determines as being within the scope of the MEIR will be subject to only limited environmental review such as an IS. Section 15177 states that no new environmental document shall be required of the subsequent project if the following requirements are met: (1) the lead agency for the subsequent project is the lead agency or a responsible agency identified in the MEIR; (2) the lead agency prepares an IS for the subsequent project to analyze whether the subsequent project was described in the MEIR and whether the subsequent project may cause any additional significant effect on the environment that the MEIR did not analyze; and (3) the lead agency makes written findings that no additional significant environmental effect will result from the subsequent project, no new additional mitigation measures or alternatives may be required, and that the subsequent project is within the scope of the MEIR. Under section 15177, "additional significant environmental effect" means any project-specific effect that was not addressed as a significant effect in the MEIR.

## EXHIBIT B

As explained in this document, under PRC section 21166 and CEQA Guidelines sections 15162 and 15177, no further environmental review beyond this document is required for the Project.

### **Art and Entertainment Overlay District**

The TCSPA MEIR and the STSCC EIR together examined the land area that is included in the overlay district boundaries. All of the land uses proposed in the overlay district do not substantially differ from those already considered allowable land uses either by right or by CUP and were previously evaluated in the TCSPA MEIR or STSCC EIR. Because the land uses are substantially similar, the overlay district does not present a significant change in the project or the circumstances under which the project will be undertaken that would require significant changes to either the TCSPA MEIR or STSCC EIR. Nor does it present significant new information that would require such revisions. Further, because the land uses are the same, the overlay district will not cause any additional significant effects on the environment that were not already analyzed in the TCSPA MEIR. The overlay district is intended to capture existing and planned land uses within the TCSP Area, including the STSCC and the approved Karl Strauss Brewery, as well as the movie theater and hotel that are proposed as part of this Project. The overlay district would also include streets and public paths/trails where street fairs and other special events are hosted.

In addition, the proposed overlay district would advance the goals of the TCSP and also those goals and objectives of the Land Use, Mobility, and Community Enhancement Elements of the City's General Plan, as discussed below.

### Land Use Element

The overarching goal of the Land Use Element is to promote development of a well-balanced and functional mix of residential, commercial, industrial, open space, recreation, and civic uses that will create and maintain a high-quality environment (Goal 6.0), and Objective 1.0 supports continued implementation of the TCSP. Permitted and conditionally permitted land uses within the TCSP Area include the following:

#### **Permitted Uses**

Arts and Crafts  
Flower Stands  
Food Stands  
Museums  
Art Galleries  
Artist and Photographic Studios  
Public Art Galleries  
Community Center  
City Hall  
Community Parking Facilities  
Restaurants  
Movie Theater  
Multiple-Family Residential  
Athletic and Health Clubs

#### **Conditionally Permitted Uses**

Cabarets  
Farmer's Markets  
Resort hotels  
Motels  
Community Theater  
Library

The proposed overlay district would eliminate the Conditional Use Permit (CUP) requirement for all of the above-listed uses, and add brewpubs, wineries, sports bars, indoor and outdoor recreation venues, street fairs and farmer's markets as permitted uses. Additionally, the maximum permitted commercial building height would be 55 feet, consistent with the non-restrictive height provisions of the RiverView Office Park Overlay and Urban Residential (R-30) multiple-family residential development allowed in Town Center.

### Mobility Element

The overarching goals of the Mobility Element are to promote a balanced, interconnected multi-modal transportation network that allows for the efficient and safe movement of all people and goods, and that supports the current and future needs of Santee community members and travel generated by planned land uses. Policies 5.1 through 5.3 promote reduced parking in Town Center, maximized shared-parking opportunities for uses with varied peak parking periods, and flexibility on the determination of parking standards in support of transit-oriented development.



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Policies 8.1 through 8.11 address the pedestrian environment, supporting a well-connected network of sidewalks and paths.

Uses and activities in the overlay district could utilize universal valet, shuttle service, shared-parking agreements, and rideshare programs that accommodate high volume attendance at public and private events. A reduced on-site parking standard with such programs is in place, and in conjunction with the proximity to the multi-modal transit station within the district, the overlay district would implement the mobility approach already promoted in the Mobility Element.

### Community Enhancement Element

The overarching goals of the Community Enhancement Element are to enhance the quality of life, revitalize older neighborhoods and community places, and sustain a beautiful, distinctive and well-organized community for the City's citizens. Uses and activities in the overlay district would benefit from consolidated off-premise signage, creative thematic signs, architecturally-designed electronic message centers, murals, free-standing art, enhanced concrete, and lighting in support of art and entertainment uses and activities. Off-premise signs may be considered with a City-adopted program to allow signs on City-owned and City-controlled property, including public rights-of-way and public easements established through Landscape Maintenance Districts.

### **Movie Theater**

The TCSPA MEIR, evaluated a 45,000-square foot (3,300-seat) multi-plex movie theater within the mixed-use land use designation that is located north of Town Center Parkway. As described in the TCSPA MEIR, the movie theater is envisioned as a multi-screen stadium seat movie theater complex. The proposed movie theater would be 40,000 square feet and include 12 screens, a bar and lounge and theater guest amenities. The proposed theater is consistent with the concept of a multiplex theater that was analyzed in the TCSPA MEIR. It is noted that the proposed movie theater includes a bar and lobby area. The TSCPA MEIR did not specifically identify these amenities. However, these amenities are accessory uses typical of large multi-screen facilities and do not deviate from the intended multiplex concept of the TCSPA MEIR or create any additional impacts on the environment from the theater as analyzed in the TCSPA MEIR. Since the approval of the TCSPA MEIR, the land designated within the mixed-use area designated for the future development of a movie theater has remained undeveloped and there have been no substantial environmental changes to the existing conditions within the Project area that would trigger the need for additional analysis. Surrounding development has occurred in accordance with the approved land use plans and incorporated the required mitigation and thereby did not exacerbate any environmental issues such that the addition of the proposed movie theater would contribute to an increase in previously identified potential impacts. The proposed movie theater would be required to implement all feasible mitigation measures identified in the TCSPA MEIR per Section 15177(d) of the CEQA Guidelines. There has been no unforeseen change to the existing conditions since the approval of the TCSPA MEIR that would require additional mitigation. There have been regulatory changes to CEQA that mandate the examination of additional environmental issue areas including greenhouse gas emissions, tribal cultural resources, and wildfire. Since the proposed movie theater is consistent with the previously approved TCSPA land use plan, in relation to air quality and greenhouse gas emissions, the proposed movie theater's emissions were accounted for within the various regional planning documents such as the Regional Air Quality Strategy (RAQS) and Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS), which address how the region will meet the GHG emission reduction targets. Thus, no further air emissions analysis is required for the movie theater. In addition, the City has initiated consultation with local tribes, and a review of CalFire maps indicated that the Project site is not located in a Very High Fire Hazard Severity area and thus, there are no project-related wildfire impacts.

The City has prepared this Supplemental IS and has found per Section 15179(b)(1) of the CEQA Guidelines that no substantial changes have occurred with respect to the circumstances under which the MEIR was certified, and/or there is no new available information which was not known and could not have been known at the time the MEIR was certified.

Additionally, in accordance with Section 15177(d) of the CEQA Guidelines, prior to approval of the proposed subsequent project, the lead agency shall incorporate all feasible mitigation measures or feasible alternatives appropriate to the project set forth in the MEIR.

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The TCSPA MEIR analyzed a movie theater that is substantially similar to the proposed theater. There have been no substantial changes to the existing site conditions and there is no evidence of any project-specific impacts that were not already addressed in the MEIR. As such, no subsequent CEQA documentation is required for the proposed movie theater. The discretionary approvals identified for the TCSPA MEIR in Table 3 below would be applicable to the implementation of the proposed Project. In addition, a Development Review Permit is required for the proposed movie theater.

### Hotel

The site for the proposed hotel is currently a paved surface parking lot that is designated for library or civic/retail land uses. As part of the original Disposition and Development Agreement (DDA) for the STSCC, the developer offered dedication of a site for the possible future construction of a library; however, the DDA stated that if the City concludes that the designated site is not appropriate for the future construction of a library, and the City gives the developer written notice of that decision, the library site shall be conveyed back to the City for use as designated by the City but in a manner consistent with developer's project (i.e., STSCC). Despite the City's efforts to use the site for a library, including attempts to secure funding to construct a library, the City has concluded that the site is not suitable for a library.

As such, the City has proposed construction of a hotel at the site. A hotel use is a complementary use to the existing retail uses in the STSCC area and it meets the standards set forth in the DDA. While not explicitly outlined as a proposed land use in the STSCC EIR, the construction of a hotel at this location is consistent with the development intensity approved for the STSCC. As outlined in the STSCC EIR, one of the primary objectives of the STSCC is to provide approximately 200,000 square feet of major retail uses and approximately 100,000 square feet of restaurants and other retail land uses. Currently the STSCC site consists of 438,085 gross leasable square feet of commercial, retail, and restaurant land uses. The proposed hotel is consistent with the STSCC's objectives.

Additionally, the STSCC directs that the site of the proposed hotel should be developed consistent with the standards, goals, and objectives of the TCSP, which designates the proposed hotel site for commercial land uses. Under the TCSP, resort hotels and motels are a conditionally permitted use within the Commercial, Office Commercial, and the Residential/Office/Commercial land use designations; specifically, the TCSP states that that the Commercial land use designation is intended to support visitor-oriented land uses, such as hotels and restaurants.

Moreover, although the STSCC proposed a new land use (library) within the TCSP and thus required an amendment, the STSCC did not preclude the previously allowable land uses (commercial) from being developed. The hotel land use is consistent with the TCSP's commercial land use designation, the impacts of which have been previously examined as part of the original TCSP EIR (City 1986).

The hotel use is similarly consistent with the level of development intensity examined in the STSCC EIR. There are differences between the development of a library (or civic/retail land uses) versus a hotel. But in terms of the impact evaluation in the STSCC EIR, either scenario—library or hotel—represents the conversion of undeveloped land to urban land uses. Further, the hotel site is located on part of a 50-acre parcel. The STSCC EIR examined the approximately 50-acre site as a whole, and did not analyze impacts from just the library use. Therefore, in context of the 467,493 square feet of development approved for the STSCC, 438,085 square feet of commercial building space is currently developed, which leaves a remaining development allocation of approximately 30,000 square feet for the STSCC. The proposed 100-room hotel would encompass approximately 64,000 square feet, which is approximately 34,000 more square feet than the remaining allocation. This additional 34,000 square feet of building area, however, would not substantially exceed the development allocation within the STSCC and would generally be within the parameters of the overall development intensity envisioned for the STSCC and the broader TCSP Area, as discussed below.

The TCSPA MEIR states that the TCSPA will enable the development of the TCSP Area according to a broad concept that envisions Town Center as a vital composite of compatible and complementary uses, and that a principal goal of the TCSP is to dictate overall guidelines for development while simultaneously allowing for flexible response to future business market opportunities that are consistent with the overall theme. The proposed hotel is an example of this flexibility envisioned in the TCSPA. To illustrate, the TCSPA MEIR allocates maximum building square footage per Planning Area within the TCSPA area (refer to Table 1 above). The maximum allocated building

## EXHIBIT B

square footage for the Mixed Use Area – Office is 150,000 square feet but only 64,374 square feet of office space was approved for this specific site (per Development Review Permit DR05-27). The allocated building area that was not realized could be transferred elsewhere within the TSCP Area such that the allocated maximum development intensity could be achieved. The additional 34,000 square feet of building area associated with the proposed hotel does not exceed the building area not realized in the Mixed Use Area – Office Planning Area (85,626 square feet). Therefore, the proposed hotel does not constitute an increase in total building area or development intensity that was envisioned and analyzed within the TCSP Area as a whole.

It is noted that since the approval of the STSCC EIR there have been changes to the existing conditions; however, the changes that have occurred are in accordance with the approved land use plans and have incorporated the mitigation measures identified in the STSCC EIR. The proposed hotel would be required to implement all feasible mitigation measures identified in the STSCC EIR. There has been no unforeseen change to the existing conditions since the approval of the STSCC EIR that would require additional mitigation. However, there have been regulatory changes to CEQA that mandate the examination of additional issue areas, including greenhouse gas emissions, tribal cultural resources, and wildfire. To adequately address these issues, additional air quality/greenhouse gas emissions modeling was conducted, the City has initiated consultation with local tribes, and a review of CalFire maps indicated that the Project site is not located in a Very High Fire Hazard Severity area and thus, there are no project-related wildfire impacts.

There have been no substantial changes to the existing site conditions and there is no evidence of any project-specific effects that were not already addressed in the STSCC EIR. Accordingly, no subsequent CEQA documentation is required for the proposed hotel. The discretionary approvals required for the project evaluated in the STSCC EIR are identified in Table 3 below. Some of which would be applicable to the implementation of the proposed Project. In addition, a Development Review Permit is required for the proposed hotel.

Under PRC section 21166, no further environmental review is necessary because as explained above, the hotel does not present a significant change in the project or the circumstances under which the project will be undertaken that would require significant changes to either the STSCC EIR. Nor does it present significant new information that would require such revisions.

<b>Table 3 Required Discretionary Approvals</b>	
<b>TCSPA MEIR</b>	<b>STSCC EIR</b>
Tentative Map	A Conditional Use Permit for outdoor eating areas associated with the proposed restaurant uses.
Tentative Parcel Map	State Water Resources Control Board NPDES construction permit.
Habitat Loss Permit	Approval of Tentative Parcel Map to subdivide the property for sale, lease, or financing purposes.
Grading Permit	Approval of agreement implementing the Trolley Square Disposition and Development Agreement
Section 401 Clean Water Act Water Quality Certification from the Regional Water Quality Control Board	
Compliance with the County's Standard Urban Storm Water Mitigation Plan (SUSMP) requirements	
Section 1601 (Fish and Game Code) Streambed Alteration Agreement from the California Department of Fish and Game (CDFG) as Trustee and Responsible Agency pursuant to CEQA Sections 15386 and 15381 respectively	
Section 404 Clean Water Act Permit pursuant to a Nationwide Permit from the U.S. Army Corps of Engineers	
Potential Development and Disposition Agreement (DDA) regarding the theater.	

Source: City 2006, 2001



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NEW SIGNIFICANT ENVIRONMENTAL EFFECTS OR SUBSTANTIALLY MORE SEVERE SIGNIFICANT ENVIRONMENTAL EFFECTS COMPARED TO THOSE IDENTIFIED IN THE PREVIOUS CEQA DOCUMENT. The subject areas checked below were determined to be new significant environmental effects or to be previously identified effects that have a substantial increase in severity either due to a change in project, change in circumstances or new information of substantial importance, as indicated by the checklist and discussion on the following pages.

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

DETERMINATION (To be completed by the Lead Agency):

On the basis of this initial evaluation:

- No substantial changes are proposed in the project and there are no substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous approved ND or MND or certified EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. Also, there is no "new information of substantial importance" as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, the previously adopted ND or MND or previously certified EIR adequately discusses the potential impacts of the project without modification.
- No substantial changes are proposed in the project and there are no substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous approved ND or MND or certified EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. Also, there is no "new information of substantial importance" as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, the previously adopted ND, MND or previously certified EIR adequately discusses the potential impacts of the project; however, minor changes require the preparation of an ADDENDUM.
- Substantial changes are proposed in the project or there are substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous ND, MND or EIR due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Or, there is "new information of substantial importance," as that term is used in CEQA Guidelines Section 15162(a)(3). However, all new potentially significant environmental effects or substantial increases in the severity of previously identified significant effects are clearly reduced to below a level of significance through the incorporation of mitigation measures agreed to by the project applicant. Therefore, a SUBSEQUENT MND is required.
- Substantial changes are proposed in the project or there are substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous environmental document due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Or, there is "new information of substantial importance," as that term is used in CEQA Guidelines Section 15162(a)(3). However, only minor changes or additions or changes would be necessary to make the previous EIR adequate for the project in the changed situation. Therefore, a SUPPLEMENTAL EIR is required.

## EXHIBIT B

- Substantial changes are proposed in the project or there are substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous environmental document due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Or, there is "new information of substantial importance," as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, a SUBSEQUENT EIR is required.

Chris Jacobs  
Signature  
Chris Jacobs  
Printed Name

11-14-19  
Date  
City of Santee  
For Dept of Development Services

### EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A finding of "No New Impact/No Impact" means that the potential impact was fully analyzed and/or mitigated in the prior CEQA document and no new or different impacts will result from the proposed activity. A brief explanation is required for all answers except "No New Impact/No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No New Impact/No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No New Impact/No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) A finding of "New Mitigation is Required" means that the project have a new potentially significant impact on the environment or a substantially more severe impact than analyzed in the previously approved or certified CEQA document and that new mitigation is required to address the impact.
- 3) A finding of "New Potentially Significant Impact" means that the project may have a new potentially significant impact on the environment or a substantially more severe impact than analyzed in the previously approved or certified CEQA document that cannot be mitigated to below a level of significance or be avoided.
- 4) A finding of "Reduced Impact" means that a previously infeasible mitigation measure is now available, or a previously infeasible alternative is now available that will reduce a significant impact identified in the previously prepared environmental document.
- 5) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 6) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
  - a) Earlier Analyses Used. Identify and state where they are available for review.
  - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis. Describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the proposed action.
  - c) Infeasible Mitigation Measures. Since the previous EIR was certified or previous ND or MND was adopted, discuss any mitigation measures or alternatives previously found not to be feasible that would

## EXHIBIT B

- c) Infeasible Mitigation Measures. Since the previous EIR was certified or previous ND or MND was adopted, discuss any mitigation measures or alternatives previously found not to be feasible that would in fact be feasible or that are considerably different from those previously analyzed and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives.
  - d) Changes in Circumstances. Since the previous EIR was certified or previous ND or MND was adopted, discuss any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause a change in conclusion regarding one or more effects discussed in the original document.
- 7) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 8) Supporting Information Sources. A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 9) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 10) The explanation of each issue should identify:
- a) the significance criteria or threshold, if any, used to evaluate each question;
  - b) differences between the proposed activity and the previously approved project described in the approved ND or MND or certified EIR; and
  - c) the previously approved mitigation measure identified, if any, to reduce the impact to less than significance.

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		New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
I.	AESTHETICS -- Except as provided in Public Resources Code section 21099, would the project:				
	a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**a) Would the Project have a substantial adverse effect on a scenic vista?**

**No New Impact/No Impact.** As stated in the City of Santee General Plan (General Plan; City 2003) Community Enhancement Element, “The numerous topographic features of Santee and the surrounding vicinity provide distinctive views from within the developed portions of the City. The major ridgeline and hillside system provided by the undeveloped areas of the northern portion of the City present a large portion of these views and vistas.” Further the TCSP Land Use Plan states that the visual resources within the TCSP Area consist of two opportunities, visual access to the San Diego River and views of the surrounding hillsides from within the site. However, there are no designated scenic vistas within the General Plan.

Art and Entertainment Overlay District

The overlay district does not entitle or fund any future development and therefore would not have a direct physical impact on the environment. Future development in the overlay district would be subject to environmental review pursuant to CEQA. It is noted that the overlay district would increase the building height limit to 55 feet. This is similar to the non-restrictive height provisions in the RiverView Office Park Overlay and Urban Residential land uses within the TCSP; thus, there are structures, such as the Parc One Apartments that already exist in the TCSP that area at similar heights as the proposed 55-foot limit. The Parc One residential development includes three buildings; two are approximately 45 feet in height and one is approximately 55 feet in height. Additionally, development is subject to the TCSP, which contains architectural guidelines regarding the bulk and scale of buildings in relation to views of the surrounding hillsides. Moreover, the overlay district does not introduce any land uses that are substantially different from those already considered an allowable land use either by right or by CUP; thus, future development within the overlay district would not result in any new impacts not already considered in the TCSPA MEIR or the STSCC EIR. The TCSP MEIR and the STSCC EIR did not identify any impacts to scenic vistas.

## EXHIBIT B

Moreover, since the implementation of an overlay district would not entitle any particular development, the overlay district would have no substantial impact in relation to scenic vistas and no mitigation is required.

### Movie Theater

The TCSPA MEIR evaluated the proposed movie theater site for mixed-use development, which included the future development of a movie theater. Development of the site as a movie theater would not result in any new impacts not already discussed and evaluated in the TCSPA MEIR. The TCSPA MEIR did not identify any impacts to scenic vistas. Additionally, the TCSP architectural guidelines contain standards pertaining to the bulk and scale of buildings to minimize blockage of views from surrounding hillsides. Thus, the movie theater would have no substantial impact in relation to scenic vistas and no mitigation is required.

### Hotel

The STSCC EIR evaluated the hotel site for urban development, either as a library or civic/retail uses. As approved, the STSCC EIR would allow for 467,493 square feet of commercial, retail, restaurant, and civic development. Currently the STSCC supports 438,035 square feet of commercial, retail, civic (police substation), and restaurant uses. It is noted that the proposed hotel would exceed the 467,493 square feet of development analyzed in the STSCC EIR. However, the intensity of development that would result from the hotel is generally consistent with the intensity of land use previously analyzed in the TCSPA MEIR. The hotel is proposed to be four stories and it would not exceed the 55-foot height limit as proposed for the overlay district. A library at this same location could also be multiple stories. The STSCC is within the TCSP and is subject to the TCSP architectural guidelines, which contain standards pertaining to the mass and bulk of buildings to minimize the obstruction of views of the surrounding hillsides but do not set a height limit. These standards would be applicable to the development of a hotel. Further, the STSCC EIR did not identify any impacts in relation to scenic vistas. Thus, the hotel would have no impact in relation to scenic vistas and no mitigation is required.

**b) Would the Project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?**

**No New Impact/No Impact.** The Project area is not located within or adjacent to a state scenic highway. There are no officially designated state scenic highways within the City boundaries. However, State Route (SR) 52 from near Santo Road to Mast Boulevard (mile marker 9.5 to mile marker 13), just west of the City boundary became an officially designated State Scenic Highway in February 2016. Scenic resources within this corridor includes Mission Trails Regional Park, Mission Trails Summit, and Cowles Mountain. At its closest point, the Project area is approximately 2.6 miles southeast of this segment of SR 52. Project features would not be visible from this scenic highway due to distance, existing topography, and intervening development and vegetation. Therefore, the Project would not change the visual character or quality along this designated state highway.

While portions of the Project site are undeveloped, these areas are disturbed and exhibit signs of anthropogenic activities such as clearing and grading, unauthorized bike trails, trash, and debris. There are some scattered trees throughout the undeveloped portions of the Project site but these trees do not represent significant scenic resources because they are not large stands of mature trees. A single historic resource, the Edgemoor Dairy Barn is located in the eastern portion of the Project site along Magnolia Avenue. The Dairy Barn is listed on the National Register of Historic Places (NHRP). Project-related development would not occur on the property of the Polo Barn and no impacts to the Dairy Barn would occur. No other notable natural scenic resources (e.g., large rock outcroppings, major drainages, or prominent landforms) occur on the Project site. As discussed above in I a), there are no designated scenic resources within or adjacent to the Project site.



## EXHIBIT B

### Art and Entertainment Overlay District

The overlay district does not entitle or fund any future development and therefore would not have a direct physical impact on the environment. Future development in the overlay district would be subject to environmental review pursuant to CEQA. Moreover, the overlay district does not introduce any land uses that are substantially different from those already considered an allowable land use either by right or by CUP; thus, future development within the overlay district would not result in any new impacts to scenic resources not already considered in the TCSPA MEIR or the STSCC EIR. The TCSPA MEIR and the STSCC EIR did not identify any impacts to scenic resources. Thus, the overlay district would have no impact in relation to this issue and no mitigation is required.

### Movie Theater

The TCSPA MEIR evaluated the proposed movie theater site for mixed-use development, which included the future development of a movie theater. Development of the site as a movie theater would not result in any new visual impacts not already discussed and evaluated in the TCSPA MEIR. The TCSP MEIR did not identify any impacts to scenic resources. Thus, the movie theater would have no impact in relation to scenic resources and no mitigation is required.

### Hotel

The STSCC EIR evaluated the hotel site for urban development; either as a library or civic/retail uses. In respect to the level of development evaluated in the STSCC (467,493 square feet) and the overall pattern of increasing urban development with the STSCC and the TCSP Area, the development of a hotel at the site would result in a similar intensification of urban land uses as envisioned for the STSCC and the greater TCSP. The proposed site for the hotel is a paved surface parking lot that is within the developed STSCC. The site and immediate surrounding area do not support scenic resources. Moreover, the STSCC EIR did not identify any impacts in relation to scenic resources. Thus, the hotel would have no impact in relation to scenic resources and no mitigation is required.

- c) **Would the Project, in non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?**

**No New Impact/No Impact.** The Project site is located in an urbanizing area of Santee, that is zoned as and designated as Planned Development – Town Center. Currently the site supports a variety of commercial, office, institutional, residential, and civic land uses. Additional development is planned in the TCSP Area in accordance with the adopted land use plans. Applicable regulations governing scenic quality include those set forth in the TCSP and the General Plan Community Enhancement Element. Specifically, the TCSP Land Use Plan contains Urban Design Objectives that identify that major views should be protected (Objective 1.1) and that in recognition of visual concerns, development should include buildings of varied heights and mass (Objective 3.6). Likewise, the Community Enhancement Element was adopted by the City to address the overall community design and character issues and contains goals and policies that pertain to the preservation of scenic views. Objective 15.0 states that the City shall maintain and enhance existing scenic views, ensuring that proposed structures do not significantly impact existing community-level viewsheds.

### Art and Entertainment Overlay District

The overlay district would increase the building height limit to 55 feet, requiring a revision to the commercial building height allowed in the TCSP. The increase in height would encourage development that would be of similar height to the non-restrictive height provisions in the RiverView Office Park Overlay and Urban Residential land uses within the TCSP. The overlay district does not entitle or fund any future development and therefore would not have a direct physical impact on the environment. Future

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development in the overlay district would be subject to environmental review pursuant to CEQA. Because site-specific details of such potential future development are unknown, it would be speculative to attempt to identify and analyze such impacts now. Moreover, the overlay district does not introduce any land uses that are substantially different from those already considered an allowable land use either by right or by CUP; thus, future development within the overlay district would not result in new visual impacts not already considered in the TCSPA MEIR or the STSCC EIR. The TCSP MEIR and the STSCC EIR did not identify any impacts to applicable regulations governing visual character or quality. Thus, the overlay district would have no impact in relation to visual character and quality and no mitigation is required.

### Movie Theater

The TCSPA MEIR evaluated the proposed movie theater site for mixed-use development, which included the future development of a movie theater. Development of the site as a movie theater would not result in new impacts not already discussed and evaluated in that MEIR. The TCSPA MEIR did not identify any impacts to regulations governing visual character or quality. Design of the movie theater would be required to adhere to the design guidelines set forth in the TCSP. Adherence to and application of these guidelines would be examined during the design review process prior to the approval of grading permits. Thus, the movie theater would have no impact in relation to visual character or quality and no mitigation is required.

### Hotel

The STSCC EIR evaluated the hotel site for urban development; either as a library or civic/retail uses. The construction of a four-story hotel would introduce a multi-story building within the STSCC, which currently supports larger development, such as major department stores of over 100,000 square feet as well as smaller retail stores and restaurants. This would not substantially contrast with the existing development patterns and visual character of the TCSP Area particularly because there are multi-story structures on nearby properties within the TCSP Area at similar bulk, scale, and massing such as the Parc One Apartment and San Diego Christian College buildings. The STSCC EIR did not identify impacts in relation to regulations governing visual character or quality. The hotel site is within the boundaries of the TCSP and as such, the design of the hotel would be required to adhere to the design guidelines set in the TCSP. Adherence to and application of these guidelines would be examined during the design review process prior to the approval of grading permits. Additionally, the introduction of a four-story building at the site would contribute to the objective of the TCSP design guidelines to include buildings of varied heights (Land Use Plan Objective 3.6). Thus, the hotel would have no impact in relation to visual character or quality and no mitigation is required.

d) **Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?**

**No New Impact/No Impact.** The Project site is within an area that is urbanizing and as such, there are existing typical sources of light from parking lots, security, vehicle traffic, landscaping, and the interior lights within the various businesses, residences, etc. Some portions of the Project site remain undeveloped, but the movie theater site is surrounded by development and light sources.

### Art and Entertainment Overlay District

While development associated with the TCSP and the STSCC have introduced new sources of light into the urbanizing area, there are portions of the overlay district, such as those adjacent to the San Diego River corridor, the proposed movie theater site, and the adjacent undeveloped land approved for a Karl Strauss Brewery remain vacant and free of sources of light. Pursuant to TCSP Amendment 15-1, sign provisions in the TCSP/RiverView Office Park Master Plan were modified for the Karl Strauss and movie theater sites to allow for a wider array of signs that strengthen the identity of unique uses for these particular parcels. Signage associated with development of these two sites could potentially be lighted, which would constitute a new source of light in the Project area.

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The overlay district does not entitle or fund any future development and therefore would not have a direct physical impact on the environment. The movie theater site and approved Karl Strauss Brewery site are surrounded by development and light sources. Future development in the overlay district would be subject to environmental review pursuant to CEQA. Because site-specific details of such potential future development are unknown, it would be speculative to attempt to identify and analyze such impacts now. Moreover, the overlay district does not introduce any land uses that are substantially different from those already considered an allowable land use either by right or by CUP; thus, future development within the overlay district would not result in any new visual impacts not already considered in the TCSPA MEIR or the STSCC EIR. The TCSP MEIR and the STSCC EIR did not identify impacts in relation to light and glare. However, the TCSPA MEIR and the STSCC EIR did include mitigation measures concerning light impacts in relation to biological resources (see Mitigation Measure BR-8 and BR-2) that also have a beneficial impact in relation to aesthetics, further reducing the less than significant impacts. Moreover, since the implementation of an overlay district would not entitle any particular development, the overlay district would have no impact in relation to light and flare and no mitigation is required.

### Movie Theater

The TCSPA MEIR evaluated the proposed movie theater site for mixed-use development, which included the future development of a movie theater. Currently, the site for the proposed movie theater is undeveloped and the development of a movie theater would result in a new source of light associated with building and marquee lighting (see discussion above under Overlay District with regards to lighted signs), parking and security lighting, landscape lighting, and vehicular traffic-related light. However, development of the site as a movie theater would not result in new impacts not already discussed and evaluated in that MEIR. The TCSPA MEIR did not identify impacts related to light and glare. Design of the movie theater would be required to adhere to the design guidelines set forth in the TCSP and compliance with these guidelines would be examined during the design review process prior to the approval of grading permits. Thus, the movie theater would have no impact in relation to light and glare and no mitigation is required.

### Hotel

The STSCC EIR evaluated the hotel site for urban development, either as a library or civic/retail uses. The introduction of a four-story hotel would introduce new sources of light emanating from the guest rooms and other hotel spaces, nighttime security lighting, signage, and potentially parking and vehicular traffic related light. As discussed in the Project Description, while the proposed hotel would result in a greater level of development than evaluated in the STSCC EIR, the proposed hotel would be compatible with respect to the overall pattern of development in the TCSP. Use of the site as a library or civic/retail facility as evaluated in the STSCC EIR would also introduce new sources of light similar to those introduced by the hotel. The but STSCC EIR did not identify significant impacts in relation to light and glare. The hotel site is within the boundaries of the TCSP and as such, the design of the hotel would be required to adhere to the design guidelines set for in the TCSP. Thus, the hotel would have no impact in relation to visual character or quality and no mitigation is required.

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		New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
II.	<p><b>AGRICULTURE AND FOREST RESOURCES --</b>            In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest protocols adopted by the California Air Resources Board. -- 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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))?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e)	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a)	<p><b>Would the Project 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?</b></p>				

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**No New Impact/No Impact.** The Department of Conservation Farmland Mapping and Monitoring Program Important Farmland Maps identify the majority of the Project site and adjacent lands as Urban Built Up, which is described as land that is occupied by structures with a building density of at least one unit to 1.5-acres or approximately six structures to a 10-acre parcel. There are portions of the Project site north of Town Center Parkway and east of Riverview Parkway that are designated as Farmland of Local Importance, which are lands that meet all the characteristics of Prime and Statewide with the exception of irrigation. Portions of the Project site have supported agricultural land uses in the past; however, no agricultural land uses currently exist and due to encroaching development, it is unlikely that agricultural land uses would be sustainable. Both the TCSPA MEIR and the STSCC EIR concluded that impacts to agricultural resources were not significant.

### Art and Entertainment Overlay District

There are no designated farmlands within the boundaries or adjacent to the boundaries of the proposed overlay district. Moreover, the overlay district does not entitle or fund any future development and therefore would not have a direct physical impact on the environment. Future development in the overlay district would be subject to environmental review pursuant to CEQA. Further, the overlay district does not introduce any land uses that are substantially different from those already considered an allowable land use either by right or by CUP; thus, future development within the overlay district would not result in any new impacts not already considered in the TCSPA MEIR or the STSCC EIR. The TCSPA MEIR and the STSCC EIR did not identify any impacts to designated farmland. Thus, the overlay district would have no impact in relation to designated farmland and no mitigation is required.

### Movie Theater

There are no designated farmlands within or adjacent to the proposed site of the movie theater. The TCSPA MEIR evaluated the proposed movie theater site for mixed-use development, which included the future development of a movie theater. Development of the site as a movie theater would not result in new impacts not already discussed and evaluated in that TCSPA MEIR. The TCSPA MEIR did not identify impacts to designated farmland. Therefore, development and operation of a movie theater at this location would have no impact in relation to designated farmland and no mitigation is required.

### Hotel

There are no designated farmlands within or adjacent to the proposed site of the hotel. The site of the proposed hotel currently consists of a paved surface parking lot that serves the employees and customers of the STSCC. The adjacent land uses are either developed with commercial land uses or are undeveloped lands zoned for and designated as Planned Development – Town Center; thus, no land within the Project area is slated for agricultural uses. Furthermore, a library and hotel would both require ground disturbance for the building footprint and parking, with either resulting in similar intensification of urban land uses as envisioned in the STSCC EIR. Therefore, the development of the proposed hotel would not result in new impacts not already discussed and evaluated in the STSCC EIR. The STSCC EIR did not identify impacts to designated farmland. Therefore, the hotel would have no impact to designated farmland and no mitigation is required.

### **b) Would the Project conflict with existing zoning for agricultural use, or a Williamson Act contract?**

**No New Impact/No Impact.** In the past, portions of the Project site have been used for agricultural purposes. As recently as 2006, the Future Farmers of America program at El Capitan High School utilized the portions of the Project site to grow oats; however, currently no portion of the Project site is utilized for agricultural purposes. The Project site is not zoned for agricultural land uses and it is not encumbered by a Williamson Act contract.

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### Art and Entertainment Overlay District

No land within the overlay district is zoned for agricultural use or has development restrictions associated with a Williamson Act contract. No impact would occur in relation to a conflict with existing zoning or a Williamson Act contract.

### Movie Theater

The site of the proposed movie theater is not zoned for agricultural use or under a Williamson Act contract; therefore, no impact would occur in relation to a conflict with existing zoning or a Williamson Act contract.

### Hotel

The site of the proposed hotel is not zoned for agricultural use or under a Williamson Act contract; therefore, no impact would occur in relation to a conflict with existing zoning or a Williamson Act contract.

### c) **Would the Project result in the loss of forest land or conversion of forest land to non-forest use?**

**No New Impact/No Impact.** The Project site is within an urbanizing portion of the City that is designated and zoned as Planned Development – Town Center. The site supports a variety of commercial, retail, residential, and restaurant land uses and is nearly completely developed or experienced some level of disturbance such as prior clearing or grading. The undeveloped parcels within the Project site include a parcel that has been approved for the development and operation of Karl Strauss Brewery, the proposed movie theater site, and parcels in the eastern portion of the overlay district that have been previously disturbed. There is no concentration of trees within the Project site that would constitute a forest. For the purposes of analysis within this document, “forest land” is characterized by the definition contained in Public Resources Code Section 12220(g), which defines “forest land” as land that can support 10 percent native cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits. Based on this definition, no forest land occurs within or adjacent to the Project site.

### Art and Entertainment Overlay District

Portions of the Art and Entertainment Overlay District are currently undeveloped. As discussed, one undeveloped site is currently approved for a Karl Strauss Brewery. As discussed below, the site for the proposed movie theater is currently undeveloped as well.

The overlay district does not entitle or fund any future development and therefore would not have a direct physical impact on the environment. Future development in the overlay district would be subject to environmental review pursuant to CEQA. Moreover, no forest land occurs within the proposed overlay district and the overlay district does not introduce any land uses that are substantially different from those already considered an allowable land use either by right or by CUP; thus, future development within the overlay district would not result in new impacts not already considered in the TCSPA MEIR or the STSCC EIR. Hence, since there is no concentration of trees that constitute a forest and since the implementation of an overlay district would not entitle any particular development, the overlay district would have no impact in relation to forest land.

### Movie Theater

As discussed above, the site of the proposed movie theater is undeveloped; however, it has experienced clearing and grading and currently supports low-lying grassland vegetation and there are no mature trees present. The TCSPA MEIR evaluated the proposed movie theater site for mixed-use development, which included the future development of a movie theater. Development of the site as a movie theater would not

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result in new impacts not already discussed and evaluated in the TCSPA MEIR. Thus, the movie theater would have no impact in relation to forest land and no mitigation is required.

### Hotel

The site for the proposed hotel is within a paved surface parking area for the existing commercial and retail land uses within the STSCC development with no trees present. The adjacent land uses are either developed with commercial land uses or are undeveloped lands zoned for and designated as Planned Development – Town Center; thus, no land within the Project area contains, or is designated for forest lands. Thus, the hotel would have no impact in relation to forest land and no mitigation is required.

- d) Would the Project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?**

**No New Impact/No Impact.** As discussed in II(a) and II(c), no farmlands or forest land exists within the Project site.

### Art and Entertainment Overlay District

As discussed in II(a) and II(d), there are no designated farmlands or forest lands within or adjacent to the Project site. No impact would occur in relation to this issue and no mitigation is required.

### Movie Theater

As discussed in II(a) and II(d), there are no designated farmlands or forest lands within or adjacent to the Project site. No impact would occur in relation to this issue and no mitigation is required.

### Hotel

As discussed in responses II (a) and II (d), there are no designated farmlands or forest lands within or adjacent to the Project site. No impact would occur in relation to this issue and no mitigation is required.

	<b>New Potentially Significant Impact</b>	<b>New Mitigation is Required</b>	<b>No New Impact/No Impact</b>	<b>Reduced Impact</b>
III. AIR QUALITY -- Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors adversely affecting a substantial number of people?)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**a) Would the Project conflict with or obstruct implementation of the applicable air quality plan?**

**No New Impact/No Impact.** The U.S. Environmental Protection Agency (EPA) and the California Air Resources Board (CARB) have established ambient air quality standards for common pollutants. The ambient air quality standards represent safe levels of contaminants that avoid specific adverse health effects associated with each pollutant. The ambient air quality standards cover what are termed criteria pollutants and include carbon monoxide (CO), sulfur dioxide (SO<sub>2</sub>), nitrogen dioxide (NO<sub>2</sub>), ozone (O<sub>3</sub>), particulate matter of less than 10 microns in size (PM<sub>10</sub>), particulate matter of less than 2.5 microns in size (PM<sub>2.5</sub>), and lead (Pb). Areas that meet ambient air quality standards are classified as attainment areas, while areas that do not meet these standards are classified as nonattainment areas. The City is located in the San Diego Air Basin (SDAB), which is under the jurisdiction of the San Diego Air Pollution Control District (SDAPCD) that regulates air quality in the SDAB.

As shown in Table 4 below, the SDAB is currently not in attainment for 8-hour Ozone (Federal and State), 1-hour Ozone- (State), Particulate Matter of 10 microns or less in diameter (PM<sub>10</sub>) (State), and PM<sub>2.5</sub> (State).

Criteria Pollutant	Federal Designation	State Designation
Ozone (8-Hour)	Nonattainment	Nonattainment
Ozone (1-Hour)	No Federal Standard	Nonattainment
Carbon Monoxide	Attainment	Attainment
PM <sub>10</sub>	Unclassifiable <sup>1</sup>	Nonattainment
PM <sub>2.5</sub>	Attainment	Nonattainment
Nitrogen Dioxide	Attainment	Attainment
Sulfur Dioxide	Attainment	Attainment
Lead	Attainment	Attainment
Sulfates	No Federal Standard	Attainment
Hydrogen Sulfide	No Federal Standard	Unclassified
Visibility	No Federal Standard	Unclassified

<sup>1</sup>At the time of designation, if the available data does not support a designation of attainment or nonattainment, the area is designated as unclassifiable.

Source: San Diego Air Pollution Control District. Accessed October 10, 2019. <https://www.sdapcd.org/content/sdc/apcd/en/air-quality-planning/attainment-status.html>

Due to violations of ambient air quality standards, the SDAPCD in conjunction with the San Diego Association of Governments (SANDAG) on a triennial basis prepares the Regional Air Quality Strategy (RAQS). The first RAQS was adopted in 1991 and the most recent RAQS was adopted in December 2016. The RAQS accommodates population growth and transportation projections based upon the calculations and forecasts prepared by SANDAG. Thus, projects that are consistent with employment and population forecasts developed by SANDAG are consistent with the RAQS.



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### Art and Entertainment Overlay District

The overlay district would eliminate the CUP process for certain land uses (see Project Description) and revise the maximum permitted height limit for commercial buildings to 55 feet (from 35 feet). However, the overlay district would not allow the introduction of any new land uses substantially different from those already considered within the context of the TCSP and would not change the underlying zoning or General Plan land use designation. Therefore, the proposed overlay district would be consistent with the land use assumptions in the RAQS. Moreover, as the overlay district does not entitle or fund any specific projects, the overlay district would not result in any direct physical changes to the environment. As such, the overlay district would not conflict with or obstruct the implementation of the applicable air quality plan (RAQS) and no new impacts would occur in relation to this issue.

### Movie Theater

The site for the proposed movie theater lies within the boundaries of the TCSP, which designates the site as mixed-use and states that a movie theater is proposed in this area. As such, the construction and operation of a movie theater is consistent with the land use assumptions in the RAQS and no new impacts would occur in relation to this issue. The TCSPA MEIR contains mitigation identified below that is hereby incorporated into the proposed Project. Implementation of this previously identified mitigation measure would reduce construction-related air quality impacts associated with development of the proposed movie theater to less than significant and no new mitigation measures are required.<sup>1</sup>

### **TCSPA MEIR Mitigation Measure AQ-1: Construction-related Emissions**

All project construction is required to include the following measures to reduce fugitive dust impacts:

- All unpaved construction areas shall be sprinkled with water or other acceptable San Diego APCD dust control agents during dust-generating activities to reduce dust emissions. Additional watering or acceptable APCD dust control agents shall be applied during dry weather or windy days until dust emissions are not visible.
- Trucks hauling dirt and debris shall be covered to reduce windblown dust and spills. Dirt cannot be covered over the height of the truck bed.
- On dry days, dirt or debris spilled onto the paved surfaces shall be swept up immediately to reduce resuspension of particulate matter caused by vehicle movement. Approach routes to construction sites shall be cleaned daily of construction related dirt in dry weather.
- On-site stockpiles of excavated material shall be covered or watered.
- Water rock materials undergoing rock-crushing processing at sufficient frequency. Automatic water or mist or sprinkler system should be installed in areas of rock crushing and conveyor belt systems.
- Abide by all conditions of approval for dust control required by the San Diego APCD.
- Use low pollutant-emitting construction equipment.
- Equip construction equipment with pre-chamber diesel engines (or equivalent) together with proper maintenance and operation to reduce emissions of nitrogen oxide, to the extent available and feasible.
- Use electrical construction equipment, to the extent feasible.

<sup>1</sup> The TCSPA MEIR did not assign a mitigation number to this measure. For purposes of this Supplemental IS, it has been assigned as AQ-1.

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### Hotel

Currently the site for the proposed hotel is a paved surface parking lot. In relation to allowable land uses at this site, development of the site was considered in both the TCSP and later as part of the STSCC Project, which included an amendment to the TCSP. As part of the STSCC project, the site was allocated to be used for a 30,000-square foot library; however, it was noted that if the City concludes that the designated site is not appropriate for the future construction of a library, the site should be conveyed back to the City for a use consistent with the adjacent retail uses. Despite the City's efforts, including attempts to secure funding to construct a library, the City has concluded that the site is not suitable for a library. The City has determined that the site is suitable for other uses that complement the retail uses in the area and that would help support the art and entertainment uses. A hotel, which was considered at the proposed location as part of the original TCSP would further support the current land uses by providing a consumer base for the existing and future planned retail, restaurant, and commercial land uses. Because a hotel was originally considered within the TCSP and because a hotel use would be consistent with the General Plan in terms of a commercial land use, the introduction of a hotel in the STSCC (and within the TCSP Area) could be considered consistent with the RAQS. Nonetheless, to be thorough, air emissions were calculated for the proposed hotel because of the change in land use from a civic/retail use. Operational emissions of criteria pollutants were calculated for the proposed hotel and compared to those that would be generated by a library or retail use. The model outputs are included in Appendix A. Daily operational emissions are presented in Table 5.

Use	ROG	NO <sub>x</sub>	CO	SO <sub>x</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
Library	3.44	10.28	25.92	0.07	6.15	1.70
Retail	2.83	7.68	19.18	0.05	4.40	1.21
Hotel	5.87	7.90	16.22	0.06	3.69	1.15
SDAPCD Trigger Levels	75	250	550	250	100	55
Exceeds Trigger Levels?	No	No	No	No	No	No

Source: Appendix A

As shown in Table 5, none of the uses would exceed the SDAPCD trigger levels and in most cases, emissions generated by the hotel would be lower than one or both of the other uses contemplated for the site. The only criteria pollutant that would be higher than the other uses is ROG, primarily due to the use of more consumer products associated with a hotel; however, emissions would be substantially less than the SDAPCD trigger level. Based on the air emissions modeling, the proposed hotel would not exceed air quality standards and thus would not conflict with or obstruct implementation of the RAQS and no new impacts would occur in relation to this issue.

Regarding construction emissions, the STSCC EIR contains mitigation measures identified below that are hereby incorporated into the proposed Project. Implementation of these previously identified mitigation measures would reduce construction-related air quality impacts associated with development of the proposed hotel to less than significant and no new mitigation measures are required.

### **STSCC EIR AQ1: Construction-related Emissions**

During grading and construction, the Project developer shall comply with the following:

- a. During grading, clearing, earth moving or excavation, maintain equipment engines in proper tune.
- b. After clearing, grading, earth moving, or excavation:
  1. Wet area down, sufficiently enough to form a crust on the surface with repeated soakings, as necessary to maintain the crust and prevent dust pick up by the wind;
  2. Spread soil binders; and

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3. Implement street sweeping as necessary.
- c. During construction:
1. Use water trucks or sprinkler systems to keep all areas where vehicles travel damp enough to prevent dust raised when leaving the site;
  2. Wet down areas in the late morning and after work is completed for the day;
  3. Use low sulfur fuel (.05% by weight) for construction equipment,

### STSCC EIR AQ2: Construction-related Emissions

Revegetation of exposed soils on-site due to grading activity shall take place as early as feasible in order to minimize wind erosion.

- b) **Would the Project 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?**

**No New Impact/No Impact.** As discussed under III(a), the SDAB is classified as a nonattainment area for ozone, PM<sub>10</sub>, and PM<sub>2.5</sub>.

#### Art and Entertainment Overlay District

The overlay district does not entitle or fund any future development and therefore would not have a direct physical impact on the environment. Future development in the overlay district would be subject to environmental review pursuant to CEQA. Because site-specific details of such potential future development are unknown, it would be speculative to attempt to identify and analyze such impacts now. Moreover, the overlay district does not introduce any land uses that are substantially different from those already considered an allowable land use either by right or by CUP; thus, future development within the overlay district would not result in new impacts not already considered in the TCSPA MEIR or the STSCC EIR. Thus, the overlay district would have no impact in relation to this issue.

#### Movie Theater

As discussed in III(a), the SDAB is in non-attainment for ozone, PM<sub>10</sub>, and PM<sub>2.5</sub>. As with most development, the movie theater would contribute criteria pollutants, including ozone, PM<sub>10</sub>, and PM<sub>2.5</sub>, to the SDAB. However, local and regional land use plans considered the development of the movie theater site for mixed-use, including a movie theater. Thus, the proposed movie theater is consistent with the growth assumptions in the City's General Plan and as discussed in response III(a) above, the RAQS. As discussed in the TCSPA MEIR, the project-specific mitigation measures for construction-related emissions and traffic impacts in addition to the TCSPA's (and thus the proposed movie theater) consistency with the RAQS reduce the TCSPA's cumulative air quality impacts to less than significant. Therefore, development of the site as a movie theater would not result in any new impacts not already discussed and evaluated in the TCSPA MEIR. Thus, the movie theater would have no impact in relation to this issue and no mitigation is required.

#### Hotel

As discussed in III(a), air emissions of criteria pollutants (daily operational) were calculated for the proposed hotel and compared to those that would be generated by a library or retail use. As shown in Table 5 above, the use of the site as a hotel would produce less PM<sub>10</sub> and PM<sub>2.5</sub> than either a library or retail use and the proposed hotel's emissions would be below the SDAPCD trigger levels. Ozone is not emitted directly but is a result of atmospheric activity on precursors. Nitrogen oxide (NO<sub>x</sub>) and reactive organic gases (ROG) are known as the chief "precursors" of ozone. These compounds react in the presence of sunlight to produce ozone. As indicated in Table 5, the proposed hotel would generate a greater amount

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of ROG than a library or retail use; however, the emission levels would also be below the SDAPCD trigger levels. Therefore, the project would not generate emissions in quantities that would result in an exceedance of the National Ambient Air Quality Standards or California Ambient Air Quality Standards for ozone, PM<sub>10</sub> or PM<sub>2.5</sub>.

In addition, the Project 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 dust control), and Rule 67 (architectural coatings).

The STSCC EIR concluded that implementation of the STSCC would result in project-specific and cumulative significant and unavoidable air quality impacts, and a Statement of Overriding Considerations was approved in March 2001 pursuant to Sections 15093 and 15126.2 (b) of the State CEQA Guidelines. The proposed hotel would generate emissions that would contribute to these previously identified significant and unavoidable project-specific and cumulative air quality impacts. However, impacts would not be exacerbated beyond what would already occur with development approved in the STSCC EIR. No new impacts would occur, and no additional mitigation is required

### c) **Would the Project expose sensitive receptors to substantial pollutant concentrations?**

**No New Impact/No Impact.** Ambient air quality standards have been established to represent the levels of air quality considered sufficient with a margin of safety to protect public health and welfare. They are designed to protect a segment of the public most susceptible to respiratory distress, such as children under the age of 14, the elderly over 65, persons engaged in strenuous work or exercise, and people with cardiovascular and chronic respiratory disease. Locations where sensitive receptors congregate include schools, hospitals, and residences. Sensitive receptors in the Project area include on-site residents within the Parc One Apartments and in surrounding areas to the east, south, and north; Rio Seco Elementary school to the north; Kindercare to the north; and Edgemoor Hospital to the north.

#### Art and Entertainment Overlay District

The overlay district does not entitle or fund any future development and therefore would not have a direct physical impact on the environment. Future development in the overlay district would be subject to environmental review pursuant to CEQA. Because site-specific details of such potential future development are unknown, it would be speculative to attempt to identify and analyze such impacts now. Moreover, the overlay district does not introduce any land uses that are substantially different from those already considered an allowable land use either by right or by CUP; thus, future development within the overlay district would not result in new impacts not already considered in the TCSA MEIR or the STSCC EIR. Thus, the overlay district would have no impact in relation to this issue and no mitigation is required.

#### Movie Theater

The TCSA MEIR evaluated the proposed movie theater site for mixed-use development, which included the development of a movie theater. Construction-related emissions, which would produce dust and particulates that are irritants, would be reduced through the required adherence to SDAPCD Rule 55 and CARB requirements for reducing diesel emissions. Mitigation Measure AQ-1 identified in III(a) above would be implemented during construction. The movie theater would have similar less than significant impacts in relation to sensitive receptors and there would be no new impacts.

#### Hotel

The site for the proposed hotel was included as part of the STSCC and evaluated in the STSCC EIR. That EIR concluded that there were no sensitive receptors in the Project area. At the time of the STSCC EIR, the proposed hotel site was evaluated for library and/or civic/retail land uses. Similar to those land uses, a hotel

## EXHIBIT B

land use would generate emissions during construction with the use of diesel-powered equipment and fugitive dust generated from earth movement and the demolition of the asphalt pavement. Likewise, a hotel land use would generate traffic which would generate emissions. Since the preparation of the STSCC EIR, the Parc One Apartments have been constructed as the TCSP continues to be implemented. This residential sensitive receptor is located approximately 500 feet to the north of the hotel site.

As discussed above in III(a), the hotel would include the implementation of STSCC Mitigation Measures AQ1 and AQ2 during construction to reduce construction-related emissions to less than significant. As shown in Table 5 and discussed in III(a), operational emissions would be substantially less than SDAPCD trigger levels for criteria pollutant emissions. Therefore, the proposed hotel would not expose sensitive receptors to substantial pollutant concentrations and there would be no new impacts.

**d) Would the Project result in other emissions (such as those leading to odors adversely affecting a substantial number of people?)**

**No New Impact/No Impact.** Land uses typically associated with objectionable odors are agriculture, wastewater treatment plants, food processing plants, chemical plants, composting, refineries, landfills, and dairies. The Project site and surrounding land uses do not support such land uses nor are they designated and/or zoned for such land uses.

### Art and Entertainment Overlay District

The overlay district does not entitle or fund any future development and therefore would not have a direct physical impact on the environment. Future development in the overlay district would be subject to environmental review pursuant to CEQA. Because site-specific details of such potential future development are unknown, it would be speculative to attempt to identify and analyze such impacts now. Moreover, the overlay district does not introduce any land uses that are substantially different from those already considered an allowable land use either by right or by CUP; thus, future development within the overlay district would not result in any new impacts not already considered in the TCSPA MEIR or the STSCC EIR. The TCSP MEIR and the STSCC EIR did not identify any odor-related impacts. Thus, the overlay district would have no odor-related impacts and no mitigation is required.

### Movie Theater

The TCSPA MEIR evaluated the proposed movie theater site for mixed-use development, which included the future development of a movie theater. Development of the site as a movie theater would not result in any new impacts not already discussed and evaluated in that MEIR. The TCSP MEIR did not identify odor-related impacts and generally, movie theaters are not considered an objectionable odor-creating land use. Thus, the movie theater would have no odor-related impacts and no mitigation is required.

### Hotel

The STSCC EIR evaluated the hotel site for urban development; either as a library or civic/retail uses. The development of a hotel at the site would result in a similar intensification of urban land uses as envisioned in the STSCC EIR. The STSCC EIR did not identify odor-related impacts and generally hotels are not considered uses that would generate objectionable odors. Thus, the hotel would have no odor-related impacts and no mitigation is required.

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	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
IV. BIOLOGICAL RESOURCES -- Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- a) **Would the Project 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?**

**No New Impact/No Impact.** The majority of the Project site currently supports urban land uses and has experienced a high level of biological degradation. There are areas that are undeveloped or vacant; however, these areas exhibit signs of disturbance from human activity. The site for the movie theater is currently undeveloped; yet, there is evidence of anthropogenic activity such as grading, clearing, and unauthorized dirt paths. The other undeveloped parcels within the overlay district boundaries have similar disturbances, and the unimproved land to the west of the proposed movie theater site has been approved for

## EXHIBIT B

a Karl Strauss Brewery. While much of these undeveloped/vacant areas has been disturbed, native vegetation is present that could potentially support sensitive species. Development of the proposed Project has the potential to impact sensitive species.

### Art and Entertainment Overlay District

As discussed above, for the most part, the land within the proposed overlay district is already developed with urban land uses. A large portion of the overlay district is within the STSCC, which currently supports a variety of commercial, retail, and food service/restaurant land uses, as well as the trolley. The areas within the overlay district that remain undeveloped or vacant exhibit some disturbance from previous grading, clearing, and unauthorized recreational use, such as bike trails.

The TCSPA MEIR identifies that there are areas of Diegan coastal sage scrub, disturbed Diegan coastal sage scrub, non-native grassland, tamarisk scrub, general agriculture, disturbed, and developed within the overlay district. Diegan coastal sage scrub, disturbed Diegan coastal sage scrub, southern willow scrub, and non-native grasslands are considered sensitive vegetation communities and could potentially support special status species. The TCSPA MEIR concluded that implementation of the TCSP could potentially impact one sensitive plant species and eight sensitive wildlife species, including:

- Smooth tarplant (*Hemizonia [= Centromadia] pungens ssp. laevis*)
- Coastal California gnatcatcher (*Polioptila californica californica*)
- Least Bell's vireo (*Vireo bellii pusillus*)
- Southwestern willow flycatcher (*Empidonax traillii extimus*)
- Western burrowing owl (*Athene cunicularia hypogaea*)
- Cooper's hawk (*Accipiter cooperi*)
- Yellow-breasted chat (*Icteria virens*)
- Blue grosbeak (*Guiraca caerulea*)
- San Diego black-tailed jackrabbit (*Lepus californicus bennettii*)

Impacts to the smooth tarplant have been fully mitigated with the establishment of a protected and managed tarplant area in accordance with mitigation measures set forth in the TCSPA MEIR. Impacts to Western burrowing owl, Cooper's hawk, yellow-breasted chat, blue grosbeak, and San Diego black-tailed jackrabbit have also been fully mitigated through purchase of mitigation credits at approved upland mitigation banks and a 1602 Streambed Alteration Agreement in accordance with mitigation measures set forth in the TCSPA MEIR.

While the other special status plant or animal species could be present in the overlay district, implementation of the overlay district would not fund or entitle any future development and therefore would not have a direct physical impact on the environment. Future development in the overlay district would be subject to environmental review pursuant to CEQA. As such, the proposed overlay district would not have an adverse effect of any species identified as a candidate, sensitive, or special status in local or regional plans, policies, or regulations by the California Department of Fish and Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS).

### Movie Theater

As discussed above, the TCSPA MEIR concluded that implementation of the TCSP could potentially impact special status species. The movie theater site was previously mapped (in the TCSPA MEIR) as containing sensitive vegetation communities that could potentially support sensitive species. Additionally, the movie theater site is located near the San Diego River corridor, which also supports sensitive species. Thus, the movie theater could potentially result in direct and/or indirect impacts to sensitive species previously identified with potential to occur within or adjacent to the movie theater site. However, the site for the proposed movie theater was envisioned for mixed-use development, including a movie theater as part of the TCSPA MEIR and development of the site as a movie theater would not result in new impacts not already discussed and evaluated in the TCSPA MEIR. The TCSPA MEIR contains mitigation measures

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identified below that are hereby incorporated into the proposed Project. Implementation of these previously identified mitigation measures would reduce impacts to sensitive species associated with development of the proposed movie theater to less than significant and no new mitigation measures are required.

### **TCSPA MEIR Mitigation Measure BR-4b: Direct and Indirect Impacts to Coastal California Gnatcatcher**

To avoid impacts to active coastal California gnatcatcher nests, grading or clearing of disturbed and undisturbed Diegan coastal sage scrub should not occur during the breeding season of February 15 and August 31. If construction activities must occur during the breeding season, work may proceed under the following conditions:

- Pre-construction surveys for these species would be required. If active nests are present, construction activity should be located at least 500 feet from the nest and noise levels at the nest kept below 60 dBA  $L_{eq}$  (A-weighted time-average decibels) hourly. A buffer distance of less than 500 feet would require concurrence of the Wildlife Agencies and may require noise attenuation measures to reduce the level of noise at the nest site to below 60 dBA  $L_{eq}$  hourly. A qualified biologist shall monitor all vegetation removal to ensure no direct impacts to individual birds.
- Post-construction night lighting will be directed away from the open space and shielded to prevent indirect impacts to the habitat of this species.

### **TCSPA MEIR Mitigation Measure BR-5: Direct and Indirect Impacts to Least Bell's Vireo and Southwestern Willow Flycatcher**

Where suitable riparian habitat is within 500 feet of the subject site, construction shall be timed to avoid the vireo's breeding season (March 15 – September 15) to avoid any possibility of construction noise impacts to this species. However, if it is determined that the construction activities are necessary during this period, work may proceed under the following conditions:

- Prior to beginning work during the breeding season, a full protocol survey of the adjacent habitat shall be conducted, pursuant to USFWS guidelines. If any vireos are found, work may proceed provided that noise levels do not exceed 60 dB at the edge of the vireo habitat, either by changing operations or by constructing noise attenuation structures. If noise levels still exceed 60 dB at the edge of the mapped vireo habitat, then construction shall be deferred in that area until after the breeding season.
- Post-construction night lighting will be directed away from the open space and shielded to prevent indirect impacts to the habitat of this species.

### **TCSPA MEIR Mitigation Measure BR-7: Direct and Indirect Impacts to Nesting Raptors**

To avoid potential impacts to nesting raptors, trees will be removed between September and January, outside of the breeding season of local raptor species. If tree removal must be conducted during the breeding season of February 1 to August 30, a raptor nest survey shall be conducted by a qualified biologist prior to any removal to determine if any raptor nests are present. If any raptor nest is discovered, a buffer shall be established (typically 500 feet) around the tree until the young are independent of the nest site. No construction activities may occur within this buffer area until a biologist determines that the fledglings are independent of the nest.

### Hotel

The site for the proposed hotel is developed and consists of a paved surface parking lot. There is no habitat or potential for sensitive species to occur on this site. The construction and operation of a hotel on the site



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would have no impact in relation to habitat modification or species of concern and no mitigation is required.

- b) **Would the Project 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 Wildlife or U.S. Fish and Wildlife Service.**

**No New Impact/No Impact.** As discussed above in IV(a), the majority of the Project site currently supports urban land uses and has experienced a high level of biological degradation. There are areas that are undeveloped or vacant; however, these areas exhibit signs of disturbance from human activity. The site for the movie theater is currently undeveloped, but grading and clearing has occurred, as well as unauthorized dirt paths, that have disturbed native vegetation. The other undeveloped parcels within the overlay district boundaries have similar disturbances, and the unimproved land to the west of the proposed movie theater site has been approved for a Karl Strauss Brewery. While much of these undeveloped/vacant areas has been disturbed, native vegetation is present and furthermore, portions of the Project site were previously mapped as containing four sensitive vegetation communities, including Diegan coastal sage scrub, disturbed Diegan coastal sage scrub, southern willow scrub, and non-native grassland. Thus, development of the proposed Project has the potential to impact sensitive vegetation communities.

### Art and Entertainment Overlay District

Based on vegetation mapping conducted for the TCSP MEIR, the overlay district contains 2.12 acres of Diegan coastal sage scrub, 7.71 acres of disturbed Diegan coastal sage scrub, 0.42 acre of southern willow scrub, and 25.01 acres of non-native grasslands. While conditions may have changed due to the passage of time since the vegetation mapping was conducted, the vacant and undeveloped areas can generally be expected to contain similar areas of sensitive vegetation. No sensitive vegetation communities occur within the STSCC because the entire STSCC site is developed. The overlay district does not entitle or fund any future development and therefore would not have a direct physical impact on the environment, including sensitive vegetation communities. Future development in the overlay district would be subject to environmental review pursuant to CEQA. Because site-specific details of such potential future development are unknown, it would be speculative to attempt to identify and analyze such impacts now. Moreover, the overlay district does not change the area of allowable development or introduce any land uses that are substantially different from those already considered an allowable land use either by right or by CUP; thus, future development within the overlay district would not result in any new impacts not already considered in the TCSPA MEIR or the STSCC EIR. As such, the proposed overlay district would not have a substantial adverse effect on any riparian habitat or other sensitive vegetation community.

### Movie Theater

The site for the movie theater was considered for mixed-use development as part of the TCSPA MEIR and no new impacts not already discussed and evaluated in the TCSPA MEIR would occur as a result of the site being developed as a movie theater. The movie theater site was previously mapped (in the TCSPA MEIR) as containing sensitive vegetation communities, including Diegan coastal sage scrub, disturbed Diegan coastal sage scrub, and non-native grasslands. The TCSPA MEIR contains mitigation measures addressing direct impacts to these sensitive vegetation communities and as identified above under IV(a), impacts to sensitive vegetation communities identified in the TCSPA MEIR (including impacts to sensitive vegetation communities on the movie theater site) have been fully mitigated by implementation of the identified TCSPA MEIR mitigation measures through purchase of credits at approved mitigation banks. Thus, no new mitigation measures are required.

### Hotel

The site for the proposed hotel is completely developed with a paved surface parking lot within the STSCC and does not contain sensitive vegetation communities. Therefore, implementation of the hotel would not impact riparian habitat or other sensitive natural community and no mitigation is required.

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- c) **Would the Project have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?**

**No New Impact/No Impact.** The biological resources studies completed for the TCSPA MEIR and the STSCC EIR concluded that portions of the Project site contain wetland and non-wetland jurisdictional areas of the U.S. Army Corps of Engineers (ACOE), CDFW, and/or Regional Water Quality Control Board (RWQCB). Since the adoption of these documents, some development has occurred in relation to the approved land uses. However, portions of the Project site remain undeveloped and still contain jurisdictional areas.

### Art and Entertainment Overlay District

There are areas within the undeveloped north-central portion of the overlay district that were mapped as supporting wetland and non-wetland jurisdictional areas. These include 0.17 acre of USACE wetland in the northern portions of the overlay district boundary within southern willow scrub, 0.33 acre of non-wetland waters of the U.S. within three drainages adjacent to the Las Colinas Detention Facility, 0.42 acre of CDFW riparian area within the southern willow scrub, 0.55 acre of streambed within drainages, and 0.97 acre of RWQCB jurisdictional areas, which includes the areas under the jurisdiction of the USACE and CDFW. However, the overlay district does not entitle or fund any future development and therefore would not have a direct physical impact on the environment. Future development in the overlay district would be subject to environmental review pursuant to CEQA and as applicable the biological resources mitigation measures set forth in the TCSPA MEIR and the STSCC EIR. Moreover, the overlay district does not change the area of allowable development or introduce any land uses that are substantially different from those already considered an allowable land use either by right or by CUP; thus, future development within the overlay district would not result in new impacts not already considered in the TCSPA MEIR or the STSCC EIR. Thus, the overlay district would have no impact in relation to wetlands and no mitigation is required.

### Movie Theater

The site for the movie theater was considered for mixed-use development as part of the TCSPA MEIR and no new impacts not already discussed and evaluated in the TCSPA MEIR would occur as a result of the site being developed as a movie theater. No wetland or non-wetland jurisdictional areas occur on the movie theater site. Therefore, implementation of the movie theater would not impact protected wetlands and no mitigation is required.

### Hotel

The site for the proposed hotel is completely developed with a paved surface parking lot within the STSCC and does not contain wetlands. Therefore, implementation of the hotel would not impact wetlands and no mitigation is required.

- d) **Would the Project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?**

**No New Impact/No Impact.** The Project site is located in an area that is becoming urbanized and is surrounded by existing development on three sides. Much of the Project site has been developed or disturbed; however, portions of the Project site are undeveloped and are adjacent to the San Diego River, which functions as a wildlife corridor.

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### Art and Entertainment Overlay District

The northern portion of the overlay district is adjacent to the San Diego River wildlife corridor and supports undeveloped land. The TCSPA MEIR and the STSCC EIR evaluated the interface of these lands with the adjacent San Diego River wildlife corridor in relation to the proposed urban development. Mitigation measures were identified in the TCSP MEIR and STSCC EIR to reduce indirect impacts to the San Diego River wildlife corridor. The TCSPA MEIR and subsequent Parcel Map, establish a 45-foot buffer between any development proposed along the San Diego River and the mapped floodway. The proposed overlay district would not alter this buffer and would have no effect on movement within the San Diego River wildlife corridor.

The proposed overlay district does not entitle or fund any future development and therefore would not have a direct physical impact on the environment. Future development in the overlay district would be subject to environmental review pursuant to CEQA and applicable mitigation measures set forth in the TCSPA MEIR and the STSCC EIR. Additionally, the overlay district does not change the area of allowable development or introduce any land uses that are substantially different from those already considered an allowable land use either by right or by CUP; thus, future development within the overlay district would not result in new impacts not already considered in the TCSPA MEIR or the STSCC EIR. Thus, the overlay district would have no impact in relation to wildlife migration and no mitigation is required.

### Movie Theater

The site for the movie theater is undeveloped; however, urban development surrounds the site to the north, south, and east and the undeveloped land to the west has been approved for a Karl Strauss Brewery. The site for the proposed movie theater is not directly adjacent to the San Diego River wildlife corridor and is separated from the corridor by the Parc One multi-family residential development. The TCSPA MEIR evaluated impacts to the San Diego River wildlife corridor and identified mitigation measures to reduce impacts to less than significant. All but one of the identified mitigation measures was directed at reducing impacts at the immediate interface between TCSP development and the wildlife corridor. Mitigation Measure BR-8, identified below, pertains to light intrusion and is hereby incorporated into the proposed Project. Given that the TCSPA MEIR evaluated the site for mixed-use development, including the provision of a movie theater and that the proposed project is not introducing any new land uses not already evaluated, the movie theater would not result in new impacts to wildlife corridors. Implementation of Mitigation Measure BR-8 would reduce impacts to less than significant and no new mitigation measures are required.

### **TCSPA MEIR Mitigation Measure BR-8: Indirect Impacts to the San Diego River Wildlife Corridor**

Lighting for the Project shall be projected inward and/or southward toward Mission Gorge Road in order to reduce indirect impacts on wildlife using the San Diego River wildlife corridor.

### Hotel

The site for the proposed hotel is completely developed and currently consists of a paved surface parking lot that is situated within a commercial development. The hotel site is southeast of the movie theater site and physically separated from the San Diego River by intervening development within the TCSP Area, including San Diego Christian College and the Parc One residential development. Due to its developed nature and separation from the San Diego River wildlife corridor, the site itself does not present any opportunities to function as a wildlife corridor and therefore no direct impacts to wildlife migration would occur due to the hotel. However, indirect impacts to the wildlife corridor could potentially occur. The STSCC EIR evaluated impacts to the wildlife corridor and provided mitigation measures to reduce indirect impacts to less than significant. Mitigation Measure BR2, identified below, pertains to light intrusion and is hereby incorporated into the proposed Project. Given that the STSCC EIR evaluated the proposed hotel site for urban development of similar intensity, the proposed Project is not introducing new impacts not already evaluated and would result in no new impacts related to wildlife corridors. Implementation of Mitigation Measure BR2 would reduce impacts to less than significant and no new mitigation measures are required.

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### STSCC EIR Mitigation Measure BR2: Indirect Impacts to the Sn Diego River Wildlife Corridor

Lighting for the project shall be projected inward and/or southward toward Mission Gorge Road in order to reduce direct impact on wildlife using the San Diego River wildlife corridor. Prior to occupancy of the project site, the project lighting plan shall be reviewed and approved by the City Engineer for compliance with this measure.

- e) **Would the Project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?**

**No New Impact/No Impact.** The City of Santee is currently participating in the regional Multiple Species Conservation Program and is in the process of preparing a MSCP Subarea Plan; however, to date no plan has been adopted.

#### Art and Entertainment Overlay District

The overlay district does not entitle or fund any future development and therefore would not have a direct physical impact on the environment. Future development in the overlay district would be subject to environmental review pursuant to CEQA. Because site-specific details of such potential future development are unknown, it would be speculative to attempt to identify and analyze such impacts now. Moreover, the overlay district does not introduce any land uses that are substantially different from those already considered an allowable land use either by right or by CUP; thus, the overlay district would not result in new impacts not already considered in the TCSPA MEIR or the STSCC EIR. Thus, the overlay district would have no impact in relation to this issue.

#### Movie Theater

The proposed site for the movie theater was considered for mixed-use development, including a movie theater in the TCSPA MER. As appropriate mitigation measures were recommended (see BR1 through BR10) and as applicable are hereby incorporated into the proposed Project. There are no adopted habitat conservation plans that are applicable to the Project area; therefore, the movie theater would have no impact in relation to this issue.

#### Hotel

The site for the proposed hotel was considered for the development of urban uses (library or civic/retail) in the STSCC EIR and no new biological resources impacts not already considered in that EIR would occur as a result of the development of a hotel at the site. Currently, the proposed hotel site supports a paved surface parking lot within a larger commercial center. It is noted that while the MSCP Subarea Plan is not yet adopted, the STSCC area is located outside of the draft boundaries. Mitigation Measures to reduce biological resources impacts were included in the STSCC EIR and BR1, mitigates impacts to smooth tarplant has been previously implemented and there is no smooth tarplant located on the STSCC site. Mitigation Measure BR2 (discussed above) is hereby incorporated in the proposed Project. This mitigation measure reduces impacts to less than significant. No new mitigation measures are required.

		New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
V.	CULTURAL RESOURCES -- Would the project:				
	a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of dedicated cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**a) Would the Project cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?**

**No New Impact/No Impact.** The TCSPA MEIR identified two historic resources within the Project site, including the Edgemoor Farm Dairy Barn and the Edgemoor Farm Historic District. The Edgemoor Farm Dairy Barn is located in the eastern portion of the Project site at 9200 Magnolia Avenue. The barn was constructed in 1913 and is listed on the National Register of Historic Places (NRHP). The barn was part of a ranch used for stock breeding and a dairy farm generally between 1913 and 1924. It currently houses the Santee Historical Society and includes a museum.

The Edgemoor Farm Historic District included the barn as well as seven other outlying buildings. The Edgemoor Farm functioned as a county poor farm during the 1920s and 1930s. The historic district was previously determined to be eligible for inclusion on the NRHP. Except for the barn, all of the buildings within the historic district have been demolished.

Art and Entertainment Overlay District

The historic resources discussed above are within the boundaries of the overlay district. The overlay district does not entitle or fund any future development and therefore would not have a direct physical impact on the environment. Future development in the overlay district would be subject to environmental review pursuant to CEQA. Because site-specific details of such potential future development are unknown, it would be speculative to attempt to identify and analyze such impacts now. Moreover, the overlay district does not change the area of allowable development or introduce any land uses that are substantially different from those already considered an allowable land use either by right or by CUP; thus, future development within the overlay district would not result in new impacts not already considered in the TCSPA MEIR or the STSCC EIR. The TCSPA MEIR included Mitigation Measure CR-1 to address impacts pertaining to the Edgemoor Farm Historic District buildings. This measure required preservation of the barn and a Historical American Building Survey (HABS) Level III documentation/recordation for the outlying structures that also comprise the historic district. Mitigation Measure CR-1 was fully implemented at the time the outlying buildings were demolished. Thus, the overlay district would have no impact in relation to this issue.

Movie Theater

There are no historic resources pursuant to §15064.5 located on the proposed site for the movie theater. The TCSPA MEIR evaluated the proposed movie theater site for mixed-use development, which included the future development of a movie theater. As discussed above, the TCSPA MEIR identified potential impacts to historic resources; however, these resources do not occur within the vicinity of the movie theater site. Additionally, mitigation was identified to address impacts to historic resources within the larger TCSP Area, and this previously identified mitigation has since been implemented. Therefore, the proposed movie theater would have no impact in relation to historic resources pursuant to §15064.5 and no mitigation is required.

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### Hotel

The site for the proposed hotel is developed with a paved surface parking lot and does not contain historic resources. The STSCC EIR evaluated the proposed hotel site for the conversion of the then-undeveloped site to urban land uses (library civic/retail) and no impacts were identified in relation to this issue. Thus, development of the hotel would have no impact in relation to historic resources and no mitigation is required.

**b) Would the Project cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?**

**No New Impact/No Impact.** Based on the TCSPA MEIR and STSCC EIR, no known prehistoric archaeological resources are present within the Project site. The San Diego River floodplain is known to contain archeological resources; the northern portion of the Project site is within the current or historic boundaries of the floodplain<sup>2</sup>. As stated in the Santee General Plan, the flooding of the river likely has buried older archaeological sites under alluvium.

### Art and Entertainment Overlay District

Portions of the overlay district lie within the historic floodplain and thus have the potential to harbor buried archaeological resources. The overlay district does not entitle or fund any future development and therefore would not have a direct physical impact on the environment. Future development in the overlay district would be subject to environmental review pursuant to CEQA. Moreover, the overlay district does not change the area of allowable development or introduce any land uses that are substantially different from those already considered an allowable land use either by right of by CUP; thus, future development within the overlay district would not result in new impacts not already considered in the TCSPA MEIR or the STSCC EIR. Thus, the overlay district would have no impact in relation to an archaeological resource pursuant to §15064.5 and no mitigation is required.

### Movie Theater

The entire site for the proposed movie theater is within the historic boundaries of the floodplain. Although there has been some disturbance of the site, most has occurred at the surface; therefore, ground-disturbing construction activities, such as grading and excavation, have the potential to unearth unknown archaeological resources. The site for the movie theater was considered for mixed-use development as part of the TCSPA MEIR and no new impacts not already discussed and evaluated in the TCSPA MEIR would occur as a result of the site being developed as a movie theater. The TCSPA MEIR contains mitigation identified below that is hereby incorporated into the proposed Project. Implementation of this previously identified mitigation measure would reduce impacts to archaeological resources associated with development of the proposed movie theater to less than significant and no new mitigation measures are required.

### **TCSPA MEIR Mitigation Measure CR-2: Prehistoric Archaeological Resources**

A qualified archeological monitor shall be present during the initial grading of those project areas that are within the floodplain area.

Since the movie theater site is within the floodplain of the San Diego River, archaeological monitoring required by TCSPA MEIR Mitigation Measure CR-2 would be required. As part of the monitoring, a Native American monitor would also be present during initial ground-disturbing activities as a project condition.

<sup>2</sup> A Letter of Map Revision has administratively removed portions of the Project site out of the floodplain (in conjunction with physical improvements); however, in relation to cultural resources, the historic boundaries of the floodplain are the areas with potential to contain subsurface resources.

## EXHIBIT B

### Hotel

The hotel site is developed and currently contains a paved surface parking lot. While this site is developed, it is likely given that it is parking lot, that deep excavations were not conducted during previous site activity. Since a four-story structure is now proposed it is probable that deeper excavations for utility lines, foundations and geologic stabilization would occur thereby potentially encroaching into previously undisturbed soils. However, the proposed location for the hotel lies outside of the historic boundaries of the floodplain. The hotel site was considered for civic or retail development as part of the STSCC project and no new impacts not already discussed and evaluated would occur as a result of the site being developed with a hotel. The STSCC EIR evaluated cultural resources and determined through the Initial Study process that impacts to cultural resources would be less than significant and no further evaluation was carried forth into the STSCC EIR. Thus, since (1) the construction and operation of a hotel would have no new impacts not already evaluated through the CEQA process, (2) impacts to cultural resources were determined to be less than significant, and (3) no mitigation was required for the STSCC project, the development of a hotel at this site also would result in less than significant impacts to archaeological resources pursuant to §15064.5 and no mitigation is required.

c) **Would the Project disturb any human remains, including those interred outside of dedicated cemeteries?**

**No New Impact/No Impact.** There are no known burial sites located within the boundaries of the Project site and the Project area does not contain all or part of a formal cemetery or is known to be used for the disposal of historic or prehistoric remains. PRC Section 5097.98 outlines the procedures to be followed in the event of the discovery of human remains. All development is required to be in accordance with PRC Section 5097.98.

### Art and Entertainment Overlay District

The overlay district does not entitle or fund any future development and therefore would not have a direct physical impact on the environment. Future development in the overlay district would be subject to environmental review pursuant to CEQA. Moreover, the overlay district does not introduce any land uses that are substantially different from those already considered an allowable land use either by right or by CUP; thus, future development within the overlay district would not result in any new impacts not already considered in the TCSPA MEIR or the STSCC EIR. Moreover, since the implementation of an overlay district would not entitle any particular development, the overlay district would have no impact in relation to human remains.

### Movie Theater

Construction of the movie theater would require clearing, grading, and excavation of the site. As discussed above under V(b), the movie theater site is located within the floodplain of the San Diego River and thus, there is the potential for unknown cultural resources, including buried remains, to occur. The site for the movie theater was considered for mixed-use development as part of the TCSPA and no new impacts not already discussed and evaluated in the TCSPA MEIR would occur as a result of the site being developed as a movie theater. The required compliance with CCR §27251 in addition to implementation of Mitigation Measure CR-2 of the TCSPA MEIR, as discussed above that is hereby incorporated into the proposed Project and would reduce potential impacts to human remains to less than significant.

### Hotel

The hotel site is developed and currently contains a paved surface parking lot. The hotel site was considered for civic or retail development as part of the STSCC project; similar construction techniques (i.e., excavations, utility installation, footings) would occur if the site was developed with library or civic/retail land uses or hotel land uses. Therefore, no new cultural resources impact not already discussed and evaluated would occur as a result of the site being developed with a hotel versus a library or civic/retail

## EXHIBIT B

land uses. The STSCC EIR evaluated cultural resources and determined through the Initial Study process that impacts to cultural resources due to development of the STSCC would be less than significant and no further evaluation was carried forth into the STSCC EIR. As required, development would be subject to compliance with CCR §27251. Thus, since the construction and operation of a hotel would have no new cultural resources impacts not already evaluated through the CEQA process and would comply with CCR §27251 as required, the hotel also would result in less than significant impacts in relation to human remains and no mitigation is required.

	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
VI. ENERGY. Would the project:				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**a) Would the Project result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?**

**No New Impact/No Impact.** The proposed Project does not introduce any new land uses not already considered in the TCSPA or the STSCC EIRs. Additionally, with advancements in energy efficiency, the proposed Project has the opportunity to employ techniques that would reduce energy consumption in relation to less energy-conserving building techniques etc.

Art and Entertainment Overlay District

The overlay district does not entitle or fund any future development and therefore would not have a direct physical impact on the environment. Future development in the overlay district would be subject to environmental review pursuant to CEQA. Because site-specific details of such potential future development are unknown, it would be speculative to attempt to identify and analyze such impacts now. Moreover, the overlay district does not change the area of allowable development or introduce any land uses that are substantially different from those already considered an allowable land use either by right of by CUP; thus, future development within the overlay district would not result in new impacts not already considered in the TCSPA MEIR or the STSCC EIR. Thus, the overlay district would have no impact in relation to this issue.

Movie Theater

The construction and operation of a movie theater would involve the consumption of energy. A primary source of energy consumption would be from vehicle trips. The movie theater is located in an area that is accessible to public transportation and with the advancements in fuel efficiency technologies and green building techniques, there are opportunities for the movie theater to be energy efficient. Additionally, the movie theater would be required to comply with the California Energy Code. The site for the movie theater was considered for mixed-use development, including a movie theater as part of the TCSPA, therefore, no new energy-related impacts would occur as a result of the site being developed as a movie theater. The TCSP MEIR did not identify any impacts in relation to energy. Thus, the movie theater would have no impact in relation to this issue and no mitigation is required.



## EXHIBIT B

### Hotel

Like the library that was anticipated to be developed at the site, the development of a hotel would require the consumption of energy both during construction and operation. Sources of commitment to long-term energy use would result from the operation of the hotel and from the associated vehicle trips. However, the hotel would be able to take advantage of the existing access to public transit and the proximity of visitor-related conveniences such as shopping and restaurants. The proposed hotel would incorporate green building techniques as set forth in the California Energy Code. The development of a hotel at the site would result in a similar intensification of urban land uses as envisioned in the STSCC EIR. Yet with the advancements in reducing energy consumption through design (light fixtures, energy efficient appliances, etc.) there is the ability to reduce energy consumption. The STSCC EIR did not identify impacts in relation to energy consumption. Thus, the hotel would have no new impact in relation to this issue and no mitigation is required.

### **b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?**

**No New Impact/No Impact.** The City does not have a local plan for renewable energy or energy efficiency. The City is in the process of preparing the draft Climate Action Plan (CAP), which contains goals aimed at increasing energy efficiency through water efficiency and decreasing energy demand through reducing the urban heat island effect.

Additionally, CCR Title 24, Part 11 regulates green building practices and includes standards for planning and design, water efficiency, material conservation and resource efficiency, and environmental quality. Regulations for non-residential development set forth the standards for bicycle parking, light pollution reduction, electric vehicle charging spaces, low flow showerheads, faucets, and toilets, irrigation, and weather protection; all with the goal of increasing energy efficiency.

Several levels of government have implemented regulatory programs in response to reducing GHG emissions, which consequently serve to increase energy efficiency as well. Several State agencies, including CARB, California Energy Commission, California Public Utilities Commission, CalRecycle, Caltrans, the Department of Water Resources, have developed regulatory and incentive programs that promote energy efficiency. Many of the measures are generally beyond the ability of any future development to implement and are implemented at the utility provider or the manufacturer level.

### Art and Entertainment Overlay District

The overlay district does not entitle or fund any future development and therefore would not have a direct physical impact on the environment. Future development in the overlay district would be subject to environmental review pursuant to CEQA. Because site-specific details of such potential future development are unknown, it would be speculative to attempt to identify and analyze such impacts now. Moreover, the overlay district does not introduce any land uses that are substantially different from those already considered an allowable land use either by right of by CUP; thus, future development within the overlay district would not result in any new impacts not already considered in the TCSPA MEIR or the STSCC EIR. However, since the implementation of an overlay district would not entitle any particular development, the overlay district would have no impact in relation to this issue.

### Movie Theater

The construction and operation of a movie theater would involve the consumption of energy. The site for the movie theater was considered for mixed-use development, including a multi-plex movie theater as part of the TCSPA. The use of energy was not examined in the TCSPA MEIR because the analysis was not required at the time; however, the proposed movie theater would have the same energy-related impacts as the approved uses and no new impacts would occur as a result of the site being developed as a movie theater. Additionally, with new regulations and advancements in technology and design, the proposed Project has the opportunity to further reduce energy consumption. Likewise, as required, the proposed

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movie theater would be required to adhere to the California Green Building Standards, which would assist in implementing the goals of the draft CAP. Thus, the movie theater would have no impact in relation to this issue and no mitigation is required.

### Hotel

Like the library that was anticipated to be developed at the site, the development of a hotel would require the consumption of energy both during construction and operation. The development of a hotel at the site would result in a similar intensification of urban land uses as envisioned in the STSCC EIR. Yet with the advancements in reducing energy consumption through design and the required adherence to the California Green Building Standards, there is the ability to reduce energy consumption beyond what was assumed in the STSCC EIR. The STSCC EIR did not identify impacts in relation to energy consumption. Thus, the hotel would have no impact in relation to this issue and no mitigation is required.

	<b>New Potentially Significant Impact</b>	<b>New Mitigation is Required</b>	<b>No New Impact/No Impact</b>	<b>Reduced Impact</b>
VII. GEOLOGY AND SOILS -- Would the project:				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code, creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**a) Would the Project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury or death involving:**

- i) *Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.*

**No New Impact/No Impact.** Prior geologic investigations conducted for the Project site associated with the TCSPA MEIR and STSCC EIR indicate that there are no known active or potentially active faults in the vicinity of the Project site and the nearest known active fault is the Rose Canyon Fault Zone, which is approximately 13 miles to the west.

Art and Entertainment Overlay District

Given that there are no active faults within the vicinity of the Project site, it is unlikely that there could be a direct or indirect Project-related impact that could cause the rupture a known earthquake fault. Moreover, the overlay district does not entitle or fund any future development and therefore would not have a direct physical impact on the environment. Future development in the overlay district would be subject to environmental review pursuant to CEQA. The overlay district does not introduce any land uses that are substantially different from those already considered an allowable land use either by right or by CUP; thus, future development within the overlay district would not result in new impacts not already considered in the TCSPA MEIR or the STSCC EIR. The TCSPA MEIR and the STSCC EIR did not identify impacts in relation to the rupture of a known earthquake fault. Thus, the overlay district would result in no impacts in relation to the rupture of a known earthquake fault and no mitigation is required.

Movie Theater

Given that there are no active faults within the vicinity of the Project site, it is unlikely that there could be a direct or indirect Project-related impact that could cause the rupture a known earthquake fault. Development of a movie theater on a site previously evaluated for such a use would not result in any new impacts not already discussed and evaluated in the TCSPA MEIR. The TCSP MEIR did not identify any impacts in relation to the rupture of a known earthquake fault. Thus, the movie theater would have no impact in relation to this issue and no mitigation is required.

Hotel

Given that there are no active faults within the vicinity of the Project site, it is unlikely that there could be a direct or indirect Project-related impact that could cause the rupture a known earthquake fault. The development of a hotel at the site would result in a similar intensification of urban land uses as envisioned in the STSCC EIR. The STSCC EIR did not identify impacts in relation to the rupture of a known

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earthquake fault. Thus, the hotel would have no impact in relation to this issue and no mitigation is required.

### *ii) Strong seismic ground shaking?*

**No New Impact/No Impact.** The Project site is located in a seismically active region and is likely to be subjected to moderate to severe seismic ground shaking in response to a major earthquake on a regional active fault. The nearest known active earthquake fault is 13 miles to the west. While the impacts of an earthquake are generally minimized in relation to the distance from the fault, other factors such as the depth of the earthquake and the amount of energy released also account for the effect of an earthquake.

### Art and Entertainment Overlay District

The overlay district does not entitle or fund any future development and therefore would not have a direct physical impact on the environment. Future development in the overlay district would be subject to environmental review pursuant to CEQA and would be required to employ the standard engineering and seismic design techniques as outlined in the California Building Code (CBC) and the City's Municipal Code 11.40.130, which requires the preparation, review, and approval of soil engineering reports and that a seismic study be prepared by a qualified professional. Moreover, the overlay district does not introduce any land uses that are substantially different from those already considered an allowable land use either by right or by CUP; thus, future development within the overlay district would not result in new impacts not already considered in the TCSPA MEIR or the STSCC EIR. The TCSPA MEIR and the STSCC EIR did not identify any significant impacts related to seismic ground shaking. Thus, the overlay district would have no impact in relation to this issue and no mitigation is required.

### Movie Theater

There is the potential for movie theater patrons and employees to be subjected to strong seismic shaking during an earthquake event. Employing the standard engineering and seismic design techniques as is required by the CBC and adhering to the City of Santee Municipal Code 11.40.130, which requires the preparation, review, and approval of soil engineering and geology reports and that a seismicity study be prepared by a qualified professional assure that structures are designed with an adequate margin of safety for seismic events. The site for the movie theater was considered for mixed-use development including a movie theater as part of the TCSPA and no new impacts not already discussed and evaluated in the TCSPA MEIR would occur as a result of the site being developed as a movie theater. The TCSP MEIR did not identify any significant impacts in relation to strong seismic ground shaking. Thus, the movie theater would have no impact in relation to this issue and no mitigation is required.

### Hotel

There is the potential for hotel guests and employees to be subject to strong seismic shaking during an earthquake event. Employing the standard engineering and design techniques as is required by the CBC and adhering to the City of Santee Municipal Code 11.40.130 would reduce seismic related risks and hazards. Municipal Code 11.40.130 requires the preparation, review, and approval of soil engineering and geology reports and that a seismicity study be prepared by a qualified professional to assure that structures are designed with an adequate margin of safety for seismic events. The proposed Project does not introduce new land uses not already considered in the STSCC project and no new impacts not already discussed and evaluated in the STSCC EIR would occur as a result of the site being developed as a hotel. The STSCC EIR did not identify significant impacts in relation to strong seismic ground shaking. Thus, the hotel would have no impact in relation to this issue and no mitigation is required.

### *iii Seismic-related ground failure, including liquefaction?*

**No New Impact/No Impact.** The potential for liquefaction during a strong earthquake is limited to those soils which are in a relatively loose, unconsolidated condition and located below the water table. Layers of

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alluvium deposits and sandy loam and river wash soils below the groundwater table could be subject to liquefaction. These same areas could also be subject to seismically induced settlement. The Santee General Plan Safety Element Figure 8-3, Geotechnical/Seismic Hazard Map, identifies the Project site as being within zones C1 and C3. The portion of the Project site that is within the C1 zone consists of the STSCC; the remainder of the site is within the C3 zone. Areas within the C1 zone have a moderate to high potential for liquefaction and a variable risk to hazards from expansive soils and areas within the C3 zone have a moderate susceptibility to liquefaction and a variable risk to hazards from expansive soils.

### Art and Entertainment District

The majority of the land within the overlay district is within C3 zone; the land within the C1 zone is mostly already developed with the land uses associated with the STSCC. However, some undeveloped land north of Town Center Parkway and in the eastern portion of the overlay district is also within the C1 zone. The overlay district does not entitle or fund any future development and therefore would not have a direct physical impact on the environment. Future development in the overlay district would be subject to environmental review pursuant to CEQA. Additionally, the overlay district does not introduce any land uses that are substantially different from those already considered an allowable land use either by right or by CUP; thus, future development within the overlay district would not result in any new impacts not already considered in the TCSPA MEIR or the STSCC EIR. The TCSPA MEIR and STSCC EIR identified mitigation measures to reduce seismic related hazards and landslides to less than significant (discussed below). New development within the overlay district would be subject to these measures. Thus, the overlay district would have no impact in relation to this issue and no mitigation is required.

### Movie Theater

The movie theater site is on land that is within the C3 zone, an area of low to moderate risk for landslides and liquefaction and a variable risk for expansive soils. Employing the standard engineering and design techniques as required by the CBC and adhering to the City of Santee Municipal Code 11.40.130 would reduce seismic-related risks and hazards. As discussed, Municipal Code 11.40.130 requires the preparation, review, and approval of soil engineering and geology reports and preparation of a seismicity study by a qualified professional to assure that structures are designed with an adequate margin of safety for seismic events.

The site for the movie theater was considered for mixed-use development as part of the TCSPA MEIR and no new impacts not already discussed and evaluated in the TCSPA MEIR would occur as a result of the site being developed as a movie theater. The TCSPA MEIR concluded that liquefaction is likely to occur beneath the Project site that could subsequently result in seismically induced settlement in the event of a moderate to severe earthquake, resulting in a potentially significant impact. The TCSPA MEIR contains mitigation identified below that is hereby incorporated into the proposed Project. Implementation of this previously identified mitigation measure would reduce seismic-related ground failure impacts associated with development of the proposed movie theater to less than significant and no new mitigation measures are required.

### **TCSP MEIR Mitigation Measure G-1: Potential Risks Associated with Compaction, Liquefaction, and Seismically Induced Settlement**

The applicant shall implement the geotechnical and remedial grading measures recommended in Section 6.0 of the EIR-Level Geotechnical Report: Amendment to Town Center Specific Plan (Geocon Incorporated 2004). Geotechnical recommendations include:

- Removing and replacing fill and placed as compacted fill to provide suitable foundation and constructed improvement support;
- Partial removal, moisture conditioning, and compaction of the upper levels of the alluvial soils;

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- Finish-grade elevations for building pads shall be designed so that at least 10 feet of compacted fill exists above groundwater; and
- Adequate drainage provisions are implemented.

Grading would occur in accordance with detailed geotechnical reports for individual projects on individual sites.

### Hotel

The hotel site is on land that is within the C3 zone, an area of low to moderate risk for liquefaction and a variable risk for expansive soils. Employing the standard engineering and design techniques as is required by the CBC and adhering to the City of Santee Municipal Code 11.40.130 would reduce seismic-related risks and hazards. As discussed, Municipal Code 11.40.130 requires the preparation, review, and approval of soil engineering and geology reports and preparation of a seismicity study by a qualified professional to assure that structures are designed with an adequate margin of safety for seismic events.

The site for the hotel was considered for library, civic, or retail land uses as part of the STSSCC project and no new impacts not already discussed and evaluated in that EIR would occur as a result of the site being developed as a hotel. The STSCC EIR concluded that liquefaction is likely to occur beneath groundwater on the Project site (including the hotel site) that could subsequently result in seismically induced settlement. The STSCC EIR contains mitigation identified below that is hereby incorporated into the proposed Project. Implementation of this previously identified mitigation measure would reduce seismic-related ground failure impacts associated with development of the proposed hotel to less than significant and no new mitigation measures are required.

### **STSCC EIR Mitigation Measure G1: Hydrocompaction, Liquefaction, and Settlement**

In order to reduce the risk associated with hydrocompaction, liquefaction, and settlement during grading and construction of the project, the project developer shall implement the geotechnical and remedial grading measures recommended in Section 8.0 of the Report of Geotechnical Investigation, Proposed Santee Trolley Square. Geotechnical and remedial grading measures include recommended bearing vales for spread footings and mat foundations, review of footing excavations and soil compaction by a qualified geologist, the provision of minor retaining wall, subgrade preparation and moisture conditioning during grading operations, floor slab support and pavement recommendations.

#### *iv) Landslides?*

**No New Impact/No Impact.** As previously stated, the Project area is within zones C1 and C3 as mapped on the Geotechnical/Seismic Hazard Map (Figure 8-3) of the General Plan Safety Element. Zone C1 is an area that has a marginal susceptibility to landslides and zone C3 has a low to moderate susceptibility to landslides. Figure 8-3 has mapped areas of potential landslide, none of which are within or adjacent to the Project area. As shown on Figure 8-3, the area of concern for landslides generally follows the alignment of Sycamore Canyon north of Mast Boulevard and east of Fanita Parkway.

### Art and Entertainment Overlay District

Figure 8-3, Geotechnical/Seismic Hazard Map of the General Plan Safety Element does not identify any area within the overlay district as being in an area of a possible landslide. Future development in the overlay district would be subject to environmental review pursuant to CEQA. Moreover, the overlay district does not introduce any land uses that are substantially different from those already considered an allowable land use either by right or by CUP; thus, future development within the overlay district would not result in new impacts not already considered in the TCSPA MEIR or the STSCC EIR. The TCSPA MEIR and the STSCC EIR did not identify significant impacts related to landslides. Thus, the overlay district would have no impact in relation to this issue and no mitigation is required.

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### Movie Theater

Figure 8-3, Geotechnical/Seismic Hazards of the General Plan Safety Element does not identify the movie theater site as being in an area of a possible landslide. It is within the C3 zone, which is described as having soils that have a low to moderate susceptibility to landslides. Employing the standard engineering and design techniques as required by the CBC and adhering to the City of Santee Municipal Code 11.40.130 would reduce any landslide-related risks. As discussed, Municipal Code 11.40.130 requires the preparation, review, and approval of soil engineering and geology reports and preparation of a seismicity study by a qualified professional to assure that structures are designed with an adequate margin of safety for seismic events. The TCSP MEIR did not identify significant impacts in relation to landslides. Thus, the movie theater would have no impact in relation to this issue and no mitigation is required.

### Hotel

Figure 8-3, Geotechnical/Seismic Hazard Map of the General Plan Safety Element does not identify the hotel site as being in an area of a possible landslide. It is within the C3 zone, that is described as having soils that have a marginal susceptibility to landslides. Employing the standard engineering and design techniques as required by the CBC and adhering to the City of Santee Municipal Code 11.40.130 would reduce risks associated with landslides. As discussed, Municipal Code 11.40.130 requires the preparation, review, and approval of soil engineering and geology reports and preparation of a seismicity study by a qualified professional to assure that structures are designed with an adequate margin of safety for seismic events. The STSCC EIR did not identify significant impacts in relation to landslides. Thus, the hotel would have no impact in relation to this issue and no mitigation is required.

### **b) Would the Project result in substantial soil erosion or the loss of topsoil?**

**No New Impact/No Impact.** Implementation of the proposed Project would require earthmoving activities to prepare individual sites for development. Grading activities that remove existing pavement or ground cover could expose soils and thereby result in potential runoff and erosion. Additionally, during operation, there is the potential for runoff to transport sediment from landscaped areas resulting in erosion.

### Art and Entertainment Overlay District

The overlay district does not entitle or fund any future development and therefore would not have a direct physical impact on the environment. Future development in the overlay district would be subject to environmental review pursuant to CEQA. Because site-specific details of such potential future development are unknown, it would be speculative to attempt to identify and analyze such impacts now. Additionally, as development is approved in the overlay district, prior to the commencement of construction activities, all construction sites are required to prepare an Erosion Control Plan and submit it to the City for review and approval. The Erosion Control Plan must include applicable best management practices (BMPs). BMPs may include those outlined in the City's Guidelines for Surface Water Pollution Prevention. Construction BMPs include measures for erosion, runoff, and sediment control (preservation of existing vegetation, soil binders, mulch, hydroseeding, silt fences, sediment basins and traps, etc.).

Developments are required to implement post-construction operational BMPs as well. Typical operational BMPs include energy dissipation and erosion control to prevent sediment transport (direct runoff from paved or impervious surfaces to landscaped areas, eliminate irrigation runoff, etc.). Additionally, development that would disturb more than one acre, such as the movie theater, would be required to apply and obtain a State Construction General Permit, which also includes mandatory BMPs.

Moreover, the overlay district does not introduce any land uses that are substantially different from those already considered an allowable land use either by right or by CUP; thus, future development within the overlay district would not result in any new impacts not already considered in the TCSPA MEIR or the STSCC EIR. The TCSP MEIR and the STSCC EIR did not identify impacts to soil erosion or loss of

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topsoil. Thus, the overlay district would have no impact in relation to this issue and no mitigation is required.

### Movie Theater

The site for the movie theater is currently undeveloped and site preparation would include clearing, grading, and excavation for site preparation. Construction activities would be required to adhere to the City of Santee erosion control guidelines and applicable state guidelines. Prior to the commencement of construction activities, all construction sites are required to prepare an Erosion Control Plan and submit it to the City for review and approval. The Erosion Control Plan must include applicable best management practices (BMPs). BMPs may include those outlined in the City's Guidelines for Surface Water Pollution Prevention. As noted above, construction BMPs include measures for erosion, runoff, and sediment control (preservation of existing vegetation, soil binders, mulch, hydroseeding, silt fences, sediment basins and traps, etc.).

Developments are required to implement post-construction operational BMPs as well. Typical operational BMPs include energy dissipation and erosion control to prevent sediment transport (direct runoff from paved or impervious surfaces to landscaped areas, eliminate irrigation runoff, etc.). Additionally, development that would disturb more than one acre, such as the movie theater, would be required to apply for and obtain a State Construction General Permit, which also includes mandatory BMPs.

The site for the movie theater was considered for mixed-use development as part of the TCSPA MEIR and no new impacts not already discussed and evaluated in the TCSPA MEIR would occur as a result of the site being developed as a movie theater. Thus, potential impacts in relation to soil erosion and topsoil would be similar and no mitigation is required.

### Hotel

The site for the hotel is currently a paved parking lot; however, site preparation would include demolition of the asphalt and disturbance of the soils beneath, as well as excavation. Construction activities would be required to adhere to the City of Santee erosion control guidelines and applicable state guidelines. Prior to the commencement of construction activities, all construction sites are required to prepare an Erosion Control Plan and submit it to the City for review and approval. The Erosion Control Plan must include applicable BMPs and may include those outlined in the City's Guidelines for Surface Water Pollution Prevention. As noted above, construction BMPs include measures for erosion, runoff, and sediment control (preservation of existing vegetation, soil binders, mulch, hydroseeding, silt fences, sediment basins and traps, etc.).

Developments are required to implement post-construction operational BMPs as well. Typical operational BMPs include energy dissipation and erosion control to prevent sediment transport (direct runoff from paved or impervious surfaces to landscaped areas, eliminate irrigation runoff, etc.). Further, development projects, such as the proposed hotel, that disturb more than one acre are required to apply and obtain a State Construction General Permit, which also includes mandatory BMPs. The site for the hotel was considered for civic, retail, or library land uses as part of the STSCC project and no new impacts not already discussed and evaluated in that EIR would occur as a result of the site being developed as a hotel since it would have similar ground-disturbing impacts as the uses contemplated for the site in the STSCC EIR. The STSCC EIR did not identify significant impacts in relation to soil erosion and loss of topsoil. Thus, the hotel would have no impact in relation to this issue and no mitigation is required.

- c) **Would the Project 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?**

**No New Impact/No Impact.** As discussed above in response to VII(a).iii and VII(a).iv, the Project site is located in an area that is subject to subsidence and could be subject to liquefaction and seismically induced



## EXHIBIT B

settlement. The northwestern portion of the Project site is within the C1 zone that has a moderate potential for landslides; however, the Project site has a relatively flat topography and there are no known occurrences of landslides at the Project site.

### Art and Entertainment District

The overlay district does not entitle or fund any future development and therefore would not have a direct physical impact on the environment. Future development in the overlay district would be subject to environmental review pursuant to CEQA. Moreover, the overlay district does not introduce any land uses that are substantially different from those already considered an allowable land use either by right or by CUP; thus, future development within the overlay district would not result in any new impacts not already considered in the TCSPA MEIR or the STSCC EIR. The TCSP MEIR and the STSCC EIR did not identify any impacts related to unstable soil that could not be mitigated to less than significant. Mitigation is identified in the TCSPA MEIR (Mitigation Measures G-1 as listed in VII(a).iii and STSCC EIR (Mitigation Measure G1 as listed in VII(a).iii) to reduce impacts to less than significant. This mitigation measure would be required for future development within the overlay district. Thus, the overlay district would have no impact in relation to this issue and no mitigation is required.

### Movie Theater

Please refer to responses VII(a).iii and VII(a).iv. The site for the movie theater was considered for mixed-use development as part of the TCSPA and no new impacts not already discussed and evaluated in the TCSPA MEIR would occur as a result of the site being developed as a movie theater. Mitigation Measure G-1 as identified in the TCSPA MEIR would reduce impacts to less than significant and is hereby incorporated into the proposed Project. No additional mitigation is required.

### Hotel

Please refer to responses VII(a).iii and VII(a).iv. The site for the hotel was considered for civic, retail, or library land uses as part of the STSCC project and no new impacts not already discussed and evaluated in that EIR would occur as a result of the site being developed as a hotel since it would have similar ground-disturbing impacts as the uses contemplated for the site in the STSCC EIR. Thus, the hotel would have no impact in relation to this issue and no mitigation is required. Mitigation Measure G1 as identified in the STSCC EIR and above is hereby incorporated into the proposed Project. No additional mitigation is required.

d) **Would the Project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code, creating substantial direct or indirect risks to life or property?**

**No New Impact/No Impact.** According to the General Plan Safety Element Geotechnical/Seismic Hazard Map Figure 8-3, soils within zones C1 and C3 have a variable potential for expansive soil.

### Art and Entertainment Overlay District

The overlay district does not entitle or fund any future development and therefore would not have a direct physical impact on the environment. Future development in the overlay district would be subject to environmental review pursuant to CEQA. Moreover, the overlay district does not introduce any land uses that are substantially different from those already considered an allowable land use either by right or by CUP; thus, future development within the overlay district would not result in new impacts not already considered in the TCSPA MEIR or the STSCC EIR. The TCSP MEIR and the STSCC EIR did not identify impacts related to expansive soil. Employing the standard engineering and design techniques as required by the CBC and adhering to the City of Santee Municipal Code 11.40.130 would reduce risks associated with expansive soils. As discussed, Municipal Code 11.40.130 requires the preparation, review, and approval of soil engineering and geology reports to assure that structures are designed with an adequate margin of safety for seismic events and expansive soil. Moreover, since the implementation of an overlay district

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would not entitle any particular development, the overlay district would have no impact in relation to this issue.

### Movie Theater

The movie theater site is within zone C3, an area of variable potential for expansive soil. Employing the standard engineering and design techniques as required by the CBC and adhering to the City of Santee Municipal Code 11.40.130 would reduce risks and hazards related to expansive soils. As discussed, Municipal Code 11.40.130 requires the preparation, review, and approval of soil engineering and geology reports and preparation of a seismicity study by a qualified professional to assure that structures are designed with an adequate margin of safety for seismic events. The site for the movie theater was considered for mixed-use development as part of the TCSPA MEIR and no new impacts not already discussed and evaluated in the TCSPA MEIR would occur as a result of the site being developed as a movie theater. The TCSP MEIR did not identify any significant impacts in relation to expansive soil. Thus, the movie theater would have no impact in relation to this issue and no mitigation is required.

### Hotel

The proposed hotel site is within zone C1, an area of variable potential for expansive soil. Employing the standard engineering and design techniques as required by the CBC and adhering to the City of Santee Municipal Code 11.40.130 reduce seismic related risks and hazards. As discussed, Municipal Code 11.40.130 requires the preparation, review, and approval of soil engineering and geology reports and preparation of a seismicity study to assure that structures are designed with an adequate margin of safety. The site for the hotel was considered for urban development as part of the STSCC EIR and no new impacts not already discussed and evaluated in the STSCC EIR would occur as a result of the site being developed as a hotel. The STSCC EIR did not identify significant impacts in relation to expansive soil. Thus, the hotel would have no impact in relation to this issue and no mitigation is required.

e) **Would the Project 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?**

**No New Impact/No Impact.** The Project would connect to the municipal wastewater system and would not require the use of septic systems.

### Art and Entertainment Overlay District

The Project would not use septic or alternative wastewater disposal systems and thus would have no impact in relation to this issue. Moreover, the overlay district does not entitle or fund any future development and therefore would not have a direct physical impact on the environment. Future development in the overlay district would be subject to environmental review pursuant to CEQA. Further, the overlay district does not introduce any land uses that are substantially different from those already considered an allowable land use either by right or by CUP; thus, future development within the overlay district would not result in new impacts not already considered in the TCSPA MEIR or the STSCC EIR. The TCSP MEIR and the STSCC EIR did not identify any impacts related to septic tanks or alternative wastewater disposal. Therefore, no impacts would occur, and no mitigation is required.

### Movie Theater

Existing sewer facilities are located in the Project area and the proposed movie theater would connect to the existing municipal wastewater system in place. Therefore, the movie theater would not use septic systems and would have no impact in relation to this issue.

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### Hotel

Existing sewer facilities are located in the Project area and the proposed hotel would connect to the existing municipal wastewater system in place. Therefore, the hotel would not use septic systems and would have no impact in relation to this issue.

**f) Would the Project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?**

**No New Impact/No Impact.** The on-site subsurface materials are dominated by alluvium, which generally does not contain paleontological resources. Furthermore, portions of the Project site are currently developed.

### Art and Entertainment Overlay District

The overlay district does not entitle or fund any future development and therefore would not have a direct physical impact on the environment. Future development in the overlay district would be subject to environmental review pursuant to CEQA. Further, the overlay district does not introduce any land uses that are substantially different from those already considered an allowable land use either by right or by CUP; thus, future development within the overlay district would not result in new impacts not already considered in the TCSPA MEIR or the STSCC EIR. The TCSP MEIR and the STSCC EIR did not identify impacts related to paleontological resources. Therefore, no impacts would occur, and no mitigation is required.

### Movie Theater

The site for the movie theater was considered for mixed-use development as part of the TCSPA MEIR and no new impacts not already discussed and evaluated in the TCSPA MEIR would occur as a result of the site being developed as a movie theater. The TCSP MEIR did not identify any significant impacts in relation to paleontological resources. Thus, the movie theater would have no impact in relation to this issue and no mitigation is required.

### Hotel

Currently the hotel site supports a paved surface parking lot, construction activities associated with the proposed hotel would likely include excavations; however, as discussed, the Project site is underlain by alluvium, and thus not thought to harbor paleontological resources. The site for the hotel was considered for development as part of the STSCC EIR and no new impacts not already discussed and evaluated in the STSCC EIR would occur as a result of the site being developed as a hotel. STSCC EIR did not identify any significant impacts in relation to paleontological resources. Thus, the hotel would have no impact in relation to this issue and no mitigation is required.

		<b>New Potentially Significant Impact</b>	<b>New Mitigation is Required</b>	<b>No New Impact/No Impact</b>	<b>Reduced Impact</b>
VIII.	GREENHOUSE GAS EMISSIONS -- Would the project:				
	a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emission of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) **Would the Project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?**

**No New Impact/No Impact.** The generation of greenhouse gas (GHG) emissions was not discussed in the TCSPA MEIR or the STSCC EIR because such analysis was not required at the time of the preparation of these documents. The City of Santee is in the process of developing a Climate Action Plan (CAP) and has not yet established a threshold of significance for GHG emissions under CEQA. The State CEQA Guidelines Section 15064.4 does not establish a threshold of significance but states that Lead Agencies may appropriately look to thresholds developed by other public agencies or suggested by other experts, as long as any threshold chosen is supported by substantial evidence (State CEQA Guidelines Section 16064.7(c)). While the City’s CAP is still under development, various threshold approaches have been recommended, drafted, or adopted by other public agencies. South Coast Air Quality Management District (SCAQMD) is the nearest air district to the proposed project. To provide guidance to local Lead Agencies on determining significance for GHG emissions in their CEQA documents, SCAQMD has convened a GHG CEQA Significance Threshold Working Group (Working Group) (SCAQMD 2008). Based on the September 2010 Working Group meeting (Meeting No. 15), SCAQMD suggested a “bright-line” screening level threshold of 3,000 metric tons (MT) carbon dioxide equivalents (CO<sub>2</sub>e) annually for commercial land use type. Therefore, in the absence of an adopted CAP for the City, the SCAQMD threshold of 3,000 MT CO<sub>2</sub>e/year has been used as a measure of significance to assess GHG emissions from the proposed Project. Achieving net zero increases in GHG emissions, resulting in no contribution to GHG impacts, may not be feasible or appropriate for every project and the inability of a project to mitigate its GHG emissions to net zero does not imply the project results in a substantial contribution to the cumulatively significant environmental impact of climate change under CEQA. Lead agencies have the discretion to develop evidence-based numeric thresholds (mass emissions, per capita, or per service population) consistent with the Scoping Plan, the State’s long-term GHG goals, and climate change science.

Art and Entertainment Overlay District

The overlay district does not entitle or fund any future development and therefore would not have a direct physical impact on the environment. Future development in the overlay district would be subject to environmental review pursuant to CEQA. Therefore, the overlay district would not directly result in GHG emissions. Moreover, the overlay district does not introduce any land uses that are substantially different from those already considered an allowable land use either by right or by CUP. Thus, applicable plans and policies already consider the emissions that could be created by such land uses and no new impacts would occur.

Movie Theater

The construction and operation of a movie theater would incrementally contribute to regional GHG emissions. However, since the TCSPA examined the Project site for mixed-use development, including a multi-plex movie theater, the GHG emissions that would be generated from the proposed movie theater would not be beyond what would occur with development in accordance with the TCSPA. Since the movie theater is consistent with the land uses and development intensity previously evaluated in the TCSPA MEIR, emissions were accounted for in regional air quality and transportation plans (e.g., RAQS, San Diego Forward: The Regional Plan and accompanying Sustainable Communities Strategy). Therefore, since the proposed movie theater is considered to have similar emissions in relation to development associated with the TCSPA, no new impact would occur.

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### Hotel

GHG emissions were calculated for the proposed hotel because of the change in land use compared to uses contemplated for the hotel site in the STSCC EIR (i.e., a library or retail use). Annual operational emissions of GHG were calculated for the proposed hotel and compared to those that would be generated by a library and retail use. The model outputs are included in Appendix A. Based on the modeling, the proposed hotel would generate 1,843 CO<sub>2</sub>e MT per year in comparison to a library, which would generate 1,237 CO<sub>2</sub>e MT per year and retail use which would generate 981 CO<sub>2</sub>e MT per year. As identified above, in the absence of an adopted CAP, the SCAQMD's interim threshold of 3,000 MT CO<sub>2</sub>e/year is being utilized as a screening threshold for the proposed commercial land use type. The hotel is well under this screening threshold. Thus, while it is noted that the proposed hotel would generate a greater amount of annual GHG emissions than a library, it would not exceed the screening threshold. Moreover, vehicle emissions are one of the largest contributors to GHG emissions. The opportunity to place a hotel within an established transit-oriented development that has visitor supporting services such as restaurants and shopping as well as accessibility to public transportation supports a reduction in vehicle miles traveled, a common strategy in reducing GHG. Thus, the hotel would have a less than significant impact in relation to GHG and no mitigation is required.

**b) Would the Project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emission of greenhouse gases?**

**No New Impact/No Impact.** In 2014, the City of Santee prepared the Sustainable Santee Plan (Plan), which outlines the City's intent to reduce emissions in accordance with State targets identified in the California Global Warming Solutions Act of 2006 (AB 32) and Executive Order S-3-05. AB 32 establishes a comprehensive program to reduce GHG emissions from all sources throughout the state and Executive Order S-3-05 sets GHG emission reduction targets. The overall goal of the City's Plan is to reduce the City's community-wide GHG by 15 percent below 2005 emissions by 2020 and 49 percent below 2005 emissions by 2035. In addition, the City is aiming to reduce the community-wide emissions below 6 metric tons CO<sub>2</sub>e per capita by 2030.

The primary source for GHG emissions is from the burning of fossil fuels. The proposed Project would result in the generation of GHG through the burning of fossil fuels during construction activities, additional vehicle trips in the area, or natural gas combustion for heat and electricity.

### Art and Entertainment Overlay District

The overlay district does not entitle or fund any future development and therefore would not have a direct physical impact on the environment and does not directly result in GHG emissions. Future development in the overlay district would be subject to environmental review pursuant to CEQA and would be required to adhere to Title 24, Part 11 (California Green Building Code) of the CBC that sets forth mandatory green building standards. Because site-specific details of such potential future development are unknown, it would be speculative to attempt to identify and analyze such impacts now. Moreover, the overlay district does not introduce any land uses that are substantially different from those already considered an allowable land use either by right or by CUP. Thus, applicable plans and policies already consider the emissions that could be created by such land uses and no new impact would occur.

### Movie Theater

The construction and operation of a movie theater would incrementally contribute to the GHG levels. However, since the TCSPA examined the Project site for mixed-use development, including a multi-plex movie theater, the GHG emissions from the proposed movie theater would not be beyond what would occur with development in accordance with the TCSPA. As stated above, the City is in the process of developing a CAP. The City's draft CAP contains the following goals:

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- Increase Energy Efficiency through Water Efficiency
- Decrease Greenhouse Gas Emissions through Reducing Vehicle Miles Traveled
- Decrease Energy Demand through Reducing Urban Heat Island Effect

The proposed movie theater would be located in an urbanizing area of Santee that the City has identified to be a people oriented focal point of the City. Incorporating compatible land uses, such as a movie theater within proximity of restaurants, shopping, and public transit, would support the draft goal of reducing vehicle miles traveled, a common strategy for reducing GHG. Likewise, the proposed Project would be required to adhere to Title 24, Part 11 (California Green Building Code) of the CBC that sets forth mandatory green building standards. Title 24, Part 11 was implemented to meet the goals of AB 32 in reducing GHG emissions. Therefore, the proposed Project would have a less than significant impact in relation to this issue.

### Hotel

The construction and operation of a hotel would result in the generation of GHG emissions, as identified in VIII(b) above. However, a hotel at this location is consistent with the overall planning goals of reducing GHG emissions by reducing vehicle miles traveled. By placing a hotel within an existing transit-oriented development, hotel guests would be in close proximity to services such as restaurants, shopping, fitness, and public transportation. Additionally, the proposed hotel would be required to adhere to the standards set forth in Title 24, Part 11, which have been established to meet the GHG reduction goals mandated in AB 32. Therefore, the proposed hotel would have a less than significant impact in relation to this issue.

	<b>New Potentially Significant Impact</b>	<b>New Mitigation is Required</b>	<b>No New Impact/No Impact</b>	<b>Reduced Impact</b>
IX. HAZARDS AND HAZARDOUS MATERIALS -- Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**a) Would the Project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?**

**No New Impact/No Impact.** Materials are generally considered hazardous if they are poisonous (toxicity), can be ignited by open flame (ignitability), corrode other materials (corrosivity), or react violently, explode, or generate vapors when mixed with water (reactivity). A hazardous material is defined in the California Health and Safety Code Section 25501 as any material that, because of quantity, concentration, or physical or chemical characteristics, poses a significant, present, or potential hazard to human health or safety or to the environment. Additionally, the code states that a hazardous material becomes a hazardous waste once it is abandoned, discarded, or recycled. The transportation, use, and disposal of hazardous materials as well as the potential releases of hazardous materials into the environment, are closely regulated through many state and federal laws.

Art and Entertainment Overlay District

The overlay district does not entitle or fund any future development and therefore would not have a direct physical impact on the environment. Future development in the overlay district would be subject to environmental review pursuant to CEQA. Moreover, the overlay district does not introduce any land uses that are substantially different from those already considered an allowable land use either by right or by CUP; thus, future development within the overlay district would not result in new impacts not already considered in the TCSPA MEIR or the STSCC EIR. The TCSPA MEIR and the STSCC EIR did not identify impacts in relation to hazards or hazardous materials. Thus, the overlay district would have no impact in relation to this issue and no mitigation is required.

Movie Theater

Development of a movie theater could involve the routine transport, use, or disposal of hazardous materials during construction or operation. However, site development and operation would be subject to federal, state, and local regulations regarding the handling and disposal of such materials. The storage, handling, disposal, and transportation of hazardous materials are regulated by the EPA, the Occupational Safety and Health Administration (OSHA), Department of Toxic Substance Control (DTSC), the California Department of Transportation (Caltrans), and the Santee Fire Department. The site for the movie theater was considered for mixed-use development as part of the TCSPA MEIR. Hazards and hazardous materials were evaluated, and it was determined through the Initial Study process that such impacts would be less than significant. No further evaluation was carried forth into the TCSPA MEIR. Thus, since the

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construction and operation of the movie theater would have no new impacts not already evaluated through the CEQA process and the impacts were determined to be less than significant, the development of a movie theater at this site would have less than significant impacts in relation to this issue and no mitigation is required.

### Hotel

Hotel land uses could involve the routine transport, use, or disposal of hazardous materials during construction or operation. Additionally, as with any construction activity and/or commercial operation, there is the potential for the accidental release of hazardous materials. However, site development and operation would be subject to federal, state, and local regulations regarding the handling and disposal of such materials. The storage, handling, disposal, and transportation of hazardous materials are regulated by the USEPA, OSHA, DTSC, Caltrans, and the Santee Fire Department. The site for the hotel was considered for urban land uses as part of the STSCC EIR. While the library or civic/retail land uses considered within the STSCC EIR may have used different concentrations of hazardous materials than a hotel; generally, both land uses would use chemicals associated with janitorial supplies, oils and lubricants associated with maintenance activities, and herbicides and pesticides associated with landscaping. A hotel may also use laundering products and potentially pool chemicals, the use and disposal of which is regulated. The required compliance with the various regulations governing the use and disposal of such chemicals reduces impacts to less than significant. The STSCC was determined to have a less than significant hazards and hazardous materials impact during the Initial Study process and was not evaluated in the STSCC EIR. Since a hotel land use would use similar quantities and types of hazardous materials that are regulated by federal and state agencies, the hotel would have a similar less than significant impact in relation to this issue and no mitigation is required.

- b) **Would the Project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?**

**No New Impact/No Impact.** The Project site does not support existing or proposed land uses that are considered to handle large quantities of hazardous materials or generate hazardous waste. There are no known sites that are of environmental concern and there are no known spills, plumes, or other releases that have contaminated the site's soils or groundwater.

### Art and Entertainment Overlay District

The overlay district does not entitle or fund any future development and therefore would not have a direct physical impact on the environment. Future development in the overlay district would be subject to environmental review pursuant to CEQA. Moreover, the overlay district does not introduce any land uses that are substantially different from those already considered an allowable land use either by right or by CUP; thus, future development within the overlay district would not result in any new impacts not already considered in the TCSPA MEIR or the STSCC EIR. The TCSP MEIR and the STSCC EIR did not identify impacts in relation to hazards or hazardous materials. Thus, the overlay district would have no impact in relation to this issue and no mitigation is required.

### Movie Theater

As with any construction activity and/or commercial operation, there is the potential for the accidental release of hazardous materials. However, similar to the handling and disposal of hazardous materials and wasters, site development and operation would be subject to federal, state, and local regulations that govern the cleanup of accidental spills or releases. The site for the movie theater was considered for mixed-use development as part of the TCSPA MEIR. Hazards and hazardous materials were evaluated, and it was determined through the Initial Study process that such impacts would be less than significant. No further evaluation was carried forth into the TCSPA MEIR. Thus, since the construction and operation the movie theater would have no new impacts not already evaluated through the CEQA process and the impacts were



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determined to be less than significant, the development of a movie theater at this site would have less than significant impacts in relation to this issue and no mitigation is required.

### Hotel

As with any construction activity and/or commercial operation, there is the potential for the accidental release of hazardous materials. However, similar to the handling and disposal of hazardous materials and wasters, site development and operation would be subject to federal, state, and local regulations that govern the cleanup of accidental spills or releases. The site for the hotel was considered for urban uses as part of the STSCC EIR. Hazards and hazardous materials were evaluated, and it was determined through the Initial Study process that such impacts would be less than significant. No further evaluation was carried forth into the STSCC EIR. Thus, since the construction and operation the hotel would have no new impacts not already evaluated through the CEQA process and the impacts were determined to be less than significant, the development of a hotel at this site would have less than significant impacts in relation to this issue and no mitigation is required.

c) **Would the Project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?**

**No New Impact/No Impact.** The nearest school to the Project site is Rio Seco Elementary School, which is approximately 0.35 mile north of the Project site.

### Art and Entertainment Overlay District

The overlay district does not entitle or fund any future development and therefore would not have a direct physical impact on the environment. Future development in the overlay district would be subject to environmental review pursuant to CEQA. Moreover, the overlay district does not introduce any land uses that are substantially different from those already considered an allowable land use either by right or by CUP; thus, future development within the overlay district would not result in new impacts not already considered in the TCSPA MEIR or the STSCC EIR. The TCSPA MEIR and the STSCC EIR did not identify impacts in relation to hazards and hazardous materials. Thus, the overlay district would have no impact in relation to this issue and no mitigation is required.

### Movie Theater

As discussed under item VIII(a) above, development of a movie theater could involve the routine use of hazardous materials. Such materials may include common janitorial products, herbicides, and pesticides for landscaping, and potentially oils and lubricants that may be used in maintenance. However, site development and operation would be subject to federal, state, and local regulations regarding the handling and disposal of such materials. The storage, handling, disposal, and transportation of hazardous materials are regulated by USEPA, OSHA, DTSC, Caltrans, and the Santee Fire Department. Rio Seco Elementary School, which is the closest school to the Project site, is not within one-quarter mile of the movie theater site. The site for the movie theater was considered for mixed-use development as part of the TCSPA and no new impacts not already discussed and evaluated in the TCSPA MEIR would occur as a result of the site being developed as a movie theater. The TCSPA MEIR did not identify hazards or hazardous materials impacts. Thus, the movie theater would have no impact in relation to this issue and no mitigation is required.

### Hotel

As discussed under response to X(a) above, development of a hotel could involve the routine use of hazardous materials. Such materials may include common janitorial products, commercial laundering products, herbicides, and pesticides for landscaping, and potentially oils and lubricants that may be used in maintenance. However, site development and operation would be subject to federal, state, and local regulations regarding the handling and disposal of such materials. The proposed hotel site is not within

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one-quarter mile of an existing or proposed school. The STSCC EIR did not identify any impacts in relation to this issue. Thus, the hotel would have no impact and no mitigation is required.

- d) **Would the Project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?**

**No New Impact/No Impact.** The Project is not located on a site included on a list of hazardous material sites pursuant to Government Code Section 65962.5 according to the State Water Resource Control Board's Geotracker database (Geotracker 2019) or the DTSC's Envirostor database (Envirostor 2019).

### Art and Entertainment Overlay District

Consistent with the conclusions in the TCSPA MEIR and STSCC EIR, no impacts would occur related to listed hazardous materials sites in conjunction with creation of the proposed overlay district.

### Movie Theater

Consistent with the conclusions in the TCSPA MEIR, no impacts would occur related to listed hazardous materials sites resulting from implementation of the proposed movie theater.

### Hotel

The site for the hotel was considered for urban land uses as part of the STSCC EIR and no new impacts not already discussed and evaluated in that EIR would occur as a result of the site being developed as a hotel. Consistent with the conclusions in the STSCC EIR, no impacts would occur related to listed hazardous materials sites resulting from implementation of the proposed hotel.

- e) **For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?**

**No New Impact/No Impact.** Gillespie Field General Aviation Airport is located approximately one-half mile south of the Project site. The entire Project site is also within the Federal Aviation Regulation (FAR) Part 77 (Airspace Protection), which is an area that is established for airspace protection for purposes of evaluating airspace compatibility with land use. Additionally, the adopted Gillespie Field Airport Land Use Compatibility Plan (ALUCP) shows that the entire site is located within review Area 1 of the Airport Influence Area (AIA). The AIA is used to identify the geographic area that should be considered during the airport land use compatibility process. Thus, being within the AIA, especially Zone 1, indicates that the Project site is in an area that can be affected by the airport and aircraft operation and the Airport Land Use Commission (ALUC) is authorized to review local land use actions affecting the area, including adoption or amendments of general plans, specific plans, zoning ordinances, and building regulations.

The Federal Aviation Administration (FAA) also establishes that safety approach zones need to be identified for airport operations. These zones assist in defining safety compatibility policies and are designed based upon runway length and approach patterns of a particular airport. Generally, the zones signify degree of risk with Zone 1 being at the greatest risk and Zone 6 having the lowest risk. The majority of the Project site that is east of Riverview Parkway and north of Mission Gorge Road is within Zone 4, which is considered an outer approach zone; the significance to safety is dependent on the instrument approach procedure of the airport. There is also a small portion of the Project site within Zones 3 and 6. Zone 3 typically encompasses an area where aircraft fly at a low altitude and Zone 6 is an area that contains the aircraft traffic pattern. The ALUC issued a consistency determination on October 30, 2019 stating that with the Project's required adherence to the applicable floor area ratio as identified in the ALUCP, as well as height notification and marking/lighting requirement, the Project is consistent with the ALUCP and does not constitute a hazard to navigation.

## EXHIBIT B

### Art and Entertainment Overlay District

The overlay district does not entitle or fund any future development and therefore would not have a direct physical impact on the environment. Future development in the overlay district would be subject to environmental review pursuant to CEQA. Because site-specific details of such potential future development are unknown, it would be speculative to attempt to identify and analyze such impacts now. Moreover, the overlay district does not introduce any land uses that are substantially different from those already considered an allowable land use either by right or by CUP. The TCSPA MEIR and the STSCC EIR did not identify hazards impact in relation to the airport. Future development within the overlay district may reach a maximum height of 55 feet, with parapets and architectural features reaching a height of 70 feet, subject to consistency with the Gillespie Field ALUCP. Thus, no new impacts would occur, and no mitigation is required.

### Movie Theater

The TCSPA MEIR evaluated the proposed movie theater site for mixed-use development, which included the future development of a movie theater. Development of the site as a movie theater would not result in any new impacts not already discussed and evaluated in the TCSPA MEIR. The TCSP MEIR did not identify hazards impacts in relation to the airfield. Thus, the movie theater would have no impact in relation to this issue and no mitigation is required. The San Diego County Airport Authority adopted Resolution No. 2005-0024 ALUC on November 7, 2005, determining that the TCSPA that established the RiverView Office Park Master Plan is consistent with the Gillespie Field ALUCP (San Diego County Regional Airport Authority 2005). The theater is part of the approved RiverView Office Park Master Plan and would be constructed in accordance with the adopted Master Plan.

### Hotel

The four-story hotel would not exceed 55 feet in height, subject to consistency with the Gillespie Field ALUCP. The site for the hotel was considered for urban land uses as part of the STSCC EIR and no new impacts not already discussed and evaluated in that EIR would occur as a result of the site being developed as a hotel. The STSCC EIR did not identify hazards impacts in relation to the airport. Thus, the hotel would have no impact in relation to this issue and no mitigation is required.

f) **Would the Project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?**

**No New Impact/ No Impact.** The City has a Multi-Jurisdictional Hazard Mitigation Plan and the City regularly updates its emergency operations plan and provides ongoing training to maintain compliance with the Statewide Emergency Management System (SEMS), increasing preparedness in the event of a disaster. The Santee Fire Department is the City's lead for emergency preparedness, management, and response to earthquakes, floods, explosion, fires, hazardous materials, rescue, and medical problems in the City. The City has signed automatic aid agreements with all surrounding communities on first alarm or greater emergency events.

### Art and Entertainment Overlay District

The overlay district does not entitle or fund any future development and therefore would not have a direct physical impact on the environment. Future development in the overlay district would be subject to environmental review pursuant to CEQA. Future site development would also adhere as required to the regulations set forth by the CBC and the California Fire Code, which has been adopted as Chapter 11.18 of the Santee Municipal Code both of which outline standards to assist in the preparation of an emergency. Moreover, the overlay district does not introduce any land uses that are substantially different from those already considered an allowable land use either by right or by CUP. The TCSPA MEIR and the STSCC EIR did not identify impacts in relation to emergency response or preparedness. Thus, the overlay district would have no impact in relation to this issue and no mitigation is required.

## EXHIBIT B

### Movie Theater

Site development would adhere as required to the regulations set forth by the CBC and the California Fire Code, which has been adopted as Chapter 11.18 of the Santee Municipal Code, both of which outline standards to assist in emergency preparation. The site for the movie theater was considered for mixed-use development, including a movie theater as part of the TCSPA and no new impacts not already discussed and evaluated in the TCSPA MEIR would occur as a result of the site being developed as a movie theater. The TCSPA MEIR did not identify significant impacts related to emergency response or evacuation plans. Thus, the movie theater would have no impact in relation to this issue and no mitigation is required.

### Hotel

Site development would adhere as required to the regulations set forth by the CBC and the California Fire Code, which has been adopted as Chapter 11.18 of the Santee Municipal Code. The site for the hotel was considered for urban land uses as part of the STSCC EIR and no new impacts not already discussed and evaluated in that EIR would occur as a result of the site being developed as a hotel. The EIR did not identify any significant impacts related to emergency response or evacuation plans. Thus, the hotel would have no impact in relation to this issue and no mitigation is required.

**g) Would the Project expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?**

**No New Impact/ No Impact.** This issue was not examined in the TCSPA MEIR or STSCC EIR because this analysis was not required at the time. The Project site is in an urbanizing area that has experienced some development such as the STSCC, the Parc One apartments, and the San Diego Christian College. It is noted that portions of the Project site, generally near the San Diego River, are undeveloped. Some of these areas are within a designated open space corridor and some of these areas are within areas approved for future development (i.e., the Karl Strauss Brewery site and the proposed movie theater site). However, the Project site is not located in an area that is designated as susceptible to wildland fires. As shown on the CalFire Fire Hazard Severity Maps, the Project site is located in a Non-Very High Fire Severity Hazard zone.

### Art and Entertainment Overlay District

The overlay district is not located within an area that is considered susceptible to wildland fires. Additionally, the overlay district does not entitle or fund any future development and therefore would not have a direct physical impact on the environment. Future development in the overlay district would be subject to environmental review pursuant to CEQA and discretionary review by the Fire Department to ensure that individual projects include the appropriate fire suppression facilities and are designed to meet the code requirements. Moreover, the overlay district does not introduce any land uses that are substantially different from those already considered an allowable land use either by right or by CUP. The TCSPA MEIR and the STSCC EIR did not identify impacts in relation to emergency response or preparedness. Thus, the overlay district would have no impact in relation to this issue and no mitigation is required.

### Movie Theater

As discussed above, the proposed site for the movie theater is undeveloped and does support low lying vegetation. However, as shown on the CalFire Fire Hazard Severity Maps, the Project site is located in a Non-Very High Fire Severity Hazard zone. As required, the proposed movie theater would be reviewed by the fire department to ensure that the Project includes the appropriate fire suppression facilities and meets the code requirements. The site for the movie theater was considered for mixed-use development, including a movie theater as part of the TCSPA and no new impacts not already discussed and evaluated in the TCSPA MEIR would occur as a result of the site being developed as a movie theater. The TCSPA MEIR did not identify significant impacts related to fire hazards. Thus, the movie theater would have no impact in relation to this issue and no mitigation is required.

## EXHIBIT B

### Hotel

The proposed site for the hotel is currently a paved surface parking lot within the developed STSCC. As such, the site is void of vegetation with the exception of ornamental landscaping. As noted above, the CalFire Fire Hazard Severity Maps identify that the Project site is located in a Non-Very High Fire Severity Hazard zone. Additionally, the site for the hotel was considered for urban land uses as part of the STSCC EIR and no new impacts not already discussed and evaluated in that EIR would occur as a result of the site being developed as a hotel. The EIR did not identify significant impacts related to fire hazards. Thus, the hotel would have no impact in relation to this issue and no mitigation is required.

	<b>New Potentially Significant Impact</b>	<b>New Mitigation is Required</b>	<b>No New Impact/No Impact</b>	<b>Reduced Impact</b>
X. HYDROLOGY AND WATER QUALITY -- Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) result in substantial erosion or siltation on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

## EXHIBIT B

	<b>New Potentially Significant Impact</b>	<b>New Mitigation is Required</b>	<b>No New Impact/No Impact</b>	<b>Reduced Impact</b>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**a) Would the Project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?**

**No New Impact/No Impact.** There are no existing natural drainage systems on the Project site. An unimproved drainage swale is located in the northern section of the Project site, north of the Las Colinas Women’s Detention Facility. This swale connects to the San Diego River. There are several graded channels including a drainage channel west of the detention facility that runs north-south and also connects with the San Diego River. Additionally, municipal storm drain infrastructure is located within the Project circulation network.

For the management of storm water, Santee is required to comply with the Regional Water Quality Control Board’s National Pollutant Discharge Elimination System (NPDES) General Permit (No. CAS 000002), which consists of wastewater discharge requirements for stormwater and urban runoff. In compliance with the General Permit and as a condition of the SWRCB Order No 92-08 DWQ, prior to construction within the TCSP, a Storm Water Pollution Prevention Plan (SWPPP) was prepared that identified pollutant sources associated with construction activity and storm water management practices. Further, in accordance with the Municipal Storm Water Permit Order 2000-01 issued by the SWRCB, the City prepared a Standard Urban Storm Water Mitigation Plan (SUSMP), which was developed to address post-construction run-off pollution from new development and redevelopment projects. The goal of the SUSMP is to develop and implement practical policies ensure to the maximum extent practicable that development does not increase pollutant loads from a project site and considers urban runoff flow rates and velocities. This is accomplished through a series of site controls and drainage area based/shared structural treatment controls. The SUMP identifies the BMPs for projects to achieve these goals.

Art and Entertainment Overlay District

The overlay district does not entitle or fund any future development and therefore would not have a direct physical impact on the environment. Future development in the overlay district would be subject to environmental review pursuant to CEQA. Because site-specific details of such potential future development are unknown, it would be speculative to attempt to identify and analyze such impacts now. Moreover, the overlay district does not introduce any land uses that are substantially different from those already considered an allowable land use either by right or by CUP and not already evaluated in the TCSPA MEIR or the STSCC EIR. Future development within the overlay district would be required to adhere to the standards set forth in the SWPPP and SUSMP, and institute the appropriate BMPs. Thus, the overlay district would have no impact in relation to this issue and no mitigation is required.

Movie Theater

Construction and operation of the movie theater would generate pollutants such as sediment, nutrients, trash and debris, chemicals, grease and oil, and pesticides all of which have the potential to enter the drainage system. As discussed, the Project would be required to adhere to the SWPPP and SUSMP, as well as employ BMPs. Moreover, the movie theater site was considered for mixed-use development as part of the TCSPA and no new impacts not already discussed and evaluated in that MEIR would occur as a result of the site being developed as a movie theater. The TCSPA MEIR contains mitigation identified below that is hereby incorporated into the proposed Project. Implementation of this previously identified mitigation measures would reduce water quality impacts associated with development of the proposed movie theater to less than significant and no new mitigation measures are required.

## EXHIBIT B

### **TCSPA MEIR Mitigation Measure HWQ-1: Hydrology/Water Quality**

Prior to the issuance of a grading permit the Project proponent shall:

- Prepare a storm water management/drainage control plan that incorporates Best Management Practices (BMPs) in accordance with the City of Santee's Stormwater Management and Discharge Control Ordinance and the National Pollution Discharge and Elimination System (NPDES) permit for the San Diego Regional Water Quality Control Board (RWQCB).
- Implement the approved storm water management/drainage control plan. Implementation for the plan shall be reviewed and completed to the satisfaction of the City Engineer.

### **TCSPA MEIR Mitigation Measure HWQ-2: Drainage**

As a condition of Project approval, the Project proponent is required to pay a drainage impact fee. The impact fee is intended to offset incremental contributions to the citywide drainage system.

#### Hotel

Construction and operation of the hotel would generate pollutants such as sediment, nutrients, trash and debris, chemicals, grease and oil, and pesticides all of which have the potential to enter the drainage system. As discussed, the Project would be required to adhere to the SWPPP and SUSMP, as well as employ BMPs. The site for the hotel was considered for urban land uses as part of the STSCC EIR; in relation to water quality, the hotel would have a similar impact. Thus, no new impacts not already discussed and evaluated in that EIR would occur as a result of the site being developed as a hotel. The STSCC EIR contains mitigation identified below that is hereby incorporated into the proposed Project. Implementation of this previously identified mitigation measure would reduce construction-related water quality impacts associated with development of the proposed hotel to less than significant and no new mitigation measures are required.

### **STSCC EIR Mitigation Measure DH1: Construction-related Water Quality**

Prior to the issuance of a Grading Permit, the project applicant shall:

- Prepare a storm water management/drainage control plan that incorporates Best Management Practices (BMPs) in accordance with Santee's Stormwater Management and Discharge Control Ordinance and the latest adopted National Pollution Discharge Elimination System (NPDES) permit from the San Diego Regional Water Quality Control Board (RWQCB) which are attached to this document and incorporated into the Final Environmental Impact Report by this reference;
- The applicant shall provide proof of coverage under the Statewide General Construction Storm Water Permit, Order No. 99-08-DWQ which is attached to this document and incorporated into the Final Environmental Impact Report by this reference; and
- The applicant shall provide proof of coverage under the Statewide General Construction Storm Water Permit, Order No. 99-08-DWQ which is attached to this document and incorporated into the Final Environmental Impact Report by this reference. Copies of the applicant's Notice of Intent, RWQCB permit number and Storm Water Pollution Prevention Plan (SWPPP) shall be provided to the Department of Development Services. The storm water management/drainage control plan and proof of coverage under the Statewide General Construction Storm Water Permit shall be reviewed and completed to the satisfaction of the City Engineer.

## EXHIBIT B

During the construction, grading, and operation of the project site, the project proponent shall:

- Implement the approved storm water management/drainage control plan in accordance with the requirements of Santee's Stormwater Management and Discharge Control Ordinance, the Statewide General Construction Storm Water Permit, Order No. 99-08-DWQ, and Municipal Storm Water Permit, Order No. 2001-01, issued by the San Diego Regional Water Quality Control Board. Implementation of the storm water management/drainage control plan shall be reviewed and complete to the satisfaction of the City Engineer.

**b) Would the Project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?**

**No New Impact/No Impact.** The Project site is located in the Santee Hydrologic Subarea of the Lower San Diego Hydrologic Area within the San Diego Hydrologic Unit. The San Diego Hydrological Unit is a long, triangular shaped area of approximately 440 square miles drained by the San Diego River that extends from the El Capitan Reservoir to the Pacific Ocean.

Art and Entertainment Overlay District

The overlay district does not entitle or fund any future development and therefore would not have a direct physical impact on the environment. Future development in the overlay district would be subject to environmental review pursuant to CEQA. Because site-specific details of such potential future development are unknown, it would be speculative to attempt to identify and analyze such impacts now. Moreover, the overlay district does not introduce any land uses that are substantially different from those already considered an allowable land use either by right or by CUP and previously evaluated in the TCSPA MEIR or STSCC EIR. The TCSPA MEIR and the STSCC EIR did not identify any impacts in relation to groundwater supplies or recharge. Thus, the overlay district would have no impact in relation to this issue and no mitigation is required.

Movie Theater

The site for the movie theater was considered for mixed-use development as part of the TCSPA and no new groundwater supply or recharge impacts not already discussed and evaluated in the TCSPA MEIR would occur as a result of the site being developed as a movie theater. The TCSPA MEIR did not identify significant impacts related to groundwater supplies or recharge. Thus, the movie theater would have no impacts in relation to this issue and no mitigation is required.

Hotel

The STSCC EIR evaluated the hotel site for urban development; either a library or civic/retail land uses. As discussed in the Project Description, the development of a hotel at the site would result in a similar intensification of urban land uses as envisioned in the STSCC EIR. Currently the site for the proposed hotel is a surface parking lot that is completely impervious. The development of a hotel (similar to a library or civic/retail uses) would provide an opportunity to introduce softscapes and landscaping that would support infiltration at the site, thereby, creating a beneficial impact to groundwater. Moreover, the STSCC EIR did not identify impacts in relation to groundwater supplies or recharge. Thus, the hotel would have no impact in relation to this issue and no mitigation is required.

**c) Would the Project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:**

- i) result in substantial erosion or siltation on- or off-site;*



## EXHIBIT B

- ii) *substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;*
- iii) *create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or*
- iv) *impede or redirect flood flows?*

**No New Impact/No Impact.** The Project site is currently a combination of developed (STSCC, Parc One apartments, San Diego Christian College) and undeveloped properties. Additionally, the eastern portion of the Project site contains the remnants of the former Edgemoor Senior Hospital and there are deteriorating paved drives and building pads intermixed with the once landscaped grounds.

Development would be required to adhere to the City of Santee erosion control guidelines and applicable state guidelines. Prior to the commencement of construction activities, all construction sites are required to prepare an Erosion Control Plan and submit it to the City for review and approval. The Erosion Control Plan must include applicable BMPs. BMPs may include those outlined in the City's Guidelines for Surface Water Pollution Prevention. Construction BMPs include measures for erosion, runoff, and sediment control (preservation of existing vegetation, soil binders, mulch, hydroseeding, silt fences, sediment basins and traps, etc.).

Developments are required to institute operational BMPs as well. Typical operational BMPs include energy dissipation and erosion control to prevent sediment transport (direct runoff from paved or impervious surfaces to landscaped areas, eliminate irrigation runoff, etc.).

Additionally, development that would disturb more than one acre would be required to apply and obtain a State Construction General Permit, which also includes mandatory BMPs.

### Art and Entertainment Overlay District

The overlay district does not entitle or fund any future development and therefore would not have a direct physical impact on the environment. Future development in the overlay district would be subject to environmental review pursuant to CEQA. Because site-specific details of such potential future development are unknown, it would be speculative to attempt to identify and analyze such impacts now. Moreover, the overlay district does not introduce any land uses that are substantially different from those already considered an allowable land use either by right or by CUP and previously evaluated in the TCSPA MEIR or STSCC EIR. Thus, the overlay district would have no impact in relation to this issue.

### Movie Theater

The proposed movie theater site is undeveloped and void of impervious surfaces. The introduction of a movie theater would create impervious surfaces and site development would require drainage infrastructure to move on-site surface water to avoid ponding. Runoff would continue to be directed northerly towards the San Diego River, similar to the existing drainage pattern in the general area. Onsite infrastructure would connect to the existing municipal system. The site for the movie theater was considered for mixed-use development, including a movie theater, as part of the TCSPA and no new impacts not already discussed and evaluated in the TCSPA MEIR would occur as a result of the site being developed as a movie theater. The TCSPA MEIR did not identify any potentially significant impacts that could not be reduced to less than significant with mitigation.

Similarly, Mitigation Measures HWQ-1 and HWQ-2 as identified in X(a) above would reduce runoff flow rates to less than significant and are hereby incorporated into the proposed Project. Thus, the movie theater would have no new impacts would occur, and no new mitigation is required.

## EXHIBIT B

### Hotel

Currently the site for the proposed hotel is a paved surface parking lot that is entirely impervious and allows runoff to flow directly across the site to the municipal storm drain system in the adjacent circulation network. The development of a hotel at the site would include softscapes and landscaping that would capture some runoff. Additionally, the hotel would be required to prepare a drainage plan demonstrating how runoff would be captured and directed into the municipal stormwater system. Runoff would thus continue to be directed northerly towards the San Diego River. Moreover, the site for the hotel was considered for urban land uses as part of the STSCC EIR; in relation runoff, the hotel would have a similar impact. Thus, no new impacts not already discussed and evaluated in that EIR would occur as a result of the site being developed as a hotel. Presently, the

In addition, Mitigation Measure DH1 as identified in X(a) above requiring preparation of a stormwater management/drainage control plan is hereby incorporated into the proposed Project. Thus, the hotel would have no new impacts and no new mitigation is required.

**d) In flood hazard, tsunami, or seiche zones, would the Project risk release of pollutants due to project inundation?**

**No New Impact/No Impact.** As shown in the Santee General Plan Safety Element, Figure 8-1, the Project site is not located within the floodway of the San Diego River. However, as shown on Santee General Plan Safety Element Figure 8-2, the Project site is located within the dam inundation area for Lake Jennings, El Capitan Reservoir, and San Vicente Reservoir. The Project site is located inland and therefore, is not within an area that could be affected by a tsunami.

### Art and Entertainment Overlay District

The overlay district does not entitle or fund any future development and therefore would not have a direct physical impact on the environment. Future development in the overlay district would be subject to environmental review pursuant to CEQA. Because site-specific details of such potential future development are unknown, it would be speculative to attempt to identify and analyze such impacts now. Moreover, the overlay district does not introduce any land uses that are substantially different from those already considered an allowable land use either by right or by CUP and previously evaluated in the TCSPA MEIR or STSCC EIR. The TCSP MEIR and the STSCC EIR did not identify any impacts in relation to inundation. Thus, the overlay district would have no impact in relation to this issue and no mitigation is required.

### Movie Theater

In accordance with the Flood Damage Prevention Ordinance (Santee Municipal Code 13.06.080), the proposed movie theater building would be required to be elevated one foot above the 100-year flood levels and all parking areas would be elevated to not exceed one foot of ponding during the same 100-year storm event. As discussed, the movie theater would be required to incorporate features that reduce the risk of the release of pollutants into the storm flow. Likewise, as specific development proposals move forward within the TCSP Area, such as the movie theater, the individual drainage plans are required to be reviewed and approved by City staff and engineers. In addition, the site for the movie theater was considered for mixed-use development as part of the TCSPA and no new impacts not already discussed and evaluated in the TCSPA MEIR would occur as a result of the site being developed as a movie theater. Thus, the movie theater would have no impact in relation to this issue and no mitigation is required.

### Hotel

As shown on Figure 8-1, Public Safety, of the General Plan Safety Element, the site for the proposed hotel is located south of the 100-year floodplain. In accordance with the Flood Damage Prevention Ordinance, the proposed hotel building would be required to be elevated one foot above the 100-year flood levels and

## EXHIBIT B

all parking areas would be elevated to not exceed one foot of ponding during the same 100-year storm event. As discussed, the hotel would be required to incorporate features that reduce the risk of the release of pollutants into the storm flow. Moreover, the site for the hotel was considered for urban land uses as part of the STSCC EIR; in relation Project site inundation, the hotel would have a similar impact. The STSCC EIR did not identify impacts in relation to this issue. Therefore, no new impacts not already discussed and evaluated in that EIR would occur as a result of the site being developed as a hotel. Thus, the hotel would have no impact in relation to this issue, and no mitigation is required.

e) **Would the Project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?**

**No New Impact/No Impact.** The San Diego RWQCB maintains a Basin Plan, which is designed to preserve and enhance water quality and protect the beneficial uses of all regional waters. The City also prepares and maintains a Jurisdictional Urban Runoff Management Plan to address local water quality issues, with a primary goal to reduce or eliminate the transportation of contaminants. Compliance with these plans is achieved through adherence to the permitting programs and review processes. As mentioned in IX(a), the SUSMP and SWPPP were developed to address post-construction run-off pollution from new development and redevelopment projects.

### Art and Entertainment Overlay District

The overlay district does not entitle or fund any future development and therefore would not have a direct physical impact on the environment. Future development in the overlay district would be subject to environmental review pursuant to CEQA. Moreover, the overlay district does not introduce any land uses that are substantially different from those already considered an allowable land use either by right or by CUP and previously evaluated in the TCSPA MEIR or STSCC EIR. The TCSPA MEIR and the STSCC EIR did not identify any impacts related to water quality and drainage that could not be mitigated to less than significant. Mitigation is identified in the TCSPA MEIR (Mitigation Measures HWQ-1 and HWQ-2 as listed in X(a) and STSCC EIR (Mitigation Measure DH1 as listed in X(a) to reduce impacts to less than significant. Future development in the overlay district would be required to implement these mitigation measures. Thus, the overlay district would have no impact in relation to this issue and no mitigation is required.

### Movie Theater

The site for the movie theater was considered for mixed-use development (including a movie theater) as part of the TCSPA and no new impacts not already discussed and evaluated in the TCSPA MEIR would occur as a result of the site being developed as a movie theater. The TCSPA MEIR did not identify any significant impacts in relation to consistency with water quality control or sustainable groundwater management plans. As discussed in response to IX(a), the Project is required to adhere to the SUSMP and implement an approved storm water management/drainage plan. The TCSPA MEIR contains mitigation identified in response to X(a) (TCSPA MEIR Mitigation Measures HWQ-1 and HWQ-2) that is hereby incorporated into the proposed Project. Implementation of these previously identified mitigation measures would reduce water quality-related impacts associated with development of the proposed movie theater to less than significant and no new mitigation measures are required.

### Hotel

The site for the hotel was considered for urban land uses as part of the STSCC EIR; in relation to water quality control plans and sustainable groundwater management, the hotel would have a similar impact because it would have a similar development footprint and intensity as the uses contemplated for the site in the STSCC EIR. The STSCC EIR did not identify impacts in relation to this issue. As discussed in response to IX(a), the Project is required to adhere to the SUSMP and implement an approved storm water management/drainage plan. The STSCC EIR contains mitigation identified in response to X(a) (STSCC EIR Mitigation Measures DH1) that is hereby incorporated into the proposed Project. Implementation of

## EXHIBIT B

this previously identified mitigation measure would reduce water quality-related impacts associated with development of the proposed hotel to less than significant and no new mitigation measures are required.

		<b>New Potentially Significant Impact</b>	<b>New Mitigation is Required</b>	<b>No New Impact/No Impact</b>	<b>Reduced Impact</b>
XI.	LAND USE AND PLANNING -- Would the project:				
	a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**a) Would the Project physically divide an established community?**

**No New Impact/No Impact.** The physical division of an established community is typically associated with construction of a linear feature, such as a major highway or roadway, railroad tracks, or removal of a means of access, such as a local road or bridge, which would impair mobility within an existing community or between a community and an outlying area. The Project site is currently served by a local and regional circulation network. No new roads or transportation facilities are proposed as part of the Project nor would the Project alter existing roads or transportation facilities.

Art and Entertainment Overlay District

The overlay district is intended to further support the development of existing and planned uses for the TCSP area. The fundamental objectives of the TCSP include the establishment of a framework for cohesive growth and to create a livable and walkable community. Moreover, the overlay district does not entitle or fund any future development and therefore would not have a direct physical impact on the environment. Because site-specific details of such potential future development are unknown, it would be speculative to attempt to identify and analyze such impacts now. Future development in the overlay district would be subject to environmental review pursuant to CEQA. Further, the overlay district does not introduce any land uses that are substantially different from those already considered an allowable land use either by right or by CUP and previously evaluated in the TCSPA MEIR or STSCC EIR. The TCSPA MEIR and STSCC EIR did not identify land use impacts. Thus, the overlay district would have no impact in relation to this issue and no mitigation is required.

Movie Theater

The site for the proposed movie theater is currently served by the local circulation network. The development of the movie theater would not preclude access to existing linkages within the greater Project area or disrupt the current circulation network such that a division would occur. The site for the movie theater was considered for mixed-use development (including a movie theater) as part of the TCSPA and no new impacts not already discussed and evaluated in the TCSPA MEIR would occur as a result of the site being developed as a movie theater. The TCSPA MEIR did not identify associated land use impacts. Thus, the movie theater would have no impact in relation to this issue and no mitigation is required.

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### Hotel

The site for the proposed hotel is developed as an existing paved surface parking lot within the STSCC. The area is served by an existing local circulation network that would remain and continue to serve the various land uses within the TCSP and the STSCC. The site for the hotel was considered for urban land uses as part of the STSCC EIR, in relation to the physical division of a community, the hotel would have a similar impact because it would be located in the same location and no features of the hotel would create a physical barrier or impediment to mobility within the Project area. The STSCC EIR did not identify any impacts in relation to this issue. Thus, the hotel would have no impacts in relation to this issue and no mitigation is required.

**b) Would the Project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?**

**No new Impact/No Impact.** The Project site is designated and zoned as Planned Development – Town Center. The guiding land use plans and codes for the Project site include the Santee General Plan, Santee Municipal Code, the TCSP (as amended), RiverView Office Park Master Plan, and the Gillespie Field ALUCP.

### Art and Entertainment Overlay District

The overlay district is intended to further support the development of existing and planned uses for the TCSP area. Moreover, the overlay district does not entitle or fund any future development and therefore would not have a direct physical impact on the environment. Future development in the overlay district would be subject to environmental review pursuant to CEQA. Because site-specific details of such potential future development are unknown, it would be speculative to attempt to identify and analyze such impacts now.

Implementation of the overlay district would require the following revisions to adopted land use plans:

- General Plan Land Use Element would be amended to include a new Art and Entertainment Overlay District,
- Title 13 of the City of Santee Municipal Code would be amended to include the Art and Entertainment Overlay District, and
- The TCSP and River View Office Park Master Plan would be amended to add the Art and Entertainment District.

The implementation of the overlay district would also eliminate the CUP requirement for certain uses (cabarets, farmer's markets, resort hotels, motels, community theater, and library) but this would not result in land use impacts because the overlay district is intended to capture the already existing and planned land uses in the TCSP Area, it is not introducing any land uses that are substantially different from those envisioned for the TCSP Area. Further, the TCSP itself represents an extension of the General Plan and implements all appropriate elements. The overlay district would not introduce any land uses that are not already considered an allowable land use either by right or by CUP and previously evaluated in the TCSPA MEIR or STSCC EIR.

Likewise, the overlay district would further support the implementation of the goals, objectives, and policies related to environmental protection outlined in these plans. The General Plan Mobility Element is designed to promote a balanced interconnected, multi-modal transportation network that allows for the efficient and safe movement of people and goods, and that supports the current and future needs of Santee community members and travel; generated by planned land uses. Uses in the overlay district would take advantage of universal valet shuttle service, shared parking agreements, and rideshare programs that accommodate high volume attendance at public and private events. A reduced on-site parking standard with

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such programs in place, and in conjunction with the multi-modal transit station within the overlay district would further the all-encompassing mobility approach already promoted in the Mobility Element.

The overlay district would extend the allowable building height to 55 feet (from 35 feet); however, this is well within restrictions based on the ALUCP and FAA airspace protection guidelines. The TCSPA MEIR and the STSCC EIR did not identify land use impacts related to land use plan/policy consistency. Additionally, the ALUC issued a consistency determination on October 30, 2019 stating that with the required adherence to the FAA height notification and marking/lighting requirements, the overlay district would be consistent with the ALUCP (San Diego County Regional Airport Authority 2019).

Thus, the overlay district would have no impact in relation to this issue and no mitigation is required.

### Movie Theater

The site for the movie theater was considered for mixed-use development (including a movie theater) as part of the TCSPA and no new impacts not already discussed and evaluated in the TCSPA MEIR would occur as a result of the site being developed as a movie theater. The TCSPA MEIR did not identify land use impacts associated with plan consistency. The San Diego County Airport Authority adopted Resolution No. 2005-0024 ALUC on November 7, 2005, determining that the TCSPA that established the RiverView Office Park Master Plan is consistent with the Gillespie Field ALUCP (San Diego County Regional Airport Authority 2005). The theater is part of the approved RiverView Office Park Master Plan and would be constructed in accordance with the adopted Master Plan. Thus, the movie theater would have no impact in relation to this issue and no mitigation is required.

### Hotel

The site for the hotel was considered for urban land uses (library, civic/retail) as part of the STSCC EIR. The City has been unsuccessful in securing funding for a library, and as such a library is not feasible at this location. Per the Development Disposition Agreement between the City and STSCC developer, the library site is to be conveyed back to the City for a land use consistent with the STSCC. Additionally, as stated in the STSCC EIR, if the library is not constructed on the site in the future, the City will retain ownership of the parcel and the parcel could be used for another civic or retail use as determined by the City. A hotel land use would support the existing and proposed land uses within the TCSP and STSCC in that it would provide a customer base for both the restaurant and retail uses as well as place visitor-accommodating services in an area accessible to public transit, allowing for easy mobility to and from the site.

In relation to policies pertaining to the protection of environmental resources, the hotel would promote the General Plan Mobility Element Objective 6.0 of increasing the use of public transit systems and the policies of the General Plan Community Enhancement Element to ensure that all new commercial development contributes towards an overall positive and cohesive visual identity (Policy 6.1) and designed to a pedestrian scale (Policy 6.6). Similarly, the development of a hotel would provide an opportunity to continue the implementation of the TCSP Land Use Plan policies, such as:

- In recognition of both function and visual concerns, heights and mass of buildings should be varied to provide for a transition from lower scale development along the edges of the site to more intensive, large scale development within the Town Center site (Objective 3.6)
- Encouraging energy efficient development through appropriate site planning techniques and architecture (Objective 3.11)

Lastly, the hotel would be within Safety Zone 4 as designated in the Gillespie Field ALUCP, which states that hotels are a conditionally compatible development and within Zone 6, the least restrictive zone.

Generally, the hotel would continue to implement the goals and policies of the various land use plans by proposing a compatible land use that will promote the idea that the TCSP as a people-oriented retail,

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commercial, professional office, and recreational center to establish a focal point for the City. The ALUC issued a consistency determination on October 30, 2019 stating that with the required adherence to height notification, marking/lighting requirements, and the established floor to area ratios in the ALUCP, the Project would be consistent with the ALUCP. Thus, the hotel would have no impacts in relation to this issue and no mitigation is required.

	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
XII. MINERAL RESOURCES -- Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>a) Would the Project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?</b>				
<b>b) Would the Project 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?</b>				

**a-b. No New Impact/No Impact.** The Department of Conservation Mineral Resource Zone Maps indicate that the Project site is located in Mineral Resource Zone 3 (MRZ-3), which is an area where the significance of mineral deposits cannot be determined. There are no mineral resource or aggregate operations within the Project site and the site is not designated or zoned for mineral resource extraction.

### Art and Entertainment Overlay District

The overlay district is intended to further support the development of existing and planned uses for the TCSP area. Moreover, the overlay district does not entitle or fund any future development and therefore would not have a direct physical impact on the environment. Future development in the overlay district would be subject to environmental review pursuant to CEQA. Moreover, the overlay district does not introduce any land uses that are substantially different from those already considered an allowable land use either by right or by CUP and previously evaluated in the TCSPA MEIR or STSCC EIR. The TCSPA MEIR and the STSCC EIR did not identify impacts to mineral resources. Thus, the overlay district would have no impact in relation to this issue and no mitigation is required.

### Movie Theater

The site for the movie theater was considered for mixed-use development (including a movie theater) as part of the TCSPA and no new impacts not already discussed and evaluated in the TCSPA MEIR would occur as a result of the site being developed as a movie theater. The TCSPA MEIR did not identify any impacts to mineral resources. Thus, the movie theater would have no impact in relation to this issue and no mitigation is required.

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### Hotel

The site for the proposed hotel is developed as a paved surface parking lot within the STSCC. The site for the hotel was considered for urban land uses as part of the STSCC EIR; in relation to mineral resource extraction, the hotel would have a similar impact because it would have a similar development footprint as the uses contemplated for the site in the STSCC EIR. Thus, no new impacts not already discussed and evaluated in that EIR would occur as a result of the site being developed as a hotel. The STSCC EIR did not identify any impacts in relation to this issue. Thus, the hotel would have no impact in relation to this issue and no mitigation is required.

	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
XIII. NOISE -- Would the project result in:				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) **Would the Project result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the Project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?**

**No New Impact/No Impact.** Vehicular traffic along local roadways, aircraft operations associated with Gillespie Field, and the trolley are the primary sources of noise in the Project area. The City of Santee Noise Abatement Ordinance (Chapter 5.04 of the Santee Municipal Code) regulates construction-related noise and restricts hours and days as well as establishes property line limits for stationary noise generators in residential areas. In addition, the CBC establishes criteria for interior noise levels.

### Art and Entertainment Overlay District

The overlay district is intended to further support the development of existing and planned uses for the TCSP area. Moreover, the overlay district does not entitle or fund any future development and therefore would not have a direct physical impact on the environment. Future development in the overlay district would be subject to environmental review pursuant to CEQA and required to be compliant with the CBC and the City's Noise Ordinance. Because site-specific details of such potential future development are unknown, it would be speculative to attempt to identify and analyze such impacts now. In addition, the overlay district does not introduce any land uses that are substantially different from those already



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considered an allowable land use either by right or by CUP and previously evaluated in the TCSPA MEIR or STSCC EIR. The TCSPA MEIR and the STSCC EIR did not identify impacts related to noise. Thus, the overlay district would have no impact in relation to this issue and no mitigation is required.

### Movie Theater

The site for the movie theater was considered for mixed-use development (including a movie theater) as part of the TCSPA and no new noise impacts not already discussed and evaluated in the TCSPA MEIR would occur as a result of the site being developed as a movie theater. The TCSPA MEIR did not identify any impacts to noise based on mandatory adherence to CBC requirements and the City's Noise Ordinance. Thus, with adherence to the CBC and the Noise Ordinance as required, the movie theater would have no noise-related impacts and no mitigation is required.

### Hotel

The site for the hotel was considered for urban land uses as part of the STSCC EIR; in relation to noise, the hotel would have a similar impact as neither a library or a hotel is considered a noise-generating land use; however, both are considered noise-sensitive land uses. Like a library, a hotel would generate vehicle traffic, which is a source of noise, as well as noise emanating from HVAC systems. Average daily trip rates were generated for three development scenarios: library, retail, and hotel (see Appendix A) as part of the GHG emissions modeling conducted for this Supplemental IS. The model identifies that a hotel generates less weekday, Saturday, and Sunday trips than a library and less weekday and Saturday trips and only 12 more Sunday trips than a retail use. Therefore, any vehicle-related noise generated by the hotel would be less than a library or retail use. Thus, no new impacts not already discussed and evaluated in the STSCC EIR would occur as a result of the site being developed as a hotel. The STSCC EIR did not identify impacts in relation to noise based on mandatory adherence to CBC requirements and the City's noise ordinance. Thus, with adherence to the CBC and the Noise Ordinance as required, the hotel would have no noise-related impacts and no mitigation is required.

### b) **Would the Project result in generation of excessive groundborne vibration or groundborne noise levels?**

**No New Impact/No Impact.** Groundborne vibration is usually a result of construction-related activities and is intermittent and temporary in nature and diminishes with distance from the vibration source. The City of Santee does not have any policies as it relates to groundbourne vibration. The City of Santee Noise Abatement Ordinance (Chapter 5.04 of the Santee Municipal Code) restricts hours and days as well as establishes property lime limits for stationary noise generators in residential areas, including equipment with vibration impacts.

### Art and Entertainment Overlay District

The overlay district is intended to further support the development of existing and planned uses for the TCSP area. Moreover, the overlay district does not entitle or fund any future development and therefore would not have a direct physical impact on the environment. Future development in the overlay district would be subject to environmental review pursuant to CEQA. Moreover, the overlay district does not introduce land uses that are substantially different from those already considered an allowable land use either by right or by CUP and previously evaluated in the TCSPA MEIR or STSCC EIR. The TCSPA MEIR and the STSCC EIR did not identify vibration related impacts. Thus, no impacts would occur in relation to this issue and no mitigation is required.

### Movie Theater

The site for the movie theater was considered for mixed-use development (including a movie theater) as part of the TCSPA and no vibration impacts not already discussed and evaluated in that MEIR would occur as a result of the site being developed as a movie theater. The TCSPA MEIR did not identify any impacts to

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noise based on mandatory adherence to applicable CBC requirements and the City's Noise Ordinance. Thus, the movie theater would have no impact in relation to this issue and no mitigation is required.

### Hotel

The site for the hotel was considered for urban land uses as part of the STSCC EIR. Since vibration impacts are often associated with the equipment used during the short-term construction period, in relation to vibration, the hotel would have a similar impact. Thus, no new impacts not already discussed and evaluated in that EIR would occur as a result of the site being developed as a hotel. The STSCC EIR did not identify any impacts in relation to noise, including vibration impact based on mandatory adherence to applicable CBC requirements and the City's noise ordinance. Thus, the hotel would have no impacts in relation to this issue and no mitigation is required.

- c) **For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the Project expose people residing or working in the project area to excessive noise levels?**

**No New Impact/No Impact.** The Project site is within one mile of the Gillespie Field General Aviation Airport (approximately 0.6 mile to the south); however, it is not within the airport noise exposure contours associated with the airport as shown in the Gillespie Field ALUCP Noise Compatibility Policy Map (San Diego County Airport Land Use Commission 2010).

### Art and Entertainment Overlay District

The overlay district is intended to further support the development of existing and planned uses for the TCSPA area. Moreover, the overlay district does not entitle or fund any future development and therefore would not have a direct physical impact on the environment. Future development in the overlay district would be subject to environmental review pursuant to CEQA. Because site-specific details of such potential future development are unknown, it would be speculative to attempt to identify and analyze such impacts now. Moreover, the overlay district does not introduce any land uses that are substantially different from those already considered an allowable land use either by right or by CUP and previously evaluated in the TCSPA MEIR or STSCC EIR. The TCSPA MEIR and the STSCC EIR did not identify noise related impacts. Thus, and no mitigation is required.

### Movie Theater

The site for the movie theater was considered for mixed-use development (including a movie theater) as part of the TCSPA. At the time of the TCSPA, portions of the movie theater site were within the 60 to 65 decibel contours for the Gillespie Field General Aviation Airport. While this is not a significant impact for commercial land uses, the Gillespie Field ALUCP was subsequently updated and the currently adopted ALUCP indicates that no portion of the movie theater site is within the noise contours established for the airport. The TCSPA MEIR did not identify airport noise-related impacts. Thus, the movie theater would have no impact in relation to this issue and no mitigation is required.

### Hotel

The STSCC EIR evaluated the hotel site for urban development as either a library or civic/retail use. The development of a hotel at the site would result in a similar intensification of urban land uses as envisioned in the STSCC EIR. The site for the proposed hotel is not located within the noise contours for the Gillespie Field. The STSCC EIR did not identify airport noise-related impacts. Thus, the hotel would have no impact in relation to this issue and no mitigation is required.

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		<b>New Potentially Significant Impact</b>	<b>New Mitigation is Required</b>	<b>No New Impact/No Impact</b>	<b>Reduced Impact</b>
XIV.	POPULATION AND HOUSING -- Would the project:				
	a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of road or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a)	<b>Would the Project induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of road or other infrastructure)?</b>				
b)	<b>Would the Project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?</b>				

**a – b. No New Impact/No Impact.** Growth inducing impacts are a result of those characteristics of a project that foster or encourage population and/or economic growth. These characteristics include adding residential units, expanding infrastructure, or generating employment opportunities.

The Project does not include the addition of residential units. The area has an existing established circulation network that serves STSCC and the greater Town Center area. Additionally, while local connections would need to occur, the greater area already contains utility infrastructure such as water, sewer lines, electric lines, natural gas lines, and a municipal storm drain system. Aspects of the Project would generate employment opportunities.

Project implementation would not displace existing residential units.

### Art and Entertainment Overlay District

The overlay district is intended to further support the development of existing and planned uses for the TCSP area. Additionally, the overlay district does not entitle or fund any future development and therefore would not have a direct physical impact on the environment. Future development in the overlay district would be subject to environmental review pursuant to CEQA. The TCSP is intended to serve the community of Santee by establishing a mixed-use core. The overlay district does not introduce any land uses that are substantially different from those already considered an allowable land use either by right or by CUP and previously evaluated in the TCSPA MEIR or STSCC EIR. Therefore, the overlay district would have no new impact in relation to growth inducement and it would not displace any housing. Moreover, since the overlay district does not entitle or fund any future development, no impacts would occur in relation to this issue and no mitigation is required.

### Movie Theater

The site for the movie theater was considered for mixed-use development (including a movie theater) as part of the TCSPA and no impacts not already discussed and evaluated in the TCSPA MEIR would occur

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as a result of the site being developed as a movie theater. The TCSPA MEIR did not identify impacts to population and housing. The movie theater would allow for additional employment opportunities; however, it is reasonable to ascertain that these opportunities can be adequately served by the existing employment base within the region such that it would not foster the relocation of residents from outside the region necessitating the need for new housing. In the event that certain positions attract persons from outside of the region, there is an adequate supply of housing to meet the minimal demand. Thus, the movie theater would have no impact in relation to this issue and no mitigation is required.

### Hotel

The site for the hotel was considered for urban uses as part of the STSCC EIR. These uses included a library or civic/retail. Similar to these land uses, a hotel would generate employment opportunities. However, it is likely that these opportunities would be served by the local employment base. In the event that certain positions attract persons from outside of the region, there is an adequate supply of housing to meet the minimal demand. The hotel land use would not result in any new impacts to population and housing not already discussed and evaluated in the STSCC EIR. The STSCC EIR did not identify any impacts related to population and housing. Thus, the hotel would have no impacts in relation to this issue and no mitigation is required.

	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
XV. PUBLIC SERVICES -- Would the project:				
a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
 a) <b>Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:</b>				
Fire Protection? No New Impact/No Impact.				
Police Station? No New Impact/No Impact.				

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Schools? No New Impact/No Impact.

Parks? No New Impact/No Impact.

Other public facilities?

**No New Impact/No Impact.** The Project site is served by the Santee Fire Department and the San Diego County Sheriff's Department. Fire Station 4 is located immediately east of the Project site on Cottonwood Avenue and the San Diego County Sheriff's Department is located approximately 0.02 mile south of the Project site on Cuyamaca Street. The Project area is within the boundaries of the Santee School District. There are no public parks within the Project site; nearby parks include Town Center Community Park approximately 0.2 mile to the north and Mast Park approximately 0.4 mile to the west.

### Art and Entertainment Overlay District

The overlay district is intended to further support the development of existing and planned uses for the TCSPA area. Moreover, the overlay district does not entitle or fund any future development and therefore would not have a direct physical impact on the environment. Future development in the overlay district would be subject to environmental review pursuant to CEQA. Moreover, the overlay district does not introduce any land uses that are substantially different from those already considered an allowable land use either by right or by CUP and previously evaluated in the TCSPA MEIR or STSCC EIR. The TCSPA MEIR and the STSCC EIR did not identify impacts to public services. Thus, it would have no impact in relation to this issue and no mitigation is required.

### Movie Theater

The site for the movie theater was considered for mixed-use development (including a movie theater) as part of the TCSPA and no new public service impacts not already discussed and evaluated in that MEIR would occur as a result of the site being developed as a movie theater. The TCSPA MEIR did not identify impacts to public services. Thus, the movie theater would have no impact in relation to this issue and no mitigation is required.

### Hotel

The addition of a second 24-hour land use (in addition to 24-Hour Fitness) that establishes activity in the STSCC would serve as a deterrent to certain crime. Yet, a hotel would still create the potential demand for additional police and fire services in the event of an emergency or crime. However, the site for the hotel was considered for urban land uses as part of the STSCC EIR; in relation fire and police protection, a hotel would have a similar impact because it would result in a new structure and new persons in the Project area. A hotel, similar to the library would be required to adhere to the City municipal code, which sets standards for security lighting and other security by design standards such as accessibility, proper address identification, fire suppression devices (sprinklers, alarms, etc.), and potentially fencing. Further, hotel guests do not create a permanent demand for schools, parks, or other public facilities such as senior centers or libraries. Thus, no new impacts not already discussed and evaluated in that EIR would occur as a result of the site being developed as a hotel. The STSCC EIR did not identify impacts in relation to public services. Thus, the hotel would have no impact in relation to this issue and no mitigation is required.

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	<b>New Potentially Significant Impact</b>	<b>New Mitigation is Required</b>	<b>No New Impact/No Impact</b>	<b>Reduced Impact</b>
XVI. RECREATION --				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- a) **Would the Project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?**
- b) **Include recreational facilities or require the construction or expansion of recreational facilities which have an adverse physical effect on the environment?**

**a – b. No New Impact/No Impact.** The City of Santee maintains several parks of varying sizes including community parks, neighborhood parks, trails, and recreational facilities that allow for both active and passive recreation. Existing public park and recreational facilities in the Project area include Town Center Community Park approximately 0.2 mile to the north, Mast Park approximately 0.4 mile to the west, and the Walker Preserve Trail approximately 0.2 mile to the northeast.

### Art and Entertainment Overlay District

The overlay district is intended to further support the development of existing and planned uses for the TCSP area. Moreover, the overlay district does not entitle or fund any future development and therefore would not have a direct physical impact on the environment. Future development in the overlay district would be subject to environmental review pursuant to CEQA. Moreover, the overlay district does not introduce any land uses that are substantially different from those already considered an allowable land use either by right or by CUP and previously evaluated in the TCSPA MEIR or STSCC EIR. The TCSPA MEIR and the STSCC, EIR did not identify park and recreation impacts. Thus, it would have no impact in relation to this issue and no mitigation is required.

### Movie Theater

The site for the movie theater was considered for mixed-use development (including a movie theater) as part of the TCSPA and no new recreation impacts not already discussed and evaluated in that MEIR would occur as a result of the site being developed as a movie theater. The construction and operation of a movie theater in an existing commercial center would not generate a demand for parks or recreational services. The TCSPA MEIR did not identify impacts to recreation. Thus, the movie theater would have no impact in relation to this issue and no mitigation is required.

### Hotel

Generally, with the exception of employees, hotels do not create a permanent demand for recreational services. In the event that hotel guests use local parks or recreational facilities, the use would be temporary and intermittent and would not create a sustained demand for parks and recreational facilities. Thus, no new

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impacts not already discussed and evaluated in the STSCC EIR would occur as a result of the site being developed as a hotel. The STSCC EIR did not identify impacts in relation to recreation. Thus, the hotel would have no impact in relation to this issue and no mitigation is required.

	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
XVII. TRANSPORTATION -- Would the project:				
a) Conflict with program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict or be inconsistent with CEQA Guidelines section 15064.3 <sup>3</sup> or will 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**a) Would the Project conflict with program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?**

**No New Impact/No Impact.** The City of Santee General Plan Mobility Element (2017) establishes the goals and policies for the City’s circulation system. The Project area is served by an existing established circulation network of local collector and arterial roadways as well as the Metropolitan Transit Service Light Rail Trolley (LRT) and both Class I and Class II bike paths.

Art and Entertainment Overlay District

The overlay district does not entitle or fund any future development and therefore would not have a direct physical impact on the environment. Future development in the overlay district would be subject to environmental review pursuant to CEQA. Moreover, the overlay district does not introduce any land uses that are substantially different from those already considered an allowable land use either by right or by CUP; thus, future development within the overlay district would not result in any new impacts not already considered in the TCSPA MEIR or the STSCC EIR. The TCSP MEIR and the STSCC EIR did not identify any impacts in relation to a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities. Thus, the overlay district would have no impact in relation to this issue and no mitigation is required.

<sup>3</sup> CEQA Guidelines section 15064.3(c) provides that a lead agency, “may elect to be governed by the provisions” of the section immediately; otherwise, the section’s provisions apply July 1, 2020. Here, the City has not elected to be governed by Section 15064.3. Accordingly, an analysis of vehicles miles traveled (VMT) is not necessary to determine whether a proposed project will have a significant transportation impact.

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### Movie Theater

The TCSPA MEIR evaluated the proposed movie theater site for mixed-use development, which included the development of a movie theater. Development of the site as a movie theater would not result in any new impacts not already discussed and evaluated in the TCSPA MEIR. The TCSP MEIR did not identify impacts to program plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities. Thus, the movie theater would have no impact in relation to this issue and no mitigation is required.

### Hotel

The site for the hotel was considered for urban uses as part of the STSCC EIR. These uses included a library or civic/retail compatible with the STSCC. The proposed hotel would represent a similar commercial land use considered in the STSCC EIR. Upon approval of the STSCC EIR, it was found that the STSCC takes advantage of the multi-modal transit system that serves the area and would reduce vehicle trips by allowing patrons to access the site by mass transit. Likewise, a hotel in the STSCC would be able to take advantage of the public transit system linking the site to area attractions and reducing vehicle trips by placing a hotel adjacent to visitor accommodations and conveniences such as restaurants and retail shopping. The hotel land uses would not result in a new transportation impact not already discussed and evaluated in the STSCC EIR. The STSCC EIR did not identify impacts to program plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities. Thus, the hotel would have no impacts in relation to this issue and no mitigation is required.

- b) **Would the Project conflict or be inconsistent with CEQA Guidelines section 15064.3 or will 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?**

**No New Impact/No Impact.** The TCSPA MEIR and the STSCC EIR concluded that implementation of the TCSPA and STSCC would result in significant and unavoidable project-specific and cumulative traffic impacts. Statements of Overriding Considerations were adopted as part of certification of the prior EIRs<sup>4</sup> Each Project component's contribution to these previously identified traffic impacts is addressed below.

### Art and Entertainment Overlay District

The overlay district does not entitle or fund any future development and therefore would not have a direct physical impact on the environment. Future development in the overlay district would be subject to environmental review pursuant to CEQA. Moreover, the overlay district does not introduce any land uses that are substantially different from those already considered an allowable land use either by right or by CUP; thus, future development within the overlay district would not result in new impacts not already considered in the TCSPA MEIR or the STSCC EIR. As such, the proposed overlay district would not conflict or be inconsistent with CEQA Guidelines section 15064.3 or with an applicable congestion management program, including level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways.

### Movie Theater

The TCSPA MEIR evaluated the proposed movie theater site for mixed-use development, which included the development of a movie theater. Development of the site as a movie theater would not result in any new impacts not already discussed and evaluated in the TCSPA MEIR. The TCSPA MEIR identified project-specific and cumulative significant and unavoidable traffic-related impacts. The movie theater would contribute to the cumulative impact and therefore the cumulative significant unavoidable impact. However,

<sup>4</sup> Consistent with the approved methodology at the time of the preparation of the TCSPA MEIR and the STSCC EIR, the traffic impact analyses utilized level of service (LOS) as the transportation impact metric. This Supplemental IS also uses LOS as the transportation impact metric since the use of vehicle miles traveled is not yet mandatory pursuant to Senate Bill 743.



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a Statement of Overriding Considerations was adopted as part of the Final MEIR. The movie theater would not create new or more severe impacts not already discussed and evaluated in the TCSPA MEIR.

The TCSPA MEIR identified mitigation measures that would reduce project-specific and cumulative traffic impacts; however, identified project-specific and cumulative traffic impacts were assessed as significant and unavoidable. Some of the identified TCSPA MEIR traffic mitigation measures have been implemented as development in accordance with the TCSPA has occurred. TCSPA MEIR Mitigation Measures T-1 through T-5, T-7 through T-13, T-15, and T-16 are hereby incorporated into the proposed Project. TCSPA MEIR Mitigation Measure T-6 is no longer applicable as the impact was eliminated through the connection of SR-52 to SR-67. No additional mitigation is required.

### **TCSPA MEIR Mitigation Measure T-1: Mission Gorge Road/Town Center Parkway Intersection**

Provide southbound right-turn overlap phasing.

### **TCSPA MEIR Mitigation Measure T-2: Mission Gorge Road/Cuyamaca Street Intersection**

Provide a dedicated northbound right-turn lane with overlap phasing. This recommended mitigation involves signal operation changes and construction of an additional lane.

### **TCSPA MEIR Mitigation Measure T-3: Mission Gorge Road/Civic Center Drive**

Provide second eastbound left-turn lane and second southbound right-turn lane with overlap phasing.

### **TCSPA MEIR Mitigation Measure T-4: Mission Gorge Road/Cottonwood Avenue Intersection**

Provide dual left-turn lanes, one shared through/right lane and one right-turn lane in the southbound approach, one left-turn lane, three through lanes, and one right-turn lane in the westbound approach, one left-turn lane and one shared through right lane in the northbound approach, and dual left turn lanes two through lanes and one shared through/right lane in the westbound approach. This recommended mitigation involves signal operation changes and construction of additional lanes.

### **TCSPA MEIR Mitigation Measure T-5: Mission Gorge Road/Magnolia Avenue Intersection**

Provide a third southbound through lane. This recommended mitigation involves signal operation changes and construction of an additional lane.

### **TCSPA MEIR Mitigation Measure T-7: Mission Gorge Road/SR-125 Ramps**

Widen Mission Gorge Road to 8 lanes Prime Arterial standards between SR-125 and Carlton Hills Boulevard, and implement intersection improvements along Mission Gorge Road.

### **TCSPA MEIR Mitigation Measure T-8: Access - Mission Gorge Road/Civic Center Drive**

Modify existing signal as appropriate and provide the following lane geometry at the Mission Gorge Road/Civic Center Drive intersection:

*Southbound* – Dual right-turn lanes with overlap, one shared/through/left lane and one left-turn lane

*Eastbound* – Dual left-turn lanes, two through lanes, and one right-turn lane

### **TCSPA MEIR Mitigation measure T-9: Access - Magnolia Avenue/Town Center Parkway**

Modify existing signal as appropriate and provide the following lane geometry at the Magnolia Avenue/Town Center Parkway intersection:

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*Southbound* – One right-turn lane and three through lanes

*Northbound* – Two left-turn lanes and three through lanes

*Eastbound* – One left-turn lane and two right-turn lanes

### **TCSPA MEIR Mitigation Measure T-10: Access - Mission Gorge Road/Cottonwood Avenue**

Modify existing signal as appropriate and provide the following lane geometry at Mission Gorge Road/Cottonwood Avenue intersection:

*Southbound* – Dual left-turn lanes, one shared right-turn lane and one right-turn lane

*Westbound* – One left-turn lane, three through lanes, and one right-turn lane

*Northbound* – One left-turn lane and one share through right lane

*Eastbound* – Dual left-turn lanes, two through lanes, and one shared through right-turn lane

### **TCSPA MEIR Mitigation Measure T-11: Access – Town Center Parkway between Civic Center Drive and Magnolia Avenue**

Construct Town Center Parkway between Civic Center Drive and Magnolia Avenue to City of Santee Parkway standards with two lanes in each direction to the satisfaction of the City Traffic Engineer. This mitigation involves construction of a new roadway.

### **TCSPA MEIR Mitigation Measure T-12: Access – Cottonwood Avenue between Town Center Parkway and Mission Gorge Road**

Construct Cottonwood Avenue between the new section of Town Center Parkway to Mission Gorge Road to City of Santee Parkway standards with two lanes in each direction, to the satisfaction of the City Traffic Engineer. This mitigation involves the construction of a new roadway.

### **TCSPA MEIR Mitigation Measure T-13: Access – Cottonwood Avenue/Town Center Parkway**

Construct Cottonwood Avenue/Town Center Parkway intersection with signalized traffic control and provide the following intersection geometry:

*Southbound* – One left-turn lane, one through lane, and one shared through right-turn lane

*Westbound* – One left-turn lane, one through-lane, and one shared through right-turn lane

*Northbound* – One left-turn lane, one through lane, and one shared through right-turn lane

*Eastbound* – One left-turn lane, one through lane, and one shared through right-turn lane

### **TCSPA MEIR Mitigation Measure T-15<sup>5</sup>: Eastbound and Westbound SR 52 between SR 125 and Mast Boulevard**

Impact cannot be feasibly be mitigated. Until an enforceable program is established to allow the payment of fees for improvements to SR-52, the impact remains a significant short-term unavoidable adverse impact.

<sup>5</sup> The TCSPA MEIR did not assign a mitigation number to this measure; for purposes of this Supplemental IS, it has been assigned as T-15.

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### **TCSPA MEIR Mitigation Measure T-16<sup>6</sup>: Northbound SR-67 between I-8 and Prospect Avenue**

Impact cannot be feasibly mitigated. Until an enforceable program is established to allow the payment of fees for improvement to SR-52, the impact remains a significant short-term unavoidable adverse impact.

#### Hotel

The site for the hotel was considered for urban uses as part of the STSCC EIR. These uses included a library or civic/retail compatible with the STSCC. The proposed hotel would represent a similar commercial land use considered in the STSCC EIR. STSCC EIR Mitigation Measures T-1 through T-9, which address improvements to the intersection of Cuyamaca Street and Mission Gorge Road, the design of access and drives, the placement of signals along Cuyamaca Street (between Mission Gorge Road and Town Center Parkway) and along Mission Gorge Road (between SR-125 and Magnolia Avenue), provision of on-site trolley crossings, and provision of raised medians at the on-site trolley crossings were required prior to the issuance of occupancy permits for the STSCC and thus, have already been completed. However, the STSCC EIR identified project-specific and cumulative significant and unavoidable traffic impacts. Average daily trip rates were generated for three development scenarios: library, retail, and hotel (see Appendix A) as part of the GHG emissions modeling conducted for this Supplemental IS. The model identifies that a hotel generates less weekday, Saturday, and Sunday trips than a library and less weekday and Saturday trips and only 12 more Sunday trips than a retail use. However, the hotel would still contribute to the cumulative impact and therefore the cumulative significant unavoidable impact. A Statement of Overriding Considerations was adopted as part of the STSCC EIR. The hotel would not create new or more severe impacts not already discussed and evaluated in the STSCC EIR. As stated, there is no enforceable fee payment program, therefore, no additional mitigation is feasible.

c) **Would the Project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?**

**No New Impact/No Impact.** The Project site has an established circulation system. Individual developments would require the construction of access drives to connect to the local roadway system.

#### Art and Entertainment Overlay District

The overlay district does not entitle or fund any future development and therefore would not have a direct physical impact on the environment. Future development in the overlay district would be subject to environmental review pursuant to CEQA. Because site-specific details of such potential future development are unknown, it would be speculative to attempt to identify and analyze such impacts now. City staff, including City engineers would review and approve site access and circulation plans. Moreover, the overlay district does not introduce any land uses that are substantially different from those already considered an allowable land use either by right or by CUP; thus, future development within the overlay district would not result in any new impacts not already considered in the TCSPA MEIR or the STSCC EIR. The TCSPA MEIR and the STSCC EIR did not identify impacts related to hazards due to geometric design features or incompatible uses. Thus, the overlay district would have no impact in relation to this issue and no mitigation is required.

#### Movie Theater

The TCSPA MEIR evaluated the proposed movie theater site for mixed-use development, which included the future development of a movie theater. As noted, there is an established circulation system that serves the TCSP Area. The movie theater site is north of Town Center Parkway, which provides localized access. As the proposed movie theater undergoes design review, City staff, including City engineers would review and approve site access and circulation plans. Thus, the movie theater would have no impact in relation to emergency access and no mitigation is required.

<sup>6</sup> The TCSPA MEIR did not assign a mitigation number to this measure; for purposes of this Supplemental IS, it has been assigned as T-16.

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### Hotel

The site for the hotel was considered for urban uses as part of the STSCC EIR. These uses included a library or civic/retail compatible with the STSCC. The proposed hotel would represent a similar commercial land use considered in the STSCC EIR. There is an established circulation system that serves the TCSP Area and the STSCC. Currently, the proposed hotel site is a paved surface parking lot, with access provided from Town Center Parkway north of the proposed location and River View Parkway east of the proposed location. As the proposed hotel undergoes design review, City staff would review and approve site access and circulation plans. Additionally, prior to the issuance of occupancy permits for the STSCC, Mitigation Measures T-8 and T-9 were implemented that addressed pedestrian safety in relation to the trolley crossings. Thus, the hotel would have no impacts in relation to this issue and no mitigation is required.

#### **d) Would the Project result in inadequate emergency access?**

**No New Impact/No Impact.** The Project site is currently supported by an established circulation network. The CBC and the City's Municipal Code Chapter 11.18, which incorporates the California Fire Code include regulations that outline the required standards for emergency access.

### Art and Entertainment Overlay District

The overlay district does not entitle or fund any future development and therefore would not have a direct physical impact on the environment. Future development in the overlay district would be subject to environmental review pursuant to CEQA. Moreover, the overlay district does not introduce any land uses that are substantially different from those already considered an allowable land use either by right or by CUP; thus, future development within the overlay district would not result in any new impacts not already considered in the TCSPA MEIR or the STSCC EIR. The TCSPA MEIR and the STSCC EIR did not identify impacts to emergency access. Thus, the overlay district would have no impact in relation to this issue and no mitigation is required.

### Movie Theater

The TCSPA MEIR evaluated the proposed movie theater site for mixed-use development, which included the future development of a movie theater. Development of the site as a movie theater would not result in new impacts not already discussed and evaluated in the TCSPA MEIR. The development of the movie theater would be required to adhere to the standards set forth in the CBC and Chapter 11.18 of the Santee Municipal Code, which incorporates the California Fire Code. Thus, the movie theater would have no impact in relation to emergency access and no mitigation is required.

### Hotel

The site for the hotel was considered for urban uses as part of the STSCC EIR. These uses included a library or civic/retail compatible with the STSCC. The proposed hotel would represent a similar commercial land use considered in the STSCC EIR. The STSCC EIR did not identify any impacts in relation to emergency access. The development of the hotel would be required to adhere to the standards set forth in the UBC and Chapter 11.18 of the Santee Municipal Code, which incorporates the California Fire Code. The STSCC EIR did not identify any impacts to emergency access. The hotel would have no impacts in relation to this issue and no mitigation is required.

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		<b>New Potentially Significant Impact</b>	<b>New Mitigation is Required</b>	<b>No New Impact/No Impact</b>	<b>Reduced Impact</b>
XVII.	TRIBAL CULTURAL RESOURCES -- Would the project:				
	a) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**a) Would the Project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:**

- i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)*
- ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.*

**No New Impact/No Impact.** A tribal cultural resource may be considered significant if included in a local or state register of historic resources; determined by the lead agency to be significant pursuant to the criteria set forth in PRC Section 5024.1; is geographically designated landscape that meets one or more of

## EXHIBIT B

the criteria in PRC Section 21084.1, a unique archaeological resource described in PRC Section 21083.2; or is a non-unique archaeological resource if it conforms to the above criteria.

In October 2019, the City notified California Native American tribes traditionally and culturally affiliated with the Project area in accordance with Senate Bill 18 requirements. Two Native American tribes have requested consultation, including the Barona Band of Mission Indians and the Viejas Band of Kumeyaay Indians. The consultation process is ongoing. As discussed in Section V, Cultural Resources, of this Supplemental IS, based on the TCSPA MEIR and STSCC EIR, no known prehistoric archaeological resources pursuant to §15064.5 are present within the Project site. The San Diego River floodplain is known to contain archeological resources; the northern portion of the Project site is within the current or historic boundaries of the floodplain<sup>7</sup>. As stated in the Santee General Plan, the flooding of the river likely has buried older archaeological sites under alluvium. TCSPA MEIR Mitigation Measure CR-2 as identified in item V(b) is hereby incorporated into the proposed Project and reduces potential impacts related to tribal cultural resources to less than significant.

	<b>New Potentially Significant Impact</b>	<b>New Mitigation is Required</b>	<b>No New Impact/No Impact</b>	<b>Reduced Impact</b>
XVIII. UTILITIES AND SERVICE SYSTEMS -- Would the project:				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

<sup>7</sup> A Letter of Map Revision has administratively removed portions of the Project site out of the floodplain (in conjunction with physical improvements); however, in relation to cultural resources, the historic boundaries of the floodplain are the areas with potential to contain subsurface resources.

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- a) **Would the Project require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?**

**No New Impact/No Impact.** The Project site is located in an urbanized area that is currently served by Padre Dam Municipal Water District (PDMWD) for water and wastewater, the City of Santee for storm drain infrastructure, and San Diego Gas and Electric (SDG&E) for electricity and natural gas. Telecommunication systems are provided by various private service providers.

### Art and Entertainment Overlay District

The overlay district is intended to further support the development of existing and planned uses for the TCSPA area. Moreover, the overlay district does not entitle or fund any future development and therefore would not have a direct physical impact on the environment. Future development in the overlay district would be subject to environmental review pursuant to CEQA. Moreover, the overlay district does not alter the area available for development or introduce any land uses that are substantially different from those already considered an allowable land use either by right or by CUP and previously evaluated in the TCSPA MEIR or STSCC EIR. However, since the implementation of an overlay district would not entitle any particular development, the overlay district would have no impact in relation to this issue and no mitigation is required.

### Movie Theater

The site for the movie theater was considered for mixed-use development (including a movie theater) as part of the TCSPA and no new utility and service system impacts not already discussed and evaluated in the TCSPA MEIR would occur as a result of the site being developed as a movie theater. The movie theater would not create a demand for new or expanded water, wastewater treatment, storm drain, electric power, natural gas, or telecommunication facilities and could be served through local connections to the existing infrastructure and systems. The TCSPA MEIR did not identify impacts to utility and service systems. Thus, the movie theater would have no impact in relation to this issue and no mitigation is required.

### Hotel

The site for the hotel was considered for urban uses as part of the STSCC EIR. These uses included a library or civic/retail compatible with the STSCC. The proposed hotel would represent a similar commercial land use considered in the STSCC EIR. The hotel would not create a demand for new or expanded water, wastewater treatment, storm drain, electric power, natural gas, or telecommunication facilities and similar to library or civic/retail land uses could be served through local connections to the existing infrastructure and systems. The STSCC EIR did not identify impacts to utility and service systems. Thus, the hotel would have no impact in relation to this issue and no mitigation is required,

- b) **Would the Project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?**

**No New Impact/No Impact.** The Project site is located in an urbanizing area of the City that is served by existing utilities and infrastructure, including potable water.

### Art and Entertainment Overlay District

The overlay district does not entitle or fund any future development and therefore would not have a direct physical impact on the environment. Future development in the overlay district would be subject to environmental review pursuant to CEQA. Because site-specific details of such potential future development is unknown, it would be speculative to attempt to identify and analyze such impacts now. Moreover, the overlay district does not introduce any land uses that are substantially different from those already considered an allowable land use either by right or by CUP; thus, future development within the overlay

## EXHIBIT B

district would not result in any new impacts not already considered in the TCSPA MEIR or the STSCC EIR. The TCSPA MEIR and the STSCC EIR did not identify impacts related to water supplies. Thus, the overlay district would have no impact in relation to this issue and no mitigation is required.

### Movie Theater

The TCSPA MEIR evaluated the proposed movie theater site for mixed-use development, which included the development of a movie theater. Development of the site as a movie theater would not result in any new impacts not already discussed and evaluated in the TCSPA MEIR. The TCSPA MEIR did not identify any impacts in relation to water supply. Thus, the movie theater would have no impact in relation to this issue and no mitigation is required.

### Hotel

The site for the hotel was considered for urban uses as part of the STSCC EIR. These uses included a library or civic/retail compatible with the STSCC. The proposed hotel would represent a similar commercial land use considered in the STSCC EIR. STSCC EIR did not identify impacts to water supply. It is likely that a hotel would use a greater amount of water than a library as it would require laundering services, janitorial services, and showers. However, given the size of the proposed hotel, approximately 64,000 square feet and 100 rooms, the increase would not be substantial enough to trigger a potentially significant impact. Moreover, the proposed site is an extension of the existing pattern of development in the area and in an area that is becoming more urban and envisioned for urban uses. Infrastructure planning considers the future demands as anticipated by approved land uses plans when siting and sizing pipelines and facilities. Thus, the hotel would have no impacts in relation to this issue and no mitigation is required.

- c) **Would the Project result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?**

**No New Impact/No Impact.** PDMWD provides wastewater collection and treatment for the project area. Wastewater pipelines in the streets surrounding the TCSPA area collect wastewater from existing development. Wastewater is conveyed to the Roy Stoyer Water Recycling Facility, operated by PDMWD. Currently, two trunk sewer lines bisect the Project site and a trunk main is located near the intersection of Mission Gorge Road and Cuyamaca Street.

### Art and Entertainment Overlay District

The overlay district does not entitle or fund any future development and therefore would not have a direct physical impact on the environment. Future development in the overlay district would be subject to environmental review pursuant to CEQA. Moreover, the overlay district does not introduce any land uses that are substantially different from those already considered an allowable land use either by right or by CUP; thus, future development within the overlay district would not result in any new impacts not already considered in the TCSPA MEIR or the STSCC EIR. The TCSPA MEIR and the STSCC EIR did not identify impacts related to wastewater treatment capacity. Thus, the overlay district would have no impact in relation to this issue and no mitigation is required.

### Movie Theater

The TCSPA MEIR evaluated the proposed movie theater site for mixed-use development, which included the development of a movie theater. Development of the site as a movie theater would not result in new impacts not already discussed and evaluated in the TCSPA MEIR. The TCSPA MEIR did not identify impacts in relation to wastewater treatment capacity. Thus, the movie theater would have no impact in relation to this issue and no mitigation is required.



## EXHIBIT B

### Hotel

The site for the hotel was considered for urban uses as part of the STSCC EIR. These uses included a library or civic/retail. The proposed hotel would represent a similar commercial land use considered in the STSCC EIR. A hotel would generate a greater amount of wastewater; however, similar to water supply, wastewater infrastructure has been sized to meet the overall demands of the urbanizing area. The STSCC EIR did not identify impacts to wastewater treatment capacity. The hotel would have no impacts in relation to this issue and no mitigation is required.

- d) **Would the Project generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?**
- e) **Would the Project comply with federal, state, and local management and reduction statutes and regulations related to solid waste?**

**d – e. No New Impact/No Impact.** According to the San Diego County Integrated Waste Management Plan (IWMP)– 5 Year Review Report, (2017), system-wide, the County has remaining landfill capacity that extends through 2059. Additionally, in 2010 the East Otay Mesa Landfill was approved through a voter initiative; the capacity for this landfill is not included in the IWMP calculations. The County’s overall success at meeting the various waste reduction and recycling targets has extended the life-span of many of the County facilities beyond what was originally projected.

The Project would be required to comply with the City’s solid waste reduction programs, including the Construction and Demolition Debris Recycling Ordinance, which includes the preparation and implementation of a Debris Management Plan that demonstrates that a minimum of 65 percent of construction debris will be recycled. Likewise, the City’s programs have been designed to be compatible with and achieve the goals of the California Integrated Solid Waste Management Act.

### Art and Entertainment Overlay District

The overlay district does not entitle or fund any future development and therefore would not have a direct physical impact on the environment. Future development in the overlay district would be subject to environmental review pursuant to CEQA. Moreover, the overlay district does not introduce any land uses that are substantially different from those already considered an allowable land use either by right or by CUP; thus, future development within the overlay district would not result in any new impacts not already considered in the TCSPA MEIR or the STSCC EIR. New uses would be required to comply with the City’s Construction and Demolition Debris Recycling Ordinance and other applicable City waste reduction programs and the California Integrated Solid Waste Management Act. The TCSP MEIR and the STSCC EIR did not identify impacts related to solid waste. Thus, the overlay district would have no impact in relation to this issue and no mitigation is required.

### Movie Theater

The TCSPA MEIR evaluated the proposed movie theater site for mixed-use development, which included the development of a movie theater. Development of the site as a movie theater would not result in any new impacts not already discussed and evaluated in the TCSPA MEIR. The TCSPA MEIR did not identify impacts in relation to solid waste. The overall health of the San Diego County landfill system is improving due to required adherence to source reduction and recycling legislation, projecting current capacity to extend to the year 2059. Moreover, as required, the movie theater would comply with the City’s Construction and Debris Ordinance, the City’s solid waste reduction programs, and the California Integrated Solid Waste Management Act. Thus, the movie theater would have no impact in relation to this issue and no mitigation is required.

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### Hotel

The site for the hotel was considered for urban uses as part of the STSCC EIR. These uses included a library or civic/retail. The proposed hotel would represent a similar commercial land use considered in the STSCC EIR. STSCC EIR did not identify impacts to solid waste. The overall health of the San Diego County landfill system is improving due to required adherence to source reduction and recycling legislation, projecting current capacity to extend to the year 2059. Moreover, as required, the hotel would comply with the City's Construction and Debris Ordinance, the City's solid waste reduction programs, and the California Integrated Solid Waste Management Act. The hotel would have no impacts in relation to this issue and no mitigation is required.

		New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
XIX.	WILDFIRE -- If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
	a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<b>a) Substantially impair an adopted emergency response plan or emergency evacuation plan?</b>				
	<b>b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?</b>				
	<b>c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?</b>				
	<b>d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?</b>				

## EXHIBIT B

**a – d. No New Impact/No Impact.** There are portions of the Project area, especially those along the open space corridor adjacent to the San Diego River, that remain undeveloped and support vegetation. As discussed in response VIII(g), the Project site is not in an area that is designated as susceptible to wildland fires and is located in a Non-Very High Fire Severity Hazard Zone according to CalFire Fire Hazard Severity Maps.

Art and Entertainment Overlay District

The Project site is in an urbanizing area of Santee and is not located in or near state responsibility areas or lands classified as Very High Fire Hazard Severity Zone; no impact would occur.

Movie Theater

The Project site is in an urbanizing area of Santee and is not located in or near state responsibility areas or lands classified as Very High Fire Hazard Severity Zone; no impact would occur.

Hotel

The Project site is in an urbanized area of Santee and is not located in or near state responsibility areas or lands classified as Very High Fire Hazard Severity Zone; no impact would occur.

		<b>New Potentially Significant Impact</b>	<b>New Mitigation is Required</b>	<b>No New Impact/No Impact</b>	<b>Reduced Impact</b>
XX.	MANDATORY FINDINGS OF SIGNIFICANCE				
	a) Does the project have the potential to substantially 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, substantially 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current project, and the effects of probable future projects.)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

## EXHIBIT B

- a) **Does the Project have the potential to substantially 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, substantially 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?**

**No New Impact/No Impact.** As discussed in Sections IV, Biological Resources and V, Cultural Resources, the Project site is within an area that is urbanizing; however, portions of the site remain undeveloped. With the exception of land adjacent to the San Diego River and within the open space corridor, the undeveloped areas have experienced some level of disturbance and exhibit signs of anthropogenic activities, such as bike and foot paths, mowing, and debris.

### Art and Entertainment Overlay District

The overlay district does not entitle or fund any future development and therefore would not have a direct physical impact on the environment. Future development in the overlay district would be subject to environmental review pursuant to CEQA. Because site-specific details of such potential future development is unknown, it would be speculative to attempt to identify and analyze such impacts now. Moreover, the overlay district does not introduce any land uses that are substantially different from those already considered an allowable land use either by right or by CUP; thus, future development within the overlay district would not result in any new impacts not already considered in the TCSPA MEIR or the STSCC EIR. As identified in this document, the Project may impact sensitive plant and animal species and habitat that could potentially support such species. The mitigation measures adopted for the TCSPA MEIR and the STSCC EIR are incorporated into the proposed Project to reduce impacts to less than significant (TCSPA MEIR Mitigation Measures BR-4b, BR-5, BR-7, and BR-8 and STSCC EIR Mitigation Measure BR2). There is the potential to disturb or impact unknown historic or prehistoric resources; the TCSPA MEIR contains a mitigation measure, TCSPA MEIR CR-2, which is hereby incorporated into the proposed Project and reduces impacts to less than significant. No additional mitigation measures are required.

### Movie Theater

The TCSPA MEIR evaluated the proposed movie theater site for mixed-use development, which included the development of a movie theater. Development of the site as a movie theater would not result in any new impacts not already discussed and evaluated in the TCSPA MEIR. As identified in this document, the Project may impact sensitive plant and animal species and habitat that could potentially support sensitive species. The mitigation measures adopted for the TCSPA MEIR and incorporated into the proposed Project reduce impacts to less than significant (Mitigation Measures BR-4b, BR-5, BR-7, and BR-8). In addition, development of the movie theater on undeveloped land has the potential to disturb or impact unknown historic or prehistoric resources; the TCSPA MEIR contains a mitigation measure, CR-2, which is hereby incorporated into the proposed Project and reduces impacts to less than significant. No additional mitigation measures are required.

### Hotel

The site for the proposed hotel currently supports a paved surface parking lot and does not support any sensitive biological or cultural resources. The hotel would have no impacts in relation to this issue and no mitigation is required.

- b) **Does the Project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current project, and the effects of probable future projects.)**

**No New Impact/No Impact.** As with the TCSPA and the STSCC, the Project would contribute to the significant and unavoidable project-specific and cumulative air quality and traffic impacts. However,

## EXHIBIT B

impacts would not be exacerbated beyond what would already occur with development approved in the TCSPA MEIR and the STSCC EIR. As with the TCSPA and the STSCC, the proposed Project would not have other impacts that may be individually limited but cumulatively considerable.

It is noted that the TCSPA MEIR and STSCC EIR did not examine impacts to GHG, tribal cultural resources, or wildfire. However, as noted, the City is coordinating with the appropriate tribes and it is unlikely due to the level of site disturbance and knowledge of documented cultural resources in the area that there are tribal resources. As identified in Section V, Cultural Resources, TCSPA MEIR Mitigation Measure CR-2 reduces impacts to both cultural and tribal cultural resources to less than significant. In terms of wildfire, as discussed in Section XIX, the site is not located in a Very High Fire Hazard Severity Zone as mapped by CalFire. Additionally, as discussed in Section VIII, the GHG emissions from the proposed Project would not exceed the SCAQMD GHG screening threshold of 3,000 MT CO<sub>2</sub>e per year and operational GHG emissions related to the proposed Project would be less than significant. Thus, GHG emissions generated by the proposed Project would not exceed the SCAQMD GHG screening threshold and operational GHG emissions related to the proposed Project would be less than significant. The proposed Project's incremental contribution to cumulative GHG emissions is determined to not be cumulatively considerable. Additionally, the TCSPA MEIR did not examine impacts to energy; however, the proposed movie theater is considered to require a similar amount of energy as the movie theater proposed in the TCSPA. Further, given the advancements in technology and regulations that mandate energy saving and/or energy reduction building design and features, the proposed movie theater would have a less than significant impact in relation to energy. Therefore, the proposed Project would not result in any additional cumulative impacts beyond those identified in the TCSPA MEIR and the STSCC EIR.

c) **Does the Project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?**

**No New Impact/No Impact.** As discussed in responses to I-XIX, the Project would not result in additional impacts beyond those that were identified in the TCSPA MEIR and the STSCC EIR. The hotel would result in slightly greater demand for water and wastewater services but would still be within the parameters of the overall development scenario for the TCSP. Advanced planning for infrastructure considers the land uses as identified in the approved land use plans, such as the TCSP and STSCC which have identified the Project area as an area for development intensification. Advances in recycling and the availability of energy-saving infrastructure (low flush toilets, low energy lights, etc.) would allow for opportunities for the Project to reduce certain impacts beyond what was assumed in the prior environmental documentation. Additionally, advancements in clean air technology for construction equipment, passenger vehicles, and trucks also afford an opportunity to realize a potential reduction of some impacts. All applicable mitigation that has not already been implemented is hereby incorporated into the proposed Project.

## EXHIBIT B

### REFERENCES

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<ftp://ftp.consrv.ca.gov/pub/dlrp/FMMP/pdf/2016/>.

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## EXHIBIT B

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THE ART & ENTERTAINMENT DISTRICT OVERLAY  
PROJECT ENVIRONMENTAL DOCUMENTS LISTED BELOW  
CAN BE ACCESSED FROM THE CITY'S WEBSITE USING THE  
FOLLOWING WEBLINK:

<http://cityofsanteeca.gov/services/project-environmental-review>

- Town Center Specific Plan Environmental Impact Report
- Santee Trolley Square Environmental Impact Report
- Town Center Specific Plan Amendment Master Environmental Impact Report
- Greenhouse Gas Analysis for Supplemental Environmental Checklist



# **Appendix A**

Air Emissions Model Outputs

Art & Entertainment District Overlay Project

Helix Environmental Inc.

October 2019

COS03 Hotel - San Diego County, Annual

**COS03 Hotel**  
**San Diego County, Annual**

**1.0 Project Characteristics**

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**1.1 Land Usage**

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Hotel	105.00	Room	3.50	152,460.00	0

**1.2 Other Project Characteristics**

<b>Urbanization</b>	Urban	<b>Wind Speed (m/s)</b>	2.6	<b>Precipitation Freq (Days)</b>	40
<b>Climate Zone</b>	13			<b>Operational Year</b>	2020
<b>Utility Company</b>	San Diego Gas & Electric				
<b>CO2 Intensity (lb/MW hr)</b>	720.49	<b>CH4 Intensity (lb/MW hr)</b>	0.029	<b>N2O Intensity (lb/MW hr)</b>	0.006

**1.3 User Entered Comments & Non-Default Data**

Project Characteristics -

Land Use -

Construction Phase - Modeling operations only

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	18.00	0.00
tblConstructionPhase	PhaseEndDate	12/17/2020	11/23/2020

**2.0 Emissions Summary**

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Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
		Highest		

**2.2 Overall Operational**

**Unmitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.7722	1.0000e-005	9.7000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.8800e-003	1.8800e-003	1.0000e-005	0.0000	2.0000e-003
Energy	0.0480	0.4362	0.3664	2.6200e-003		0.0332	0.0332		0.0332	0.0332	0.0000	1,120.1265	1,120.1265	0.0351	0.0141	1,125.1991
Mobile	0.2329	0.9656	2.4336	7.2900e-003	0.5907	7.4600e-003	0.5981	0.1582	7.0000e-003	0.1652	0.0000	671.7704	671.7704	0.0391	0.0000	672.7476
Waste						0.0000	0.0000		0.0000	0.0000	11.6700	0.0000	11.6700	0.6897	0.0000	28.9118
Water						0.0000	0.0000		0.0000	0.0000	0.8450	12.4088	13.2538	0.0873	2.1500e-003	16.0775
<b>Total</b>	<b>1.0531</b>	<b>1.4018</b>	<b>2.8010</b>	<b>9.9100e-003</b>	<b>0.5907</b>	<b>0.0406</b>	<b>0.6313</b>	<b>0.1582</b>	<b>0.0402</b>	<b>0.1983</b>	<b>12.5150</b>	<b>1,804.3076</b>	<b>1,816.8225</b>	<b>0.8511</b>	<b>0.0162</b>	<b>1,842.9380</b>

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**2.2 Overall Operational**

**Mitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.7722	1.0000e-005	9.7000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.8800e-003	1.8800e-003	1.0000e-005	0.0000	2.0000e-003
Energy	0.0480	0.4362	0.3664	2.6200e-003		0.0332	0.0332		0.0332	0.0332	0.0000	1,120.1265	1,120.1265	0.0351	0.0141	1,125.1991
Mobile	0.2329	0.9656	2.4336	7.2900e-003	0.5907	7.4600e-003	0.5981	0.1582	7.0000e-003	0.1652	0.0000	671.7704	671.7704	0.0391	0.0000	672.7476
Waste						0.0000	0.0000		0.0000	0.0000	11.6700	0.0000	11.6700	0.6897	0.0000	28.9118
Water						0.0000	0.0000		0.0000	0.0000	0.8450	12.4088	13.2538	0.0873	2.1500e-003	16.0775
<b>Total</b>	<b>1.0531</b>	<b>1.4018</b>	<b>2.8010</b>	<b>9.9100e-003</b>	<b>0.5907</b>	<b>0.0406</b>	<b>0.6313</b>	<b>0.1582</b>	<b>0.0402</b>	<b>0.1983</b>	<b>12.5150</b>	<b>1,804.3076</b>	<b>1,816.8225</b>	<b>0.8511</b>	<b>0.0162</b>	<b>1,842.9380</b>

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

**3.0 Construction Detail**

**Construction Phase**

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Architectural Coating	Architectural Coating	11/24/2020	11/23/2020	5	0	

**Acres of Grading (Site Preparation Phase): 0**

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**Acres of Grading (Grading Phase): 0**

**Acres of Paving: 0**

**Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 228,690; Non-Residential Outdoor: 76,230; Striped Parking Area: 0 (Architectural Coating – sqft)**

**OffRoad Equipment**

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48

**Trips and VMT**

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Architectural Coating	1	13.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

**3.1 Mitigation Measures Construction**



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**3.2 Architectural Coating - 2020**

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Total</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>

**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Total</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>

**4.0 Operational Detail - Mobile**

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**4.1 Mitigation Measures Mobile**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.2329	0.9656	2.4336	7.2900e-003	0.5907	7.4600e-003	0.5981	0.1582	7.0000e-003	0.1652	0.0000	671.7704	671.7704	0.0391	0.0000	672.7476
Unmitigated	0.2329	0.9656	2.4336	7.2900e-003	0.5907	7.4600e-003	0.5981	0.1582	7.0000e-003	0.1652	0.0000	671.7704	671.7704	0.0391	0.0000	672.7476

**4.2 Trip Summary Information**

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Hotel	857.85	859.95	624.75	1,567,158	1,567,158
Total	857.85	859.95	624.75	1,567,158	1,567,158

**4.3 Trip Type Information**

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Hotel	9.50	7.30	7.30	19.40	61.60	19.00	58	38	4

**4.4 Fleet Mix**

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Hotel	0.588316	0.042913	0.184449	0.110793	0.017294	0.005558	0.015534	0.023021	0.001902	0.002024	0.006181	0.000745	0.001271

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**5.0 Energy Detail**

Historical Energy Use: N

**5.1 Mitigation Measures Energy**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	645.2372	645.2372	0.0260	5.3700e-003	647.4877
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	645.2372	645.2372	0.0260	5.3700e-003	647.4877
NaturalGas Mitigated	0.0480	0.4362	0.3664	2.6200e-003		0.0332	0.0332		0.0332	0.0332	0.0000	474.8893	474.8893	9.1000e-003	8.7100e-003	477.7114
NaturalGas Unmitigated	0.0480	0.4362	0.3664	2.6200e-003		0.0332	0.0332		0.0332	0.0332	0.0000	474.8893	474.8893	9.1000e-003	8.7100e-003	477.7114

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**5.2 Energy by Land Use - NaturalGas**

**Unmitigated**

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Hotel	8.89909e+006	0.0480	0.4362	0.3664	2.6200e-003		0.0332	0.0332		0.0332	0.0332	0.0000	474.8893	474.8893	9.1000e-003	8.7100e-003	477.7114
<b>Total</b>		<b>0.0480</b>	<b>0.4362</b>	<b>0.3664</b>	<b>2.6200e-003</b>		<b>0.0332</b>	<b>0.0332</b>		<b>0.0332</b>	<b>0.0332</b>	<b>0.0000</b>	<b>474.8893</b>	<b>474.8893</b>	<b>9.1000e-003</b>	<b>8.7100e-003</b>	<b>477.7114</b>

**Mitigated**

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Hotel	8.89909e+006	0.0480	0.4362	0.3664	2.6200e-003		0.0332	0.0332		0.0332	0.0332	0.0000	474.8893	474.8893	9.1000e-003	8.7100e-003	477.7114
<b>Total</b>		<b>0.0480</b>	<b>0.4362</b>	<b>0.3664</b>	<b>2.6200e-003</b>		<b>0.0332</b>	<b>0.0332</b>		<b>0.0332</b>	<b>0.0332</b>	<b>0.0000</b>	<b>474.8893</b>	<b>474.8893</b>	<b>9.1000e-003</b>	<b>8.7100e-003</b>	<b>477.7114</b>

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**5.3 Energy by Land Use - Electricity**

**Unmitigated**

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Hotel	1.97436e+006	645.2372	0.0260	5.3700e-003	647.4877
<b>Total</b>		<b>645.2372</b>	<b>0.0260</b>	<b>5.3700e-003</b>	<b>647.4877</b>

**Mitigated**

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Hotel	1.97436e+006	645.2372	0.0260	5.3700e-003	647.4877
<b>Total</b>		<b>645.2372</b>	<b>0.0260</b>	<b>5.3700e-003</b>	<b>647.4877</b>

**6.0 Area Detail**

**6.1 Mitigation Measures Area**

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	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.7722	1.0000e-005	9.7000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.8800e-003	1.8800e-003	1.0000e-005	0.0000	2.0000e-003
Unmitigated	0.7722	1.0000e-005	9.7000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.8800e-003	1.8800e-003	1.0000e-005	0.0000	2.0000e-003

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.1767					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.5954					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	9.0000e-005	1.0000e-005	9.7000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.8800e-003	1.8800e-003	1.0000e-005	0.0000	2.0000e-003
<b>Total</b>	<b>0.7722</b>	<b>1.0000e-005</b>	<b>9.7000e-004</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>1.8800e-003</b>	<b>1.8800e-003</b>	<b>1.0000e-005</b>	<b>0.0000</b>	<b>2.0000e-003</b>

COS03 Hotel - San Diego County, Annual

**6.2 Area by SubCategory**

**Mitigated**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.1767					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.5954					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	9.0000e-005	1.0000e-005	9.7000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.8800e-003	1.8800e-003	1.0000e-005	0.0000	2.0000e-003
<b>Total</b>	<b>0.7722</b>	<b>1.0000e-005</b>	<b>9.7000e-004</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>1.8800e-003</b>	<b>1.8800e-003</b>	<b>1.0000e-005</b>	<b>0.0000</b>	<b>2.0000e-003</b>

**7.0 Water Detail**

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**7.1 Mitigation Measures Water**

COS03 Hotel - San Diego County, Annual

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	13.2538	0.0873	2.1500e-003	16.0775
Unmitigated	13.2538	0.0873	2.1500e-003	16.0775

**7.2 Water by Land Use**

**Unmitigated**

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Hotel	2.66351 / 0.295946	13.2538	0.0873	2.1500e-003	16.0775
<b>Total</b>		<b>13.2538</b>	<b>0.0873</b>	<b>2.1500e-003</b>	<b>16.0775</b>

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**7.2 Water by Land Use**

**Mitigated**

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Hotel	2.66351 / 0.295946	13.2538	0.0873	2.1500e-003	16.0775
<b>Total</b>		<b>13.2538</b>	<b>0.0873</b>	<b>2.1500e-003</b>	<b>16.0775</b>

**8.0 Waste Detail**

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**8.1 Mitigation Measures Waste**

**Category/Year**

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	11.6700	0.6897	0.0000	28.9118
Unmitigated	11.6700	0.6897	0.0000	28.9118



COS03 Hotel - San Diego County, Annual

**8.2 Waste by Land Use**

**Unmitigated**

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Hotel	57.49	11.6700	0.6897	0.0000	28.9118
<b>Total</b>		<b>11.6700</b>	<b>0.6897</b>	<b>0.0000</b>	<b>28.9118</b>

**Mitigated**

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Hotel	57.49	11.6700	0.6897	0.0000	28.9118
<b>Total</b>		<b>11.6700</b>	<b>0.6897</b>	<b>0.0000</b>	<b>28.9118</b>

**9.0 Operational Offroad**

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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COS03 Hotel - San Diego County, Annual

**10.0 Stationary Equipment**

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**Fire Pumps and Emergency Generators**

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
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**Boilers**

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
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**User Defined Equipment**

Equipment Type	Number
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**11.0 Vegetation**

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COS03 Hotel - San Diego County, Winter

**COS03 Hotel**  
**San Diego County, Winter**

**1.0 Project Characteristics**

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**1.1 Land Usage**

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Hotel	105.00	Room	3.50	152,460.00	0

**1.2 Other Project Characteristics**

<b>Urbanization</b>	Urban	<b>Wind Speed (m/s)</b>	2.6	<b>Precipitation Freq (Days)</b>	40
<b>Climate Zone</b>	13			<b>Operational Year</b>	2020
<b>Utility Company</b>	San Diego Gas & Electric				
<b>CO2 Intensity (lb/MW hr)</b>	720.49	<b>CH4 Intensity (lb/MW hr)</b>	0.029	<b>N2O Intensity (lb/MW hr)</b>	0.006

**1.3 User Entered Comments & Non-Default Data**

Project Characteristics -

Land Use -

Construction Phase - Modeling operations only

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	18.00	0.00
tblConstructionPhase	PhaseEndDate	12/17/2020	11/23/2020

**2.0 Emissions Summary**

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COS03 Hotel - San Diego County, Winter

**2.2 Overall Operational**

**Unmitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	4.2317	1.0000e-004	0.0108	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005		0.0230	0.0230	6.0000e-005		0.0245
Energy	0.2629	2.3903	2.0079	0.0143		0.1817	0.1817		0.1817	0.1817		2,868.3611	2,868.3611	0.0550	0.0526	2,885.4063
Mobile	1.3737	5.5084	14.1966	0.0414	3.4647	0.0430	3.5077	0.9261	0.0404	0.9665		4,198.3648	4,198.3648	0.2505		4,204.6276
<b>Total</b>	<b>5.8683</b>	<b>7.8988</b>	<b>16.2152</b>	<b>0.0557</b>	<b>3.4647</b>	<b>0.2247</b>	<b>3.6894</b>	<b>0.9261</b>	<b>0.2221</b>	<b>1.1482</b>		<b>7,066.7489</b>	<b>7,066.7489</b>	<b>0.3056</b>	<b>0.0526</b>	<b>7,090.0584</b>

**Mitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	4.2317	1.0000e-004	0.0108	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005		0.0230	0.0230	6.0000e-005		0.0245
Energy	0.2629	2.3903	2.0079	0.0143		0.1817	0.1817		0.1817	0.1817		2,868.3611	2,868.3611	0.0550	0.0526	2,885.4063
Mobile	1.3737	5.5084	14.1966	0.0414	3.4647	0.0430	3.5077	0.9261	0.0404	0.9665		4,198.3648	4,198.3648	0.2505		4,204.6276
<b>Total</b>	<b>5.8683</b>	<b>7.8988</b>	<b>16.2152</b>	<b>0.0557</b>	<b>3.4647</b>	<b>0.2247</b>	<b>3.6894</b>	<b>0.9261</b>	<b>0.2221</b>	<b>1.1482</b>		<b>7,066.7489</b>	<b>7,066.7489</b>	<b>0.3056</b>	<b>0.0526</b>	<b>7,090.0584</b>

COS03 Hotel - San Diego County, Winter

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

### 3.0 Construction Detail

#### Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Architectural Coating	Architectural Coating	11/24/2020	11/23/2020	5	0	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 228,690; Non-Residential Outdoor: 76,230; Striped Parking Area: 0 (Architectural Coating – sqft)

#### OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48

#### Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Architectural Coating	1	13.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

### 3.1 Mitigation Measures Construction



COS03 Hotel - San Diego County, Winter

**3.2 Architectural Coating - 2020**

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Total</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>

**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Total</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>

**4.0 Operational Detail - Mobile**

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COS03 Hotel - San Diego County, Winter

**4.1 Mitigation Measures Mobile**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	1.3737	5.5084	14.1966	0.0414	3.4647	0.0430	3.5077	0.9261	0.0404	0.9665		4,198.3648	4,198.3648	0.2505		4,204.6276
Unmitigated	1.3737	5.5084	14.1966	0.0414	3.4647	0.0430	3.5077	0.9261	0.0404	0.9665		4,198.3648	4,198.3648	0.2505		4,204.6276

**4.2 Trip Summary Information**

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Hotel	857.85	859.95	624.75	1,567,158	1,567,158
Total	857.85	859.95	624.75	1,567,158	1,567,158

**4.3 Trip Type Information**

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Hotel	9.50	7.30	7.30	19.40	61.60	19.00	58	38	4

**4.4 Fleet Mix**

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Hotel	0.588316	0.042913	0.184449	0.110793	0.017294	0.005558	0.015534	0.023021	0.001902	0.002024	0.006181	0.000745	0.001271

COS03 Hotel - San Diego County, Winter

**5.0 Energy Detail**

Historical Energy Use: N

**5.1 Mitigation Measures Energy**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.2629	2.3903	2.0079	0.0143		0.1817	0.1817		0.1817	0.1817		2,868.3611	2,868.3611	0.0550	0.0526	2,885.4063
NaturalGas Unmitigated	0.2629	2.3903	2.0079	0.0143		0.1817	0.1817		0.1817	0.1817		2,868.3611	2,868.3611	0.0550	0.0526	2,885.4063

COS03 Hotel - San Diego County, Winter

**5.2 Energy by Land Use - NaturalGas**

**Unmitigated**

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Hotel	24381.1	0.2629	2.3903	2.0079	0.0143		0.1817	0.1817		0.1817	0.1817		2,868.3611	2,868.3611	0.0550	0.0526	2,885.4063
<b>Total</b>		<b>0.2629</b>	<b>2.3903</b>	<b>2.0079</b>	<b>0.0143</b>		<b>0.1817</b>	<b>0.1817</b>		<b>0.1817</b>	<b>0.1817</b>		<b>2,868.3611</b>	<b>2,868.3611</b>	<b>0.0550</b>	<b>0.0526</b>	<b>2,885.4063</b>

**Mitigated**

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Hotel	24.3811	0.2629	2.3903	2.0079	0.0143		0.1817	0.1817		0.1817	0.1817		2,868.3611	2,868.3611	0.0550	0.0526	2,885.4063
<b>Total</b>		<b>0.2629</b>	<b>2.3903</b>	<b>2.0079</b>	<b>0.0143</b>		<b>0.1817</b>	<b>0.1817</b>		<b>0.1817</b>	<b>0.1817</b>		<b>2,868.3611</b>	<b>2,868.3611</b>	<b>0.0550</b>	<b>0.0526</b>	<b>2,885.4063</b>

**6.0 Area Detail**

**6.1 Mitigation Measures Area**

COS03 Hotel - San Diego County, Winter

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	4.2317	1.0000e-004	0.0108	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005		0.0230	0.0230	6.0000e-005		0.0245
Unmitigated	4.2317	1.0000e-004	0.0108	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005		0.0230	0.0230	6.0000e-005		0.0245

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.9680					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	3.2626					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	1.0100e-003	1.0000e-004	0.0108	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005		0.0230	0.0230	6.0000e-005		0.0245
<b>Total</b>	<b>4.2317</b>	<b>1.0000e-004</b>	<b>0.0108</b>	<b>0.0000</b>		<b>4.0000e-005</b>	<b>4.0000e-005</b>		<b>4.0000e-005</b>	<b>4.0000e-005</b>		<b>0.0230</b>	<b>0.0230</b>	<b>6.0000e-005</b>		<b>0.0245</b>

COS03 Hotel - San Diego County, Winter

**6.2 Area by SubCategory**

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.9680					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	3.2626					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	1.0100e-003	1.0000e-004	0.0108	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005		0.0230	0.0230	6.0000e-005		0.0245
<b>Total</b>	<b>4.2317</b>	<b>1.0000e-004</b>	<b>0.0108</b>	<b>0.0000</b>		<b>4.0000e-005</b>	<b>4.0000e-005</b>		<b>4.0000e-005</b>	<b>4.0000e-005</b>		<b>0.0230</b>	<b>0.0230</b>	<b>6.0000e-005</b>		<b>0.0245</b>

**7.0 Water Detail**

**7.1 Mitigation Measures Water**

**8.0 Waste Detail**

**8.1 Mitigation Measures Waste**

**9.0 Operational Offroad**

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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**10.0 Stationary Equipment**

Fire Pumps and Emergency Generators

COS03 Hotel - San Diego County, Winter

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
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**Boilers**

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
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**User Defined Equipment**

Equipment Type	Number
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**11.0 Vegetation**

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**COS-03 Library**  
**San Diego County, Annual**

**1.0 Project Characteristics**

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**1.1 Land Usage**

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Library	30.00	1000sqft	0.69	30,000.00	0

**1.2 Other Project Characteristics**

<b>Urbanization</b>	Urban	<b>Wind Speed (m/s)</b>	2.6	<b>Precipitation Freq (Days)</b>	40
<b>Climate Zone</b>	13			<b>Operational Year</b>	2020
<b>Utility Company</b>	San Diego Gas & Electric				
<b>CO2 Intensity (lb/MW hr)</b>	720.49	<b>CH4 Intensity (lb/MW hr)</b>	0.029	<b>N2O Intensity (lb/MW hr)</b>	0.006

**1.3 User Entered Comments & Non-Default Data**

Project Characteristics -

Land Use -

Construction Phase - Modeling for operations only

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	5.00	0.00
tblConstructionPhase	PhaseEndDate	4/15/2020	4/8/2020

**2.0 Emissions Summary**

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Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
		Highest		

**2.2 Overall Operational**

**Unmitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.1520	0.0000	2.8000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	5.4000e-004	5.4000e-004	0.0000	0.0000	5.7000e-004
Energy	1.8700e-003	0.0170	0.0143	1.0000e-004		1.2900e-003	1.2900e-003		1.2900e-003	1.2900e-003	0.0000	99.9800	99.9800	3.6300e-003	1.0200e-003	100.3741
Mobile	0.4120	1.6716	4.1350	0.0121	0.9670	0.0124	0.9794	0.2590	0.0116	0.2706	0.0000	1,110.7052	1,110.7052	0.0661	0.0000	1,112.3578
Waste						0.0000	0.0000		0.0000	0.0000	5.6086	0.0000	5.6086	0.3315	0.0000	13.8952
Water						0.0000	0.0000		0.0000	0.0000	0.2978	9.3251	9.6229	0.0310	8.0000e-004	10.6353
<b>Total</b>	<b>0.5658</b>	<b>1.6886</b>	<b>4.1496</b>	<b>0.0122</b>	<b>0.9670</b>	<b>0.0137</b>	<b>0.9807</b>	<b>0.2590</b>	<b>0.0129</b>	<b>0.2719</b>	<b>5.9064</b>	<b>1,220.0108</b>	<b>1,225.9173</b>	<b>0.4322</b>	<b>1.8200e-003</b>	<b>1,237.2629</b>

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**2.2 Overall Operational**

**Mitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.1520	0.0000	2.8000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	5.4000e-004	5.4000e-004	0.0000	0.0000	5.7000e-004
Energy	1.8700e-003	0.0170	0.0143	1.0000e-004		1.2900e-003	1.2900e-003		1.2900e-003	1.2900e-003	0.0000	99.9800	99.9800	3.6300e-003	1.0200e-003	100.3741
Mobile	0.4120	1.6716	4.1350	0.0121	0.9670	0.0124	0.9794	0.2590	0.0116	0.2706	0.0000	1,110.7052	1,110.7052	0.0661	0.0000	1,112.3578
Waste						0.0000	0.0000		0.0000	0.0000	5.6086	0.0000	5.6086	0.3315	0.0000	13.8952
Water						0.0000	0.0000		0.0000	0.0000	0.2978	9.3251	9.6229	0.0310	8.0000e-004	10.6353
<b>Total</b>	<b>0.5658</b>	<b>1.6886</b>	<b>4.1496</b>	<b>0.0122</b>	<b>0.9670</b>	<b>0.0137</b>	<b>0.9807</b>	<b>0.2590</b>	<b>0.0129</b>	<b>0.2719</b>	<b>5.9064</b>	<b>1,220.0108</b>	<b>1,225.9173</b>	<b>0.4322</b>	<b>1.8200e-003</b>	<b>1,237.2629</b>

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

**3.0 Construction Detail**

**Construction Phase**

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Architectural Coating	Architectural Coating	4/9/2020	4/8/2020	5	0	

**Acres of Grading (Site Preparation Phase): 0**

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**Acres of Grading (Grading Phase): 0**

**Acres of Paving: 0**

**Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 45,000; Non-Residential Outdoor: 15,000; Striped Parking Area: 0 (Architectural Coating – sqft)**

**OffRoad Equipment**

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48

**Trips and VMT**

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Architectural Coating	1	3.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

**3.1 Mitigation Measures Construction**



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**3.2 Architectural Coating - 2020**

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Total</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>

**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Total</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>

**4.0 Operational Detail - Mobile**

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**4.1 Mitigation Measures Mobile**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.4120	1.6716	4.1350	0.0121	0.9670	0.0124	0.9794	0.2590	0.0116	0.2706	0.0000	1,110.7052	1,110.7052	0.0661	0.0000	1,112.3578
Unmitigated	0.4120	1.6716	4.1350	0.0121	0.9670	0.0124	0.9794	0.2590	0.0116	0.2706	0.0000	1,110.7052	1,110.7052	0.0661	0.0000	1,112.3578

**4.2 Trip Summary Information**

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Library	1,687.20	1,396.50	764.70	2,565,819	2,565,819
Total	1,687.20	1,396.50	764.70	2,565,819	2,565,819

**4.3 Trip Type Information**

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Library	9.50	7.30	7.30	52.00	43.00	5.00	44	44	12

**4.4 Fleet Mix**

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Library	0.588316	0.042913	0.184449	0.110793	0.017294	0.005558	0.015534	0.023021	0.001902	0.002024	0.006181	0.000745	0.001271

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**5.0 Energy Detail**

Historical Energy Use: N

**5.1 Mitigation Measures Energy**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	81.4734	81.4734	3.2800e-003	6.8000e-004	81.7576
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	81.4734	81.4734	3.2800e-003	6.8000e-004	81.7576
NaturalGas Mitigated	1.8700e-003	0.0170	0.0143	1.0000e-004		1.2900e-003	1.2900e-003		1.2900e-003	1.2900e-003	0.0000	18.5066	18.5066	3.5000e-004	3.4000e-004	18.6165
NaturalGas Unmitigated	1.8700e-003	0.0170	0.0143	1.0000e-004		1.2900e-003	1.2900e-003		1.2900e-003	1.2900e-003	0.0000	18.5066	18.5066	3.5000e-004	3.4000e-004	18.6165

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**5.2 Energy by Land Use - NaturalGas**

**Unmitigated**

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Library	346800	1.8700e-003	0.0170	0.0143	1.0000e-004		1.2900e-003	1.2900e-003		1.2900e-003	1.2900e-003	0.0000	18.5066	18.5066	3.5000e-004	3.4000e-004	18.6165
<b>Total</b>		<b>1.8700e-003</b>	<b>0.0170</b>	<b>0.0143</b>	<b>1.0000e-004</b>		<b>1.2900e-003</b>	<b>1.2900e-003</b>		<b>1.2900e-003</b>	<b>1.2900e-003</b>	<b>0.0000</b>	<b>18.5066</b>	<b>18.5066</b>	<b>3.5000e-004</b>	<b>3.4000e-004</b>	<b>18.6165</b>

**Mitigated**

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Library	346800	1.8700e-003	0.0170	0.0143	1.0000e-004		1.2900e-003	1.2900e-003		1.2900e-003	1.2900e-003	0.0000	18.5066	18.5066	3.5000e-004	3.4000e-004	18.6165
<b>Total</b>		<b>1.8700e-003</b>	<b>0.0170</b>	<b>0.0143</b>	<b>1.0000e-004</b>		<b>1.2900e-003</b>	<b>1.2900e-003</b>		<b>1.2900e-003</b>	<b>1.2900e-003</b>	<b>0.0000</b>	<b>18.5066</b>	<b>18.5066</b>	<b>3.5000e-004</b>	<b>3.4000e-004</b>	<b>18.6165</b>



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**5.3 Energy by Land Use - Electricity**

**Unmitigated**

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Library	249300	81.4734	3.2800e-003	6.8000e-004	81.7576
<b>Total</b>		<b>81.4734</b>	<b>3.2800e-003</b>	<b>6.8000e-004</b>	<b>81.7576</b>

**Mitigated**

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Library	249300	81.4734	3.2800e-003	6.8000e-004	81.7576
<b>Total</b>		<b>81.4734</b>	<b>3.2800e-003</b>	<b>6.8000e-004</b>	<b>81.7576</b>

**6.0 Area Detail**

**6.1 Mitigation Measures Area**

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	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.1520	0.0000	2.8000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	5.4000e-004	5.4000e-004	0.0000	0.0000	5.7000e-004
Unmitigated	0.1520	0.0000	2.8000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	5.4000e-004	5.4000e-004	0.0000	0.0000	5.7000e-004

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0348					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.1172					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	3.0000e-005	0.0000	2.8000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	5.4000e-004	5.4000e-004	0.0000	0.0000	5.7000e-004
<b>Total</b>	<b>0.1520</b>	<b>0.0000</b>	<b>2.8000e-004</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>5.4000e-004</b>	<b>5.4000e-004</b>	<b>0.0000</b>	<b>0.0000</b>	<b>5.7000e-004</b>

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**6.2 Area by SubCategory**

**Mitigated**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0348					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.1172					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	3.0000e-005	0.0000	2.8000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	5.4000e-004	5.4000e-004	0.0000	0.0000	5.7000e-004
<b>Total</b>	<b>0.1520</b>	<b>0.0000</b>	<b>2.8000e-004</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>5.4000e-004</b>	<b>5.4000e-004</b>	<b>0.0000</b>	<b>0.0000</b>	<b>5.7000e-004</b>

**7.0 Water Detail**

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**7.1 Mitigation Measures Water**

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	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	9.6229	0.0310	8.0000e-004	10.6353
Unmitigated	9.6229	0.0310	8.0000e-004	10.6353

**7.2 Water by Land Use**

**Unmitigated**

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Library	0.938667 / 1.46817	9.6229	0.0310	8.0000e-004	10.6353
<b>Total</b>		<b>9.6229</b>	<b>0.0310</b>	<b>8.0000e-004</b>	<b>10.6353</b>

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**7.2 Water by Land Use**

**Mitigated**

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Library	0.938667 / 1.46817	9.6229	0.0310	8.0000e-004	10.6353
<b>Total</b>		<b>9.6229</b>	<b>0.0310</b>	<b>8.0000e-004</b>	<b>10.6353</b>

**8.0 Waste Detail**

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**8.1 Mitigation Measures Waste**

**Category/Year**

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	5.6086	0.3315	0.0000	13.8952
Unmitigated	5.6086	0.3315	0.0000	13.8952

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**8.2 Waste by Land Use**

**Unmitigated**

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Library	27.63	5.6086	0.3315	0.0000	13.8952
<b>Total</b>		<b>5.6086</b>	<b>0.3315</b>	<b>0.0000</b>	<b>13.8952</b>

**Mitigated**

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Library	27.63	5.6086	0.3315	0.0000	13.8952
<b>Total</b>		<b>5.6086</b>	<b>0.3315</b>	<b>0.0000</b>	<b>13.8952</b>

**9.0 Operational Offroad**

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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COS-03 Library - San Diego County, Annual

**10.0 Stationary Equipment**

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**Fire Pumps and Emergency Generators**

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
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**Boilers**

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
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**User Defined Equipment**

Equipment Type	Number
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**11.0 Vegetation**

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COS-03 Library - San Diego County, Winter

**COS-03 Library**  
**San Diego County, Winter**

**1.0 Project Characteristics**

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**1.1 Land Usage**

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Library	30.00	1000sqft	0.69	30,000.00	0

**1.2 Other Project Characteristics**

<b>Urbanization</b>	Urban	<b>Wind Speed (m/s)</b>	2.6	<b>Precipitation Freq (Days)</b>	40
<b>Climate Zone</b>	13			<b>Operational Year</b>	2020
<b>Utility Company</b>	San Diego Gas & Electric				
<b>CO2 Intensity (lb/MW hr)</b>	720.49	<b>CH4 Intensity (lb/MW hr)</b>	0.029	<b>N2O Intensity (lb/MW hr)</b>	0.006

**1.3 User Entered Comments & Non-Default Data**

Project Characteristics -

Land Use -

Construction Phase - Modeling for operations only

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	5.00	0.00
tblConstructionPhase	PhaseEndDate	4/15/2020	4/8/2020

**2.0 Emissions Summary**

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COS-03 Library - San Diego County, Winter

**2.2 Overall Operational**

**Unmitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.8328	3.0000e-005	3.0800e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		6.5700e-003	6.5700e-003	2.0000e-005		7.0100e-003
Energy	0.0103	0.0932	0.0783	5.6000e-004		7.0800e-003	7.0800e-003		7.0800e-003	7.0800e-003		111.7808	111.7808	2.1400e-003	2.0500e-003	112.4451
Mobile	2.6006	10.1894	25.8407	0.0731	6.0639	0.0766	6.1405	1.6208	0.0718	1.6926		7,417.6614	7,417.6614	0.4535		7,428.9997
<b>Total</b>	<b>3.4436</b>	<b>10.2826</b>	<b>25.9220</b>	<b>0.0736</b>	<b>6.0639</b>	<b>0.0836</b>	<b>6.1476</b>	<b>1.6208</b>	<b>0.0789</b>	<b>1.6997</b>		<b>7,529.4488</b>	<b>7,529.4488</b>	<b>0.4557</b>	<b>2.0500e-003</b>	<b>7,541.4517</b>

**Mitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.8328	3.0000e-005	3.0800e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		6.5700e-003	6.5700e-003	2.0000e-005		7.0100e-003
Energy	0.0103	0.0932	0.0783	5.6000e-004		7.0800e-003	7.0800e-003		7.0800e-003	7.0800e-003		111.7808	111.7808	2.1400e-003	2.0500e-003	112.4451
Mobile	2.6006	10.1894	25.8407	0.0731	6.0639	0.0766	6.1405	1.6208	0.0718	1.6926		7,417.6614	7,417.6614	0.4535		7,428.9997
<b>Total</b>	<b>3.4436</b>	<b>10.2826</b>	<b>25.9220</b>	<b>0.0736</b>	<b>6.0639</b>	<b>0.0836</b>	<b>6.1476</b>	<b>1.6208</b>	<b>0.0789</b>	<b>1.6997</b>		<b>7,529.4488</b>	<b>7,529.4488</b>	<b>0.4557</b>	<b>2.0500e-003</b>	<b>7,541.4517</b>

COS-03 Library - San Diego County, Winter

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

### 3.0 Construction Detail

#### Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Architectural Coating	Architectural Coating	4/9/2020	4/8/2020	5	0	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 45,000; Non-Residential Outdoor: 15,000; Striped Parking Area: 0 (Architectural Coating – sqft)

#### OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48

#### Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Architectural Coating	1	3.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

### 3.1 Mitigation Measures Construction



COS-03 Library - San Diego County, Winter

**3.2 Architectural Coating - 2020**

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Total</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>

**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Total</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>

**4.0 Operational Detail - Mobile**

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COS-03 Library - San Diego County, Winter

**4.1 Mitigation Measures Mobile**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	2.6006	10.1894	25.8407	0.0731	6.0639	0.0766	6.1405	1.6208	0.0718	1.6926		7,417.6614	7,417.6614	0.4535		7,428.9997
Unmitigated	2.6006	10.1894	25.8407	0.0731	6.0639	0.0766	6.1405	1.6208	0.0718	1.6926		7,417.6614	7,417.6614	0.4535		7,428.9997

**4.2 Trip Summary Information**

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Library	1,687.20	1,396.50	764.70	2,565,819	2,565,819
Total	1,687.20	1,396.50	764.70	2,565,819	2,565,819

**4.3 Trip Type Information**

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Library	9.50	7.30	7.30	52.00	43.00	5.00	44	44	12

**4.4 Fleet Mix**

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Library	0.588316	0.042913	0.184449	0.110793	0.017294	0.005558	0.015534	0.023021	0.001902	0.002024	0.006181	0.000745	0.001271

COS-03 Library - San Diego County, Winter

**5.0 Energy Detail**

Historical Energy Use: N

**5.1 Mitigation Measures Energy**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0103	0.0932	0.0783	5.6000e-004		7.0800e-003	7.0800e-003		7.0800e-003	7.0800e-003		111.7808	111.7808	2.1400e-003	2.0500e-003	112.4451
NaturalGas Unmitigated	0.0103	0.0932	0.0783	5.6000e-004		7.0800e-003	7.0800e-003		7.0800e-003	7.0800e-003		111.7808	111.7808	2.1400e-003	2.0500e-003	112.4451

COS-03 Library - San Diego County, Winter

**5.2 Energy by Land Use - Natural Gas**

**Unmitigated**

	Natural Gas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Library	950.137	0.0103	0.0932	0.0783	5.6000e-004		7.0800e-003	7.0800e-003		7.0800e-003	7.0800e-003		111.7808	111.7808	2.1400e-003	2.0500e-003	112.4451
<b>Total</b>		<b>0.0103</b>	<b>0.0932</b>	<b>0.0783</b>	<b>5.6000e-004</b>		<b>7.0800e-003</b>	<b>7.0800e-003</b>		<b>7.0800e-003</b>	<b>7.0800e-003</b>		<b>111.7808</b>	<b>111.7808</b>	<b>2.1400e-003</b>	<b>2.0500e-003</b>	<b>112.4451</b>

**Mitigated**

	Natural Gas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Library	0.950137	0.0103	0.0932	0.0783	5.6000e-004		7.0800e-003	7.0800e-003		7.0800e-003	7.0800e-003		111.7808	111.7808	2.1400e-003	2.0500e-003	112.4451
<b>Total</b>		<b>0.0103</b>	<b>0.0932</b>	<b>0.0783</b>	<b>5.6000e-004</b>		<b>7.0800e-003</b>	<b>7.0800e-003</b>		<b>7.0800e-003</b>	<b>7.0800e-003</b>		<b>111.7808</b>	<b>111.7808</b>	<b>2.1400e-003</b>	<b>2.0500e-003</b>	<b>112.4451</b>

**6.0 Area Detail**

**6.1 Mitigation Measures Area**



COS-03 Library - San Diego County, Winter

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.8328	3.0000e-005	3.0800e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		6.5700e-003	6.5700e-003	2.0000e-005		7.0100e-003
Unmitigated	0.8328	3.0000e-005	3.0800e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		6.5700e-003	6.5700e-003	2.0000e-005		7.0100e-003

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.1905					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.6420					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	2.9000e-004	3.0000e-005	3.0800e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		6.5700e-003	6.5700e-003	2.0000e-005		7.0100e-003
<b>Total</b>	<b>0.8328</b>	<b>3.0000e-005</b>	<b>3.0800e-003</b>	<b>0.0000</b>		<b>1.0000e-005</b>	<b>1.0000e-005</b>		<b>1.0000e-005</b>	<b>1.0000e-005</b>		<b>6.5700e-003</b>	<b>6.5700e-003</b>	<b>2.0000e-005</b>		<b>7.0100e-003</b>

COS-03 Library - San Diego County, Winter

**6.2 Area by SubCategory**

**Mitigated**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.1905					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.6420					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	2.9000e-004	3.0000e-005	3.0800e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		6.5700e-003	6.5700e-003	2.0000e-005		7.0100e-003
<b>Total</b>	<b>0.8328</b>	<b>3.0000e-005</b>	<b>3.0800e-003</b>	<b>0.0000</b>		<b>1.0000e-005</b>	<b>1.0000e-005</b>		<b>1.0000e-005</b>	<b>1.0000e-005</b>		<b>6.5700e-003</b>	<b>6.5700e-003</b>	<b>2.0000e-005</b>		<b>7.0100e-003</b>

**7.0 Water Detail**

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**7.1 Mitigation Measures Water**

**8.0 Waste Detail**

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**8.1 Mitigation Measures Waste**

**9.0 Operational Offroad**

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Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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**10.0 Stationary Equipment**

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**Fire Pumps and Emergency Generators**

## COS-03 Library - San Diego County, Winter

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
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**Boilers**

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
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**User Defined Equipment**

Equipment Type	Number
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**11.0 Vegetation**

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COS03 Retail - San Diego County, Annual

**COS03 Retail**  
**San Diego County, Annual**

**1.0 Project Characteristics**

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**1.1 Land Usage**

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Strip Mall	30.00	1000sqft	0.69	30,000.00	0

**1.2 Other Project Characteristics**

<b>Urbanization</b>	Urban	<b>Wind Speed (m/s)</b>	2.6	<b>Precipitation Freq (Days)</b>	40
<b>Climate Zone</b>	13			<b>Operational Year</b>	2020
<b>Utility Company</b>	San Diego Gas & Electric				
<b>CO2 Intensity (lb/MW hr)</b>	720.49	<b>CH4 Intensity (lb/MW hr)</b>	0.029	<b>N2O Intensity (lb/MW hr)</b>	0.006

**1.3 User Entered Comments & Non-Default Data**

Project Characteristics -

Land Use -

Construction Phase - Modeling for Operations only

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	5.00	0.00
tblConstructionPhase	PhaseEndDate	4/15/2020	4/8/2020

**2.0 Emissions Summary**

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COS03 Retail - San Diego County, Annual

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
		Highest		

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.1520	0.0000	2.8000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	5.4000e-004	5.4000e-004	0.0000	0.0000	5.7000e-004
Energy	3.6000e-004	3.2800e-003	2.7500e-003	2.0000e-005		2.5000e-004	2.5000e-004		2.5000e-004	2.5000e-004	0.0000	126.7116	126.7116	5.0200e-003	1.0900e-003	127.1623
Mobile	0.3219	1.2832	3.1240	8.8900e-003	0.7066	9.2000e-003	0.7158	0.1893	8.6300e-003	0.1979	0.0000	819.0041	819.0041	0.0497	0.0000	820.2474
Waste						0.0000	0.0000		0.0000	0.0000	6.3942	0.0000	6.3942	0.3779	0.0000	15.8414
Water						0.0000	0.0000		0.0000	0.0000	0.7050	14.4013	15.1063	0.0730	1.8300e-003	17.4763
<b>Total</b>	<b>0.4743</b>	<b>1.2865</b>	<b>3.1271</b>	<b>8.9100e-003</b>	<b>0.7066</b>	<b>9.4500e-003</b>	<b>0.7161</b>	<b>0.1893</b>	<b>8.8800e-003</b>	<b>0.1981</b>	<b>7.0992</b>	<b>960.1175</b>	<b>967.2167</b>	<b>0.5056</b>	<b>2.9200e-003</b>	<b>980.7280</b>

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**2.2 Overall Operational**

**Mitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.1520	0.0000	2.8000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	5.4000e-004	5.4000e-004	0.0000	0.0000	5.7000e-004
Energy	3.6000e-004	3.2800e-003	2.7500e-003	2.0000e-005		2.5000e-004	2.5000e-004		2.5000e-004	2.5000e-004	0.0000	126.7116	126.7116	5.0200e-003	1.0900e-003	127.1623
Mobile	0.3219	1.2832	3.1240	8.8900e-003	0.7066	9.2000e-003	0.7158	0.1893	8.6300e-003	0.1979	0.0000	819.0041	819.0041	0.0497	0.0000	820.2474
Waste						0.0000	0.0000		0.0000	0.0000	6.3942	0.0000	6.3942	0.3779	0.0000	15.8414
Water						0.0000	0.0000		0.0000	0.0000	0.7050	14.4013	15.1063	0.0730	1.8300e-003	17.4763
<b>Total</b>	<b>0.4743</b>	<b>1.2865</b>	<b>3.1271</b>	<b>8.9100e-003</b>	<b>0.7066</b>	<b>9.4500e-003</b>	<b>0.7161</b>	<b>0.1893</b>	<b>8.8800e-003</b>	<b>0.1981</b>	<b>7.0992</b>	<b>960.1175</b>	<b>967.2167</b>	<b>0.5056</b>	<b>2.9200e-003</b>	<b>980.7280</b>

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

**3.0 Construction Detail**

**Construction Phase**

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Architectural Coating	Architectural Coating	4/9/2020	4/8/2020	5	0	

**Acres of Grading (Site Preparation Phase): 0**

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**Acres of Grading (Grading Phase): 0**

**Acres of Paving: 0**

**Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 45,000; Non-Residential Outdoor: 15,000; Striped Parking Area: 0 (Architectural Coating – sqft)**

**OffRoad Equipment**

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48

**Trips and VMT**

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Architectural Coating	1	2.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

**3.1 Mitigation Measures Construction**





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**3.2 Architectural Coating - 2020**

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Total</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>

**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Total</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>

**4.0 Operational Detail - Mobile**

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**4.1 Mitigation Measures Mobile**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.3219	1.2832	3.1240	8.8900e-003	0.7066	9.2000e-003	0.7158	0.1893	8.6300e-003	0.1979	0.0000	819.0041	819.0041	0.0497	0.0000	820.2474
Unmitigated	0.3219	1.2832	3.1240	8.8900e-003	0.7066	9.2000e-003	0.7158	0.1893	8.6300e-003	0.1979	0.0000	819.0041	819.0041	0.0497	0.0000	820.2474

**4.2 Trip Summary Information**

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Strip Mall	1,329.60	1,261.20	612.90	1,874,902	1,874,902
Total	1,329.60	1,261.20	612.90	1,874,902	1,874,902

**4.3 Trip Type Information**

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Strip Mall	9.50	7.30	7.30	16.60	64.40	19.00	45	40	15

**4.4 Fleet Mix**

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Strip Mall	0.588316	0.042913	0.184449	0.110793	0.017294	0.005558	0.015534	0.023021	0.001902	0.002024	0.006181	0.000745	0.001271

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**5.0 Energy Detail**

Historical Energy Use: N

**5.1 Mitigation Measures Energy**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	123.1415	123.1415	4.9600e-003	1.0300e-003	123.5711
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	123.1415	123.1415	4.9600e-003	1.0300e-003	123.5711
NaturalGas Mitigated	3.6000e-004	3.2800e-003	2.7500e-003	2.0000e-005		2.5000e-004	2.5000e-004		2.5000e-004	2.5000e-004	0.0000	3.5700	3.5700	7.0000e-005	7.0000e-005	3.5913
NaturalGas Unmitigated	3.6000e-004	3.2800e-003	2.7500e-003	2.0000e-005		2.5000e-004	2.5000e-004		2.5000e-004	2.5000e-004	0.0000	3.5700	3.5700	7.0000e-005	7.0000e-005	3.5913

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**5.2 Energy by Land Use - NaturalGas**

**Unmitigated**

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Strip Mall	66900	3.6000e-004	3.2800e-003	2.7500e-003	2.0000e-005		2.5000e-004	2.5000e-004		2.5000e-004	2.5000e-004	0.0000	3.5700	3.5700	7.0000e-005	7.0000e-005	3.5913
<b>Total</b>		<b>3.6000e-004</b>	<b>3.2800e-003</b>	<b>2.7500e-003</b>	<b>2.0000e-005</b>		<b>2.5000e-004</b>	<b>2.5000e-004</b>		<b>2.5000e-004</b>	<b>2.5000e-004</b>	<b>0.0000</b>	<b>3.5700</b>	<b>3.5700</b>	<b>7.0000e-005</b>	<b>7.0000e-005</b>	<b>3.5913</b>

**Mitigated**

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Strip Mall	66900	3.6000e-004	3.2800e-003	2.7500e-003	2.0000e-005		2.5000e-004	2.5000e-004		2.5000e-004	2.5000e-004	0.0000	3.5700	3.5700	7.0000e-005	7.0000e-005	3.5913
<b>Total</b>		<b>3.6000e-004</b>	<b>3.2800e-003</b>	<b>2.7500e-003</b>	<b>2.0000e-005</b>		<b>2.5000e-004</b>	<b>2.5000e-004</b>		<b>2.5000e-004</b>	<b>2.5000e-004</b>	<b>0.0000</b>	<b>3.5700</b>	<b>3.5700</b>	<b>7.0000e-005</b>	<b>7.0000e-005</b>	<b>3.5913</b>

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**5.3 Energy by Land Use - Electricity**

**Unmitigated**

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Strip Mall	376800	123.1415	4.9600e-003	1.0300e-003	123.5711
<b>Total</b>		<b>123.1415</b>	<b>4.9600e-003</b>	<b>1.0300e-003</b>	<b>123.5711</b>

**Mitigated**

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Strip Mall	376800	123.1415	4.9600e-003	1.0300e-003	123.5711
<b>Total</b>		<b>123.1415</b>	<b>4.9600e-003</b>	<b>1.0300e-003</b>	<b>123.5711</b>

**6.0 Area Detail**

**6.1 Mitigation Measures Area**

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	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.1520	0.0000	2.8000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	5.4000e-004	5.4000e-004	0.0000	0.0000	5.7000e-004
Unmitigated	0.1520	0.0000	2.8000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	5.4000e-004	5.4000e-004	0.0000	0.0000	5.7000e-004

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0348					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.1172					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	3.0000e-005	0.0000	2.8000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	5.4000e-004	5.4000e-004	0.0000	0.0000	5.7000e-004
<b>Total</b>	<b>0.1520</b>	<b>0.0000</b>	<b>2.8000e-004</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>5.4000e-004</b>	<b>5.4000e-004</b>	<b>0.0000</b>	<b>0.0000</b>	<b>5.7000e-004</b>

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**6.2 Area by SubCategory**

**Mitigated**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0348					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.1172					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	3.0000e-005	0.0000	2.8000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	5.4000e-004	5.4000e-004	0.0000	0.0000	5.7000e-004
<b>Total</b>	<b>0.1520</b>	<b>0.0000</b>	<b>2.8000e-004</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>5.4000e-004</b>	<b>5.4000e-004</b>	<b>0.0000</b>	<b>0.0000</b>	<b>5.7000e-004</b>

**7.0 Water Detail**

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**7.1 Mitigation Measures Water**



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	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	15.1063	0.0730	1.8300e-003	17.4763
Unmitigated	15.1063	0.0730	1.8300e-003	17.4763

**7.2 Water by Land Use**

**Unmitigated**

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Strip Mall	2.22218 / 1.36198	15.1063	0.0730	1.8300e-003	17.4763
<b>Total</b>		<b>15.1063</b>	<b>0.0730</b>	<b>1.8300e-003</b>	<b>17.4763</b>

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**7.2 Water by Land Use**

**Mitigated**

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Strip Mall	2.22218 / 1.36198	15.1063	0.0730	1.8300e-003	17.4763
<b>Total</b>		<b>15.1063</b>	<b>0.0730</b>	<b>1.8300e-003</b>	<b>17.4763</b>

**8.0 Waste Detail**

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**8.1 Mitigation Measures Waste**

**Category/Year**

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	6.3942	0.3779	0.0000	15.8414
Unmitigated	6.3942	0.3779	0.0000	15.8414

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**8.2 Waste by Land Use**

**Unmitigated**

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Strip Mall	31.5	6.3942	0.3779	0.0000	15.8414
<b>Total</b>		<b>6.3942</b>	<b>0.3779</b>	<b>0.0000</b>	<b>15.8414</b>

**Mitigated**

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Strip Mall	31.5	6.3942	0.3779	0.0000	15.8414
<b>Total</b>		<b>6.3942</b>	<b>0.3779</b>	<b>0.0000</b>	<b>15.8414</b>

**9.0 Operational Offroad**

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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**10.0 Stationary Equipment**

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**Fire Pumps and Emergency Generators**

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
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**Boilers**

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
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**User Defined Equipment**

Equipment Type	Number
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**11.0 Vegetation**

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COS03 Retail - San Diego County, Winter

**COS03 Retail**  
**San Diego County, Winter**

**1.0 Project Characteristics**

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**1.1 Land Usage**

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Strip Mall	30.00	1000sqft	0.69	30,000.00	0

**1.2 Other Project Characteristics**

<b>Urbanization</b>	Urban	<b>Wind Speed (m/s)</b>	2.6	<b>Precipitation Freq (Days)</b>	40
<b>Climate Zone</b>	13			<b>Operational Year</b>	2020
<b>Utility Company</b>	San Diego Gas & Electric				
<b>CO2 Intensity (lb/MW hr)</b>	720.49	<b>CH4 Intensity (lb/MW hr)</b>	0.029	<b>N2O Intensity (lb/MW hr)</b>	0.006

**1.3 User Entered Comments & Non-Default Data**

Project Characteristics -

Land Use -

Construction Phase - Modeling for Operations only

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	5.00	0.00
tblConstructionPhase	PhaseEndDate	4/15/2020	4/8/2020

**2.0 Emissions Summary**

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COS03 Retail - San Diego County, Winter

**2.2 Overall Operational**

**Unmitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.8328	3.0000e-005	3.0800e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		6.5700e-003	6.5700e-003	2.0000e-005		7.0100e-003
Energy	1.9800e-003	0.0180	0.0151	1.1000e-004		1.3700e-003	1.3700e-003		1.3700e-003	1.3700e-003		21.5633	21.5633	4.1000e-004	4.0000e-004	21.6914
Mobile	1.9932	7.6621	19.1664	0.0528	4.3422	0.0556	4.3978	1.1606	0.0522	1.2128		5,357.9799	5,357.9799	0.3348		5,366.3503
<b>Total</b>	<b>2.8279</b>	<b>7.6801</b>	<b>19.1845</b>	<b>0.0529</b>	<b>4.3422</b>	<b>0.0570</b>	<b>4.3992</b>	<b>1.1606</b>	<b>0.0536</b>	<b>1.2142</b>		<b>5,379.5497</b>	<b>5,379.5497</b>	<b>0.3353</b>	<b>4.0000e-004</b>	<b>5,388.0487</b>

**Mitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.8328	3.0000e-005	3.0800e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		6.5700e-003	6.5700e-003	2.0000e-005		7.0100e-003
Energy	1.9800e-003	0.0180	0.0151	1.1000e-004		1.3700e-003	1.3700e-003		1.3700e-003	1.3700e-003		21.5633	21.5633	4.1000e-004	4.0000e-004	21.6914
Mobile	1.9932	7.6621	19.1664	0.0528	4.3422	0.0556	4.3978	1.1606	0.0522	1.2128		5,357.9799	5,357.9799	0.3348		5,366.3503
<b>Total</b>	<b>2.8279</b>	<b>7.6801</b>	<b>19.1845</b>	<b>0.0529</b>	<b>4.3422</b>	<b>0.0570</b>	<b>4.3992</b>	<b>1.1606</b>	<b>0.0536</b>	<b>1.2142</b>		<b>5,379.5497</b>	<b>5,379.5497</b>	<b>0.3353</b>	<b>4.0000e-004</b>	<b>5,388.0487</b>

COS03 Retail - San Diego County, Winter

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

### 3.0 Construction Detail

#### Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Architectural Coating	Architectural Coating	4/9/2020	4/8/2020	5	0	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 45,000; Non-Residential Outdoor: 15,000; Striped Parking Area: 0 (Architectural Coating – sqft)

#### OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48

#### Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Architectural Coating	1	2.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

### 3.1 Mitigation Measures Construction





COS03 Retail - San Diego County, Winter

**3.2 Architectural Coating - 2020**

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Total</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>

**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Total</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>

**4.0 Operational Detail - Mobile**

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COS03 Retail - San Diego County, Winter

**4.1 Mitigation Measures Mobile**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	1.9932	7.6621	19.1664	0.0528	4.3422	0.0556	4.3978	1.1606	0.0522	1.2128		5,357.9799	5,357.9799	0.3348		5,366.3503
Unmitigated	1.9932	7.6621	19.1664	0.0528	4.3422	0.0556	4.3978	1.1606	0.0522	1.2128		5,357.9799	5,357.9799	0.3348		5,366.3503

**4.2 Trip Summary Information**

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Strip Mall	1,329.60	1,261.20	612.90	1,874,902	1,874,902
Total	1,329.60	1,261.20	612.90	1,874,902	1,874,902

**4.3 Trip Type Information**

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Strip Mall	9.50	7.30	7.30	16.60	64.40	19.00	45	40	15

**4.4 Fleet Mix**

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Strip Mall	0.588316	0.042913	0.184449	0.110793	0.017294	0.005558	0.015534	0.023021	0.001902	0.002024	0.006181	0.000745	0.001271

COS03 Retail - San Diego County, Winter

**5.0 Energy Detail**

Historical Energy Use: N

**5.1 Mitigation Measures Energy**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	1.9800e-003	0.0180	0.0151	1.1000e-004		1.3700e-003	1.3700e-003		1.3700e-003	1.3700e-003		21.5633	21.5633	4.1000e-004	4.0000e-004	21.6914
NaturalGas Unmitigated	1.9800e-003	0.0180	0.0151	1.1000e-004		1.3700e-003	1.3700e-003		1.3700e-003	1.3700e-003		21.5633	21.5633	4.1000e-004	4.0000e-004	21.6914

COS03 Retail - San Diego County, Winter

**5.2 Energy by Land Use - NaturalGas**

**Unmitigated**

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Strip Mall	183.288	1.9800e-003	0.0180	0.0151	1.1000e-004		1.3700e-003	1.3700e-003		1.3700e-003	1.3700e-003		21.5633	21.5633	4.1000e-004	4.0000e-004	21.6914
<b>Total</b>		<b>1.9800e-003</b>	<b>0.0180</b>	<b>0.0151</b>	<b>1.1000e-004</b>		<b>1.3700e-003</b>	<b>1.3700e-003</b>		<b>1.3700e-003</b>	<b>1.3700e-003</b>		<b>21.5633</b>	<b>21.5633</b>	<b>4.1000e-004</b>	<b>4.0000e-004</b>	<b>21.6914</b>

**Mitigated**

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Strip Mall	0.183288	1.9800e-003	0.0180	0.0151	1.1000e-004		1.3700e-003	1.3700e-003		1.3700e-003	1.3700e-003		21.5633	21.5633	4.1000e-004	4.0000e-004	21.6914
<b>Total</b>		<b>1.9800e-003</b>	<b>0.0180</b>	<b>0.0151</b>	<b>1.1000e-004</b>		<b>1.3700e-003</b>	<b>1.3700e-003</b>		<b>1.3700e-003</b>	<b>1.3700e-003</b>		<b>21.5633</b>	<b>21.5633</b>	<b>4.1000e-004</b>	<b>4.0000e-004</b>	<b>21.6914</b>

**6.0 Area Detail**

**6.1 Mitigation Measures Area**

COS03 Retail - San Diego County, Winter

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.8328	3.0000e-005	3.0800e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		6.5700e-003	6.5700e-003	2.0000e-005		7.0100e-003
Unmitigated	0.8328	3.0000e-005	3.0800e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		6.5700e-003	6.5700e-003	2.0000e-005		7.0100e-003

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.1905					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.6420					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	2.9000e-004	3.0000e-005	3.0800e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		6.5700e-003	6.5700e-003	2.0000e-005		7.0100e-003
<b>Total</b>	<b>0.8328</b>	<b>3.0000e-005</b>	<b>3.0800e-003</b>	<b>0.0000</b>		<b>1.0000e-005</b>	<b>1.0000e-005</b>		<b>1.0000e-005</b>	<b>1.0000e-005</b>		<b>6.5700e-003</b>	<b>6.5700e-003</b>	<b>2.0000e-005</b>		<b>7.0100e-003</b>

COS03 Retail - San Diego County, Winter

**6.2 Area by SubCategory**

**Mitigated**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.1905					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.6420					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	2.9000e-004	3.0000e-005	3.0800e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		6.5700e-003	6.5700e-003	2.0000e-005		7.0100e-003
<b>Total</b>	<b>0.8328</b>	<b>3.0000e-005</b>	<b>3.0800e-003</b>	<b>0.0000</b>		<b>1.0000e-005</b>	<b>1.0000e-005</b>		<b>1.0000e-005</b>	<b>1.0000e-005</b>		<b>6.5700e-003</b>	<b>6.5700e-003</b>	<b>2.0000e-005</b>		<b>7.0100e-003</b>

**7.0 Water Detail**

**7.1 Mitigation Measures Water**

**8.0 Waste Detail**

**8.1 Mitigation Measures Waste**

**9.0 Operational Offroad**

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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**10.0 Stationary Equipment**

**Fire Pumps and Emergency Generators**

COS03 Retail - San Diego County, Winter

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
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**Boilers**

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
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**User Defined Equipment**

Equipment Type	Number
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**11.0 Vegetation**

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## EXHIBIT C

SUMMARY OF TOWN CENTER SPECIFIC PLAN AREA MASTER ENVIRONMENTAL IMPACT REPORT AND SANTEE TROLLEY SQUARE COMMERCIAL CENTER ENVIRONMENTAL IMPACT REPORT MITIGATION MEASURES APPLICABLE TO THE PROJECT	
Issue/Impact	Mitigation Measure
<b>Art and Entertainment Overlay District</b>	
No mitigation measures from the Town Center Specific Plan Area (TCSPA) Master Environmental Impact Report (MEIR) or Santee Trolley Square Commercial Center (STSCC) EIR are required for the establishment of the Art and Entertainment Overlay District (overlay district) because it does not entitle or fund any future development, nor would it introduce any land uses that are substantially different from those already considered an allowable land use either by right or by Conditional Use Permit. Thus, future development within the overlay district would not result in any new impacts not already considered in the TCSPA MEIR or the STSCC EIR. Future development in the overlay district would also be subject to environmental review pursuant to the California Environmental Quality Act.	
<b>Movie Theater</b>	
<i>Air Quality</i>	
Construction-related Emissions	<p><b>TCSPA MEIR Mitigation Measure AQ-1:</b> All project construction is required to include the following measures to reduce fugitive dust impacts:</p> <ul style="list-style-type: none"> <li>• All unpaved construction areas shall be sprinkled with water or other acceptable San Diego APCD dust control agents during dust-generating activities to reduce dust emissions. Additional watering or acceptable APCD dust control agents shall be applied during dry weather or windy days until dust emissions are not visible.</li> <li>• Trucks hauling dirt and debris shall be covered to reduce windblown dust and spills. Dirt cannot be covered over the height of the truck bed.</li> <li>• On dry days, dirt or debris spilled onto the paved surfaces shall be swept up immediately to reduce resuspension of particulate matter caused by vehicle movement. Approach routes to construction sites shall be cleaned daily of construction related dirt in dry weather.</li> <li>• On-site stockpiles of excavated material shall be covered or watered.</li> <li>• Water rock materials undergoing rock-crushing processing at sufficient frequency. Automatic water or mist or sprinkler system should be installed in areas of rock crushing and conveyor belt systems.</li> </ul>

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Issue/Impact	Mitigation Measure
<b>Movie Theater</b>	
<i>Air Quality (cont.)</i>	
Construction-related Emissions (cont.)	<ul style="list-style-type: none"> <li>• Abide by all conditions of approval for dust control required by the San Diego APCD.</li> <li>• Use low pollutant-emitting construction equipment.</li> <li>• Equip construction equipment with pre-chamber diesel engines (or equivalent) together with proper maintenance and operation to reduce emissions of nitrogen oxide, to the extent available and feasible.</li> <li>• Use electrical construction equipment, to the extent feasible.</li> </ul>
<i>Biological Resources</i>	
Direct and Indirect Impacts to Coastal California Gnatcatcher	<p><b>TCSA MEIR Mitigation Measure BR-4b:</b> To avoid impacts to active coastal California gnatcatcher nests, grading or clearing of disturbed and undisturbed Diegan coastal sage scrub should not occur during the breeding season of February 15 and August 31. If construction activities must occur during the breeding season, work may proceed under the following conditions:</p> <ul style="list-style-type: none"> <li>• Pre-construction surveys for these species would be required. If active nests are present, construction activity should be located at least 500 feet from the nest and noise levels at the nest kept below 60 dBA L<sub>eq</sub> (A-weighted time-average decibels) hourly. A buffer distance of less than 500 feet would require concurrence of the Wildlife Agencies and may require noise attenuation measures to reduce the level of noise at the nest site to below 60 dBA L<sub>eq</sub> hourly. A qualified biologist shall monitor all vegetation removal to ensure no direct impacts to individual birds.</li> <li>• Post-construction night lighting will be directed away from the open space and shielded to prevent indirect impacts to the habitat of this species.</li> </ul>

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<b>Issue/Impact</b>	<b>Mitigation Measure</b>
<b>Movie Theater</b>	
<i>Biological Resources (cont.)</i>	
Direct and Indirect Impacts to Least Bell's Vireo and Southwestern Willow Flycatcher	<p><b>TCSPA MEIR Mitigation Measure BR-5:</b> Where suitable riparian habitat is within 500 feet of the subject site, construction shall be timed to avoid the vireo's breeding season (March 15 – September 15) to avoid any possibility of construction noise impacts to this species. However, if it is determined that the construction activities are necessary during this period, work may proceed under the following conditions:</p> <ul style="list-style-type: none"> <li>• Prior to beginning work during the breeding season, a full protocol survey of the adjacent habitat shall be conducted, pursuant to USFWS guidelines. If any vireos are found, work may proceed provided that noise levels do not exceed 60 dB at the edge of the vireo habitat, either by changing operations or by constructing noise attenuation structures. If noise levels still exceed 60 dB at the edge of the mapped vireo habitat, then construction shall be deferred in that area until after the breeding season.</li> <li>• Post-construction night lighting will be directed away from the open space and shielded to prevent indirect impacts to the habitat of this species.</li> </ul>
Direct and Indirect Impacts to Nesting Raptors	<p><b>TCSPA MEIR Mitigation Measure BR-7:</b> To avoid potential impacts to nesting raptors, trees will be removed between September and January, outside of the breeding season of local raptor species. If tree removal must be conducted during the breeding season of February 1 to August 30, a raptor nest survey shall be conducted by a qualified biologist prior to any removal to determine if any raptor nests are present. If any raptor nest is discovered, a buffer shall be established (typically 500 feet) around the tree until the young are independent of the nest site. No construction activities may occur within this buffer area until a biologist determines that the fledglings are independent of the nest.</p>
Indirect Impacts to the San Diego River Wildlife Corridor	<p><b>TCSPA MEIR Mitigation Measure BR-8:</b> Lighting for the Project shall be projected inward and/or southward toward Mission Gorge Road in order to reduce indirect impacts on wildlife using the San Diego River wildlife corridor.</p>

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<b>SUMMARY OF TOWN CENTER SPECIFIC PLAN AREA MASTER ENVIRONMENTAL IMPACT REPORT AND SANTEE TROLLEY SQUARE COMMERCIAL CENTER ENVIRONMENTAL IMPACT REPORT MITIGATION MEASURES APPLICABLE TO THE PROJECT (cont.)</b>	
<b>Issue/Impact</b>	<b>Mitigation Measure</b>
<b>Movie Theater</b>	
<i>Cultural Resources</i>	
Prehistoric Archaeological Resources	<b>TCSPA MEIR Mitigation Measure CR-2:</b> A qualified archeological monitor shall be present during the initial grading of those project areas that are within the floodplain area.
<i>Geology and Soils</i>	
Potential Risks Associated with Compaction, Liquefaction, and Seismically Induced Settlement	<p><b>TCSP MEIR Mitigation Measure G-1:</b> The applicant shall implement the geotechnical and remedial grading measures recommended in Section 6.0 of the EIR-Level Geotechnical Report: Amendment to Town Center Specific Plan (Geocon Incorporated 2004). Geotechnical recommendations include:</p> <ul style="list-style-type: none"> <li>• Removing and replacing fill and placed as compacted fill to provide suitable foundation and constructed improvement support;</li> <li>• Partial removal, moisture conditioning, and compaction of the upper levels of the alluvial soils;</li> <li>• Finish-grade elevations for building pads shall be designed so that at least 10 feet of compacted fill exists above groundwater; and</li> <li>• Adequate drainage provisions are implemented.</li> </ul>
<i>Hydrology and Water Quality</i>	
Hydrology/Water Quality	<p><b>TCSPA MEIR Mitigation Measure HWQ-1:</b> Prior to the issuance of a grading permit the Project proponent shall:</p> <ul style="list-style-type: none"> <li>• Prepare a storm water management/drainage control plan that incorporates Best Management Practices (BMPs) in accordance with the City of Santee’s Stormwater Management and Discharge Control Ordinance and the National Pollution Discharge and Elimination System (NPDES) permit for the San Diego Regional Water Quality Control Board (RWQCB).</li> <li>• Implement the approved storm water management/drainage control plan. Implementation for the plan shall be reviewed and completed to the satisfaction of the City Engineer.</li> </ul>

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Issue/Impact	Mitigation Measure
<b>Movie Theater</b>	
<i>Hydrology and Water Quality (cont.)</i>	
Drainage	<b>TCSPA MEIR Mitigation Measure HWQ-2:</b> As a condition of Project approval, the Project proponent is required to pay a drainage impact fee. The impact fee is intended to offset incremental contributions to the citywide drainage system.
<i>Transportation</i>	
Mission Gorge Road/Town Center Parkway Intersection	<b>TCSPA MEIR Mitigation Measure T-1:</b> Provide southbound right-turn overlap phasing.
Mission Gorge Road/Cuyamaca Street Intersection	<b>TCSPA MEIR Mitigation Measure T-2:</b> Provide a dedicated northbound right-turn lane with overlap phasing. This recommended mitigation involves signal operation changes and construction of an additional lane.
Mission Gorge Road/Civic Center Drive	<b>TCSPA MEIR Mitigation Measure T-3:</b> Provide second eastbound left-turn lane and second southbound right-turn lane with overlap phasing.
Mission Gorge Road/Cottonwood Avenue Intersection	<b>TCSPA MEIR Mitigation Measure T-4:</b> Provide dual left-turn lanes, one shared through/right lane and one right-turn lane in the southbound approach, one left-turn lane, three through lanes, and one right-turn lane in the westbound approach, one left-turn lane and one shared through right lane in the northbound approach, and dual left turn lanes two through lanes and one shared through/right lane in the westbound approach. This recommended mitigation involves signal operation changes and construction of additional lanes.
Mission Gorge Road/Magnolia Avenue Intersection	<b>TCSPA MEIR Mitigation Measure T-5:</b> Provide a third southbound through lane. This recommended mitigation involves signal operation changes and construction of an additional lane.
Mission Gorge Road/SR-125 Ramps	<b>TCSPA MEIR Mitigation Measure T-7:</b> Widen Mission Gorge Road to 8 lanes Prime Arterial standards between SR-125 and Carlton Hills Boulevard, and implement intersection improvements along Mission Gorge Road.
Access - Mission Gorge Road/Civic Center Drive	<p><b>TCSPA MEIR Mitigation Measure T-8:</b> Modify existing signal as appropriate and provide the following lane geometry at the Mission Gorge Road/Civic Center Drive intersection:</p> <p><i>Southbound</i> – Dual right-turn lanes with overlap, one shared/through/left lane and one left-turn lane</p> <p><i>Eastbound</i> – Dual left-turn lanes, two through lanes, and one right-turn lane</p>

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Issue/Impact	Mitigation Measure
<b>Movie Theater</b>	
<i>Transportation (cont.)</i>	
Access - Magnolia Avenue/Town Center Parkway	<p><b>TCSPA MEIR Mitigation Measure T-9:</b> Modify existing signal as appropriate and provide the following lane geometry at the Magnolia Avenue/ Town Center Parkway intersection:</p> <p><i>Southbound</i> – One right-tun lane and three through lanes</p> <p><i>Northbound</i> – Two left-turn lanes and three through lanes</p> <p><i>Eastbound</i> – One left-turn lane and two right-turn lanes</p>
Access - Mission Gorge Road/ Cottonwood Avenue	<p><b>TCSPA MEIR Mitigation Measure T-10:</b> Modify existing signal as appropriate and provide the following lane geometry at Mission Gorge Road/Cottonwood Avenue intersection:</p> <p><i>Southbound</i> – Dual left-turn lanes, one shared right-turn lane and one right-turn lane</p> <p><i>Westbound</i> – One left-turn lane, three through lanes, and one right-turn lane</p> <p><i>Northbound</i> – One left-turn lane and one share through right lane</p> <p><i>Eastbound</i> – Dual left-turn lanes, two through lanes, and one shared through right-turn lane</p>
Access – Town Center Parkway between Civic Center Drive and Magnolia Avenue	<p><b>TCSPA MEIR Mitigation Measure T-11:</b> Construct Town Center Parkway between Civic Center Drive and Magnolia Avenue to City of Santee Parkway standards with two lanes in each direction to the satisfaction of the City Traffic Engineer. This mitigation involves construction of a new roadway.</p>
Access – Cottonwood Avenue between Town Center Parkway and Mission Gorge Road	<p><b>TCSPA MEIR Mitigation Measure T-12:</b> Construct Cottonwood Avenue between the new section of Town Center Parkway to Mission Gorge Road to City of Santee Parkway standards with two lanes in each direction, to the satisfaction of the City Traffic Engineer. This mitigation involves the construction of a new roadway.</p>

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SUMMARY OF TOWN CENTER SPECIFIC PLAN AREA MASTER ENVIRONMENTAL IMPACT REPORT AND SANTEE TROLLEY SQUARE COMMERCIAL CENTER ENVIRONMENTAL IMPACT REPORT MITIGATION MEASURES APPLICABLE TO THE PROJECT (cont.)	
Issue/Impact	Mitigation Measure
<b>Movie Theater</b>	
<i>Transportation (cont.)</i>	
Access – Cottonwood Avenue/Town Center Parkway	<p><b>TCSPA MEIR Mitigation Measure T-13:</b> Construct Cottonwood Avenue/Town Center Parkway intersection with signalized traffic control and provide the following intersection geometry:</p> <p><i>Southbound</i> – One left-turn lane, one through lane, and one shared through right-turn lane</p> <p><i>Westbound</i> – One left-turn lane, one through-lane, and one shared through right-turn lane</p> <p><i>Northbound</i> – One left-turn lane, one through lane, and one shared through right-turn lane</p> <p><i>Eastbound</i> – One left-turn lane, one through lane, and one shared through right-turn lane</p>
<b>Hotel</b>	
<i>Air Quality</i>	
Construction-related Emissions	<p><b>STSCC EIR AQ1:</b> During grading and construction, the Project developer shall comply with the following:</p> <ol style="list-style-type: none"> <li>a. During grading, clearing, earth moving or excavation, maintain equipment engines in proper tune.</li> <li>b. After clearing, grading, earth moving, or excavation:               <ol style="list-style-type: none"> <li>1. Wet area down, sufficiently enough to form a crust on the surface with repeated soakings, as necessary to maintain the crust and prevent dust pick up by the wind;</li> <li>2. Spread soil binders; and</li> <li>3. Implement street sweeping as necessary.</li> </ol> </li> </ol>

EXHIBIT C

<b>SUMMARY OF TOWN CENTER SPECIFIC PLAN AREA MASTER ENVIRONMENTAL IMPACT REPORT AND SANTEE TROLLEY SQUARE COMMERCIAL CENTER ENVIRONMENTAL IMPACT REPORT MITIGATION MEASURES APPLICABLE TO THE PROJECT (cont.)</b>	
<b>Issue/Impact</b>	<b>Mitigation Measure</b>
<b>Hotel</b>	
<i>Air Quality (cont.)</i>	
Construction-related Emissions (cont.)	<p>c. During construction:</p> <ol style="list-style-type: none"> <li>1. Use water trucks or sprinkler systems to keep all areas where vehicles travel damp enough to prevent dust raised when leaving the site;</li> <li>2. Wet down areas in the late morning and after work is completed for the day;</li> <li>3. Use low sulfur fuel (.05% by weight) for construction equipment,</li> </ol> <p><b>STSCC EIR AQ2:</b> Revegetation of exposed soils on-site due to grading activity shall take place as early as feasible in order to minimize wind erosion.</p>
<i>Biological Resources</i>	
Indirect Impacts to the Sn Diego River Wildlife Corridor	<p><b>STSCC EIR Mitigation Measure BR2:</b> Lighting for the project shall be projected inward and/or southward toward Mission Gorge Road in order to reduce direct impact on wildlife using the San Diego River wildlife corridor. Prior to occupancy of the project site, the project lighting plan shall be reviewed and approved by the City Engineer for compliance with this measure.</p>
<i>Geology and Soils</i>	
Hydrocompaction, Liquefaction, and Settlement	<p><b>STSCC EIR Mitigation Measure G1:</b> In order to reduce the risk associated with hydrocompaction, liquefaction, and settlement during grading and construction of the project, the project developer shall implement the geotechnical and remedial grading measures recommended in Section 8.0 of the Report of Geotechnical Investigation, Proposed Santee Trolley Square. Geotechnical and remedial grading measures include recommended bearing vales for spread footings and mat foundations, review of footing excavations and soil compaction by a qualified geologist, the provision of minor retaining wall, subgrade preparation and moisture conditioning during grading operations, floor slab support and pavement recommendations.</p>



EXHIBIT C

<b>SUMMARY OF TOWN CENTER SPECIFIC PLAN AREA MASTER ENVIRONMENTAL IMPACT REPORT AND SANTEE TROLLEY SQUARE COMMERCIAL CENTER ENVIRONMENTAL IMPACT REPORT MITIGATION MEASURES APPLICABLE TO THE PROJECT (cont.)</b>	
<b>Issue/Impact</b>	<b>Mitigation Measure</b>
<b>Hotel</b>	
<i>Hydrology and Water Quality</i>	
Construction-related Water Quality	<p><b>STSCC EIR Mitigation Measure DH1:</b> Prior to the issuance of a Grading Permit, the project applicant shall:</p> <ul style="list-style-type: none"> <li>• Prepare a storm water management/drainage control plan that incorporates Best Management Practices (BMPs) in accordance with Santee's Stormwater Management and Discharge Control Ordinance and the latest adopted National Pollution Discharge Elimination System (NPDES) permit from the San Diego Regional Water Quality Control Board (RWQCB) which are attached to this document and incorporated into the Final Environmental Impact Report by this reference;</li> <li>• The applicant shall provide proof of coverage under the Statewide General Construction Storm Water Permit, Order No. 99-08-DWQ which is attached to this stem (NPDES) permit from the San Diego Regional Water Quality Control Board (RWQCB) which are attached to this document and incorporated into the Final Environmental Impact Report by this reference; and</li> <li>• The applicant shall provide proof of coverage under the Statewide General Construction Storm Water Permit, Order No. 99-08-DWQ which is attached to this document and incorporated into the Final Environmental Impact Report by this reference. Copies of the applicant's Notice of Intent, RWQCB permit number and Storm Water Pollution Prevention Plan (SWPPP) shall be provided to the Department of Development Services. The storm water management/drainage control plan and proof of coverage under the Statewide General Construction Storm Water Permit shall be reviewed and completed to the satisfaction of the City Engineer.</li> </ul> <p>During the construction, grading, and operation of the project site, the project proponent shall:</p> <ul style="list-style-type: none"> <li>• Implement the approved storm water management/drainage control plan in accordance with the requirements of Santee's Stormwater Management and Discharge Control Ordinance, the Statewide General Construction Storm Water Permit, Order No. 99-08-DWQ, and Municipal Storm Water Permit, Order No. 2001-01, issued by the San Diego Regional Water Quality Control Board. Implementation of the storm water management/drainage control plan shall be reviewed and complete to the satisfaction of the City Engineer.</li> </ul>

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA  
ADOPTING A GENERAL PLAN AMENDMENT, CASE FILE GPA2019-5,  
TO ESTABLISH AN ART AND ENTERTAINMENT OVERLAY DISTRICT**

**APPLICANT: CITY OF SANTEE  
(RELATED CASE FILES: TCSPA2019-1; R2019-2; AEIS2019-5)**

**WHEREAS**, The General Plan of the City of Santee specifies the location of various land uses and districts within the City, including the Town Center district; and

**WHEREAS**, on April 12, 2018 an initiative amending the City of Santee General Plan to require voter approval of development actions that would increase residential density or intensify land use over that currently permitted by the General Plan (“Proposed Initiative”) was filed with the City Clerk, City of Santee; and

**WHEREAS**, the Proposed Initiative, if adopted, would require a public vote for any changes to the General Plan, Planned Development Areas, or new Specific Plan Area if such changes intensify use by increasing residential density, changing the General Plan Land Use designations; or changing any residential land use designation to commercial/ industrial and vice versa; and

**WHEREAS**, Section 4(c) of the Proposed Initiative includes a statement that provisions adopted by the Proposed Initiative shall prevail over any conflicting revisions to the General Plan adopted after April 6, 2018; and

**WHEREAS**, General Plan Amendment GPA2019-5 is not subject to the initiative because the amendment will not increase residential densities or commercial intensity beyond that is already allowed by the General Plan, nor would it change land use designations; and

**WHEREAS**, a current priority of the City Council is the creation of an Art and Entertainment Overlay District to promote a concentration of arts, cultural and entertainment-oriented uses within a portion of the Town Center Specific Plan area; and

**WHEREAS**, on August 14, 2019, the Santee City Council conducted a public workshop on the Art and Entertainment Overlay District conceived to permit specialized retail and recreational uses, cultural facilities such as museums, art galleries, theater and dance companies, public art and performing arts activities, learning centers and hotels; and

**RESOLUTION NO. \_\_\_\_\_**

**WHEREAS**, the Goal of the Land use Element is to “Promote development of a well-balanced and functional mix of residential, commercial, industrial, open space, recreation, and civic uses that will create and maintain a high-quality environment” (p. 1-18). Along with this goal are various objectives and policies including the following:

Objective 1.0	Continue implementation of the Town Center Specific Plan which provides for retail commercial, office, recreational and other appropriate uses to establish a focal point for the City.
Policy 1.1	Encourages the continued use of public/private partnerships in the development and implementation of the Town Center Specific Plan.
Objective 7.0	Undertake development of large, contiguous, vacant or underutilized parcels in a comprehensive manner.
Policy 7.1	Encourages the use of the comprehensive planning process for development of large landholdings including large contiguous vacant or underutilized parcels.
Objective 8.0	Minimize land use conflicts and maximize mutual benefits between adjacent land uses in the City.
Policy 8.3	Encourages an innovative mix of land uses when such a mix could enhance the viability of development and provide for common public services and site planning requirements.
Objective 9.0	Minimize land use conflicts between land uses in adjacent areas and existing and planned land uses in the City.
Objective 10.0	Provide for the reasonable and logical future growth of the City.
Objective 11.0	Ensure that development in the City is consistent with the overall community character and contributes positively towards the City's image.

and

**WHEREAS**, the goal of the Mobility Element is to provide “a balanced, interconnected, multi-modal transportation network that allows for the efficient and safe movement of all people and goods, and that supports the current and future needs of Santee community members and travel generated by planned land uses” (p. 25). Along with this goal are various objectives and policies including the following:

Objective 1.0	Ensure that the existing and future transportation system is accessible, safe, reliable, efficient, integrated, convenient, well-connected and multimodal. The system will accommodate active transportation, and accommodate people of all ages and abilities, including pedestrians, disabled, bicyclists, users of mass transit, motorists, emergency responders, freight providers and adjacent land uses.
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**RESOLUTION NO. \_\_\_\_\_**

Policy 1.4	The City should create a vibrant town center by developing a connected system of multi-modal corridors that encourage walking, biking, and riding transit. A mobility hub should be considered at the existing Santee Trolley Square providing features such as bikeshare, bike parking, carshare, neighborhood electric vehicles, real-time traveler information, demand-based shuttle services, wayfinding signage, bicycle and pedestrian improvements, urban design enhancements, etc.
Objective 5.0	Allow parking reductions around transit and affordable housing.
Policy 5.1	The City should consider reducing parking requirements in the town center area and at transit stations as transit ridership increases over time due to increased development intensities and a broader mix of land uses.
Policy 5.2	The City should maximize shared parking opportunities for uses with varied peak parking periods.
Policy 5.3	The City should exercise flexibility in the application of parking standards to support transit-oriented development.
Objective 9.0	Increased use of alternative modes of travel to reduce peak hour vehicular trips, save energy and improve air quality.
Policy 9.4	The City should encourage the use of alternative transportation modes, such as walking, cycling and public transit. The City should maintain and implement the policies and recommendations of the Bicycle Master Plan and Safe Routes to School Plan to improve access safe bicycle and pedestrian access to major destinations.

The Mobility Element also provides a recommended list of high priority circulation needs for the Capital Improvement Program, including new bike and pedestrian trails along the San Diego River corridor and the construction of future streets within the Town Center (p.47). With implementation of the Art and Entertainment Overlay District, new development opportunities will be facilitated including new circulation facilities for pedestrian, bicycle, and automobile travel; and

**WHEREAS**, the Art and Entertainment Overlay District is consistent with the goals, objectives and policies of the General Plan; and

**WHEREAS**, the TC – Town Center land use designation of the General Plan is intended to provide the City with a mixed-use activity center which is oriented towards and enhances the San Diego River. This designation is in accordance with the Town Center Specific Plan and includes community commercial, civic, park/open space and residential uses; and

**WHEREAS**, on November 14, 2019, the Director of Development Services published a notice of public hearing on General Plan Amendment, GPA 2019-5, and related case files TCSPA2019-1, R2019-2 and AEIS2019-5, to be held on December 11, 2019; and

**RESOLUTION NO. \_\_\_\_\_**

**WHEREAS**, on December 11, 2019, the City Council held a duly advertised public hearing on GPA 2019-5 and the related case files; and

**WHEREAS**, the City Council considered the staff report, all recommendations by staff and public testimony; and

**WHEREAS**, Pursuant to the California Environmental Quality Act, Public Resources Code section 21000 *et seq.*, (“CEQA”) and the State CEQA Guidelines, Title 14 of the California Code of Regulations, section 15000 *et seq.*, a Supplemental Environmental Checklist analyzing the Art and Entertainment Overlay District was adopted by the City Council on December 11, 2019 in a separate Resolution under State CEQA Guidelines section 15162 and 15177. The Supplemental Environmental Checklist concludes that the Art and Entertainment Overlay District would result in no new significant environmental effects, or an increase in the severity of previously identified significant effects, than previously identified in the Town Center Specific Plan EIR certified by City Council Resolution 162-86 and adopted on October 22, 1986, the EIR for Santee Trolley Square certified by City Council Resolution 96-2001 on July 25, 2001, and the Town Center Specific Plan Amendment Master EIR certified by City Council by Resolution 008-2006 on February 8, 2006.

**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:** The proposed Art and Entertainment Overlay District is consistent with the Santee General Plan TC - Town Center land use designation and Santee General Plan goals, objectives and policies related to Town Center.

**SECTION 2:** The proposed amendment to establish an Art and Entertainment Overlay District within the Santee General Plan, as depicted in **Exhibit A** and as described in **Exhibit B**, is hereby approved. The City Clerk is directed to add the underlined text and diagram.

**RESOLUTION NO.** \_\_\_\_\_

**ADOPTED** by the City Council of the City of Santee, California, at a regular meeting thereof held this 11<sup>th</sup> day of December, 2019 the following roll call vote to wit:

**AYES:**

**NOES:**

**ABSTAIN:**

**ABSENT:**

**APPROVED:**

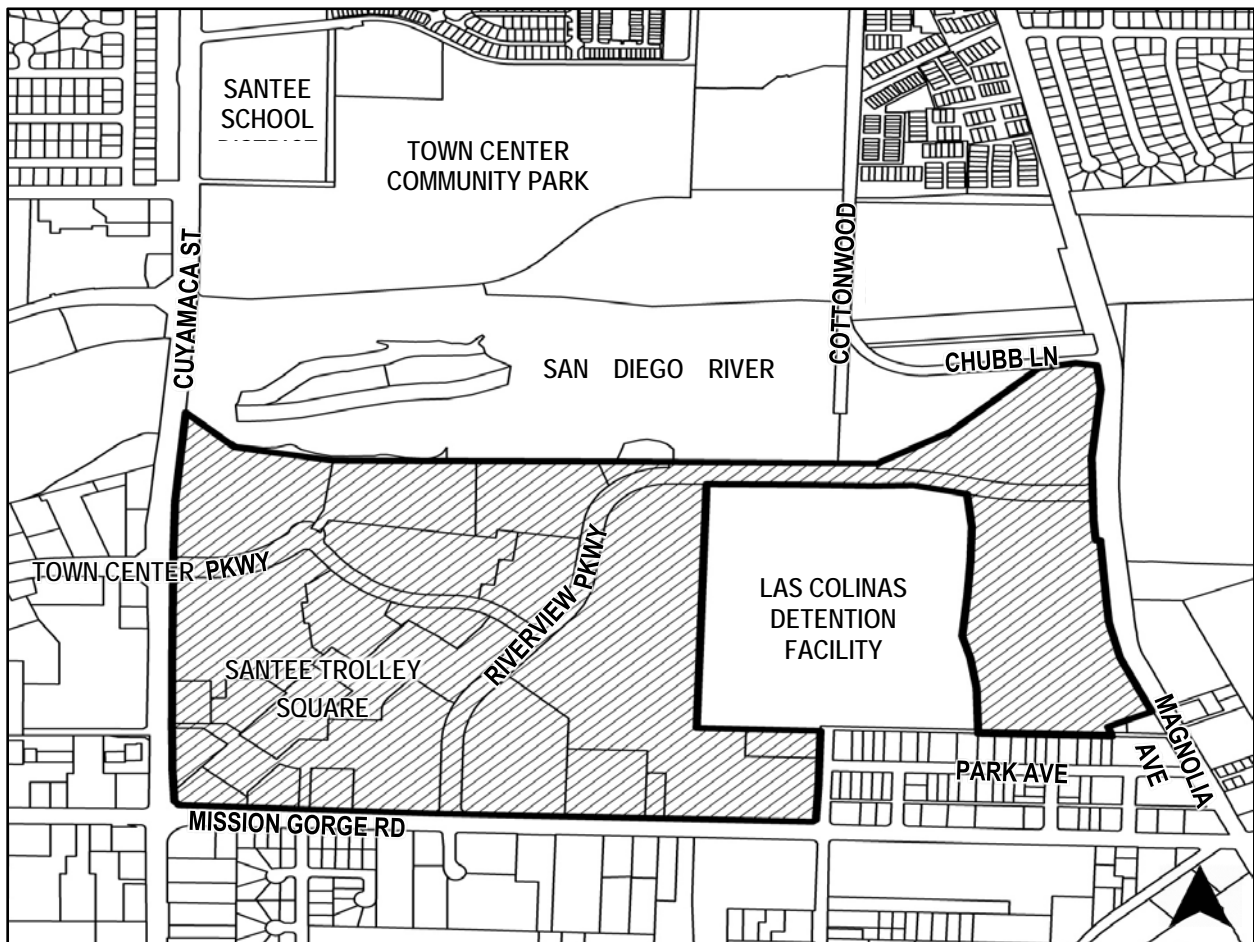
\_\_\_\_\_  
**JOHN W. MINTO, MAYOR**

**ATTEST:**

\_\_\_\_\_  
**ANNETTE ORTIZ, CITY CLERK, MBA, CMC**

*The General Plan Land Use Plan (Figure 1-1) is revised to reflect the Art and Entertainment Overlay District:*

## EXHIBIT A



General Plan Figure 1-1  
With Art & Entertainment Overlay District

## EXHIBIT B

***Amendment to Land Use Element, Section 5.0 entitled “Needs”, Subsection 5.5 entitled “Areas for Special Study” of the Town Center text shall be amended to add the following paragraph at the end of the Town Center subsection:***

In 2019, the City Council adopted an Art and Entertainment Overlay District (“Overlay District”) over approximately 155 acres in Town Center, generally north of Mission Gorge Road, south of the river, east of Cuyamaca Street, and west of Magnolia Avenue. The intent of this Overlay District is to support tourism and attract commercial, educational and recreational uses that beautify and enliven the Town Center; establish thematic sign flexibility; and encourage the development of a movie theatre and hotel uses within the Overlay District.



**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA  
AMENDING THE TOWN CENTER SPECIFIC PLAN, CASE FILE TCSPA 2019-1,  
TO ESTABLISH AN ART AND ENTERTAINMENT OVERLAY DISTRICT  
INCLUDING PERMITTED USES AND DEVELOPMENT STANDARDS**

**APPLICANT: CITY OF SANTEE  
(RELATED CASE FILES: GPA2019-5; R2019-2; AEIS2019-5)**

**WHEREAS**, The General Plan of the City of Santee specifies the location of various land uses and districts within the City, including the Town Center district; and

**WHEREAS**, On October 22, 1986 the City Council of the City of Santee adopted the Town Center Specific Plan including provisions for retail commercial, offices, civic, recreational and other appropriate uses to establish a focal point for the City; and

**WHEREAS**, the Town Center Specific Plan comprises property located north of Mission Gorge Road, south of Mast Boulevard, east of Mast Park, and west of Magnolia Avenue; and

**WHEREAS**, a current priority of the City Council is the creation of an Art and Entertainment Overlay District to promote a concentration of arts, cultural and entertainment-oriented uses within a portion of the Town Center Specific Plan area; and

**WHEREAS**, on August 14, 2019, the Santee City Council conducted a public workshop on the Art and Entertainment Overlay District conceived to permit specialized retail and recreational uses, cultural facilities such as museums, art galleries, theater and dance companies, public art and performing arts activities, learning centers and hotels; and

**WHEREAS**, at the August 14, 2019 public workshop, the City Council directed staff to move forward with the creation of the Art and Entertainment Overlay District in support of nearby businesses and future land uses such as visitor accommodating services accessible to public transit in Town Center; and

**WHEREAS**, the Santee General Plan Community Enhancement Element promotes creative and innovative design solutions and revitalization programs. In keeping with this intention, the RiverView Office Park Master Plan, Chapter VII.A.10 of the Town Center Specific Plan, was amended in 2015 (Resolution No. 111-2015) to establish a more flexible sign design process for the designated “theater” site and adjacent parcel to the east (“Karl Strauss Brewery” site). The Town Center Specific Plan amendment expands this sign design flexibility within the Art and Entertainment Overlay District; and

**RESOLUTION NO. \_\_\_\_\_**

**WHEREAS**, the overall goal of the Town Center Specific Plan is that “The Town Center shall become Santee’s vibrant focal point by providing a balance of development with conservation, enhancement of the community’s regional image, and the creation of opportunities for people to live, work and play”; and

**WHEREAS**, objectives to achieve the overall goal of the Town Center Specific Plan include the following:

- Urban Design Objective 3.6: In recognition of both functional and visual concerns, heights and mass of buildings should be varied to provide a transition from lower scale development along the edges of the site to more intensive large-scale development within the Town Center site;
- Urban Design Objective 3.9: Signage within Town Center should adequately convey directional information and business identification and contribute positively to the visual appearance of the area;
- Commercial/Office/Professional Objective 7.6: Commercial facilities should include specialty theme-oriented shops;
- Commercial/Office/Professional Objective 7.7: A motel and resort complex should be encouraged within the Town Center; and

**WHEREAS**, on November 14, 2019, the Director of Development Services published notice of a public hearing on the Town Center Specific Plan amendment, TCSPA2019-1, to be held on December 11, 2019; and

**WHEREAS**, on December 11, 2019, the City Council held a duly advertised public hearing on TCSPA 2019-01; and

**WHEREAS**, the City Council considered the staff report, all recommendations by staff and public testimony; and

**WHEREAS**, Pursuant to the California Environmental Quality Act, Public Resources Code section 21000 *et seq.*, (“CEQA”) and the State CEQA Guidelines, Title 14 of the California Code of Regulations, section 15000 *et seq.*, a Supplemental Environmental Checklist analyzing the Art and Entertainment Overlay District was adopted by the City Council on December 11, 2019 in a separate Resolution under State CEQA Guidelines section 15162 and 15177. The Supplemental Environmental Checklist concludes that the Art and Entertainment Overlay District would result in no new significant environmental effects, or an increase in the severity of previously identified significant effects, than previously identified in the Town Center Specific Plan EIR certified by City Council Resolution 162-86 and adopted on October 22, 1986, the EIR for Santee Trolley Square certified by City Council Resolution 96-2001 on July 25, 2001, and the Town Center Specific Plan Amendment Master EIR certified by City Council by Resolution 008-2006 on February 8, 2006.

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

**RESOLUTION NO. \_\_\_\_\_**

**SECTION 1:** The proposed Art and Entertainment Overlay District is consistent with the Town Center Specific Plan land use designation, Town Center Specific Plan overall goal, and objectives to achieve the overall goal.

**SECTION 2:** The proposed amendment to establish an Art and Entertainment Overlay District within Town Center as depicted in **Exhibit A**, including permitted uses and development standards as described in **Exhibit B** is hereby approved. The City Clerk is directed to add the underlined text and diagram, and delete the strike-out text.

**ADOPTED** by the City Council of the City of Santee, California, at a regular meeting thereof held this 11<sup>th</sup> day of December, 2019 the following roll call vote to wit:

**AYES:**

**NOES:**

**ABSTAIN:**

**ABSENT:**

**APPROVED:**

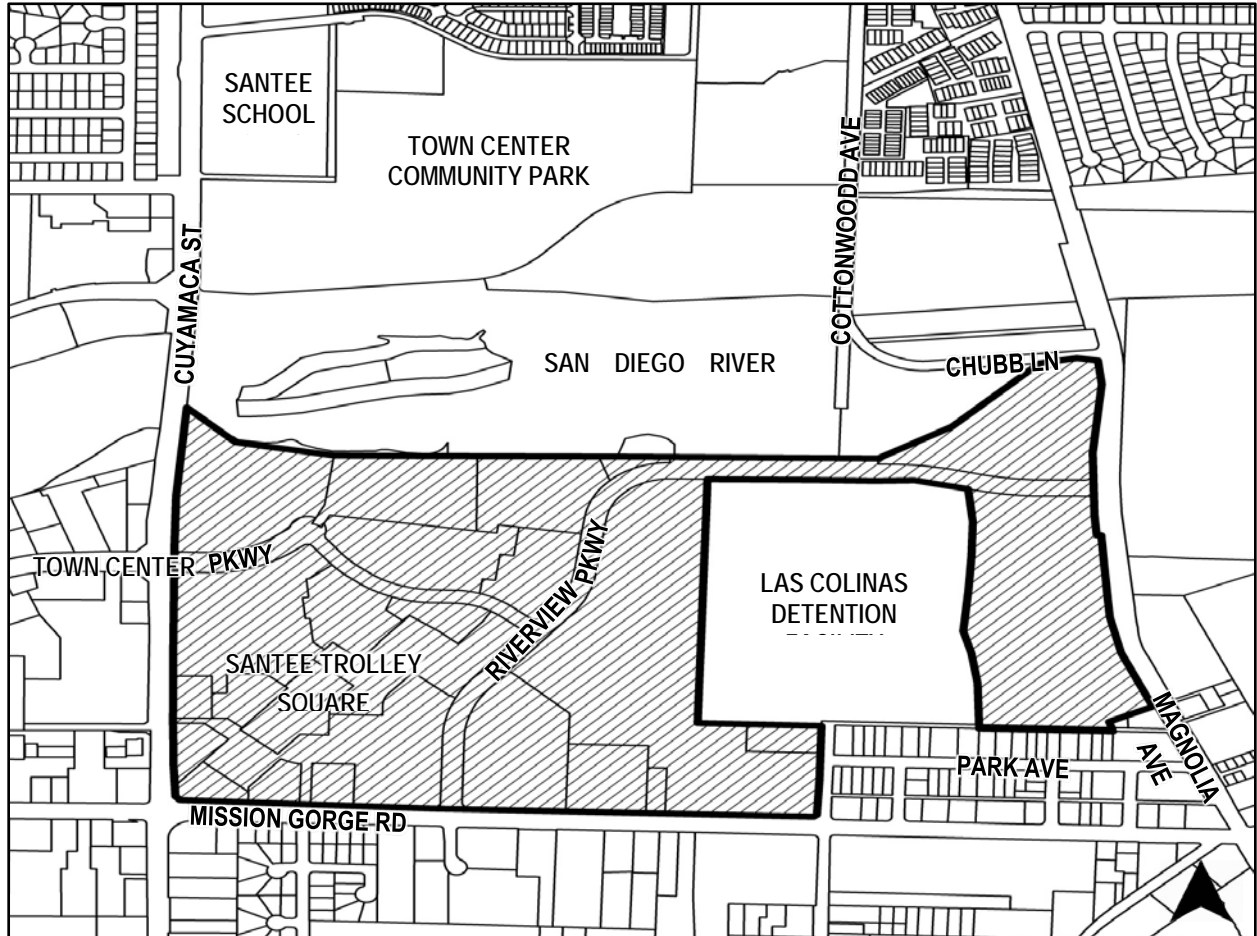
\_\_\_\_\_  
**JOHN W. MINTO, MAYOR**

**ATTEST:**

\_\_\_\_\_  
**ANNETTE ORTIZ, CITY CLERK, MBA, CMC**

Attachment: Exhibit A – Town Center Specific Plan, Figure 6.1  
Exhibit B – Amendment of the Town Center Specific Plan

# EXHIBIT A



**Town Center Specific Plan, Figure 6.1  
Art & Entertainment Overlay District**

## EXHIBIT B

***Amendment to Section III entitled “Land Use Plan”, Subsection B entitled “Town Center Goals and Objectives” of the Town Center Specific Plan. The text shall be amended as follows:***

### Urban Design

Objectives: 3.12: Establish an Art and Entertainment Overlay District to support tourism and attract commercial, educational and recreational uses that beautify and enliven portions of the Town Center (page 29).

### Circulation and Parking

Objectives: 5.10: Encourage uses and activities in the Art and Entertainment Overlay District that take advantage of universal valet, shuttle service, shared parking agreements, and rideshare programs, particularly to accommodate high volume attendance at public and private events in conjunction with the existing transit, bicycle and pedestrian circulation facilities (p. 31).

### Commercial/Office Professional

Objectives: 7.7: A motel, hotel and resort complex should be encouraged within the Town Center area. 7.8: Allow cultural uses and activities such as museums, art galleries, theater and dance companies and performing arts studios in the Art and Entertainment Overlay District (p. 33).

***Amendment to Chapter IV, Design Manual, Subsection C, Design Standards, Subsection 6: Signage (p. 112). The text shall be amended as follows:***

All signage standards within Town Center shall be according to Chapter 13.32 of the Santee Municipal Code.

### Exceptions:

The following exceptions to the signage limitations for commercial land uses shall be permitted within the Riverview Office Park and Art and Entertainment Overlay District.

**RESOLUTION NO. \_\_\_\_\_**

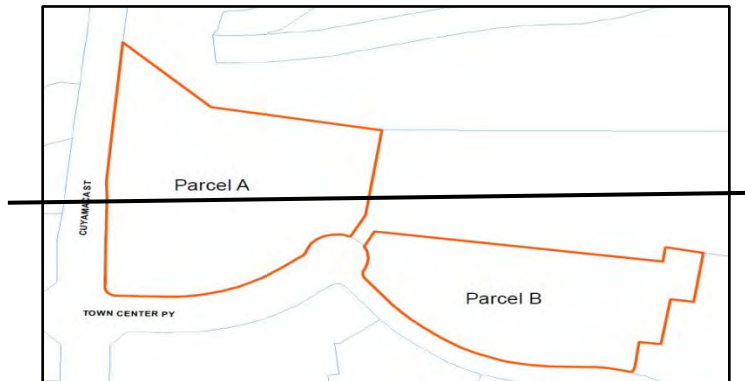
Riverview Office Park

A complete system of signage for the overall area should clearly identify and direct individuals to and through the Santee Town Center and specific facilities. The system can be divided into signs for business identification, internal direction and traffic control.

All signs shall be designed to blend with the size, scale and character of the architecture. Monument signs shall be designed to enhance the office park and be architecturally related to the developments for which they identify.

~~Notwithstanding other sign regulations, theater marquee sign(s) shall be permitted within the Riverview Office Park and their location, design, size and number shall be determined at the time of project approval for the theater development. Theater signage may utilize the dynamic lighting, and static and/or changeable copy signs to promote movies or special events.~~

~~Roof-mounted sign(s) shall be architecturally integrated and proportional to the building to which it is affixed and shall consist of a unique and iconic design. Such signs are permitted for Parcels A and B per the diagram shown below, and subject to the approval of a Comprehensive Sign Program associated with the entitled development.~~



(Figure to be deleted)

Art and Entertainment Overlay District

Theater marquee sign(s) shall be permitted and their location, design, size and number shall be determined at the time of project approval for the theater development. Theater signage may utilize the dynamic lighting, and static and/or changeable copy signs to promote movies or special events.

Roof-mounted signage shall be permitted and architecturally integrated and proportional to the building to which it is affixed and shall consist of a unique and iconic design. Such signs shall be subject to the approval of a Comprehensive Sign Program associated with the entitled development.

RESOLUTION NO. \_\_\_\_\_

Creative thematic signs, architecturally designed electronic message centers, murals, and free-standing art are encouraged within the Art and Entertainment Overlay District. Murals and free-standing art are expressly exempt from the sign ordinance, Santee Municipal Code (“SMC”) Chapter 13.32. Electronic message centers are subject to SMC 13.32.050.C.4

***Amendment to Chapter IV, Design Manual, Subsection B, Design Standards, Subsection 7: Building Height (p. 114). The text shall be amended as follows:***

Building heights of 55 feet are permitted within the Art and Entertainment Overlay District, with an additional 15 feet for architectural projections such as roof parapets, structures housing elevators, staircases, air conditioners, or similar equipment provided such structures are architecturally compatible with the design of the building. Accessory structures such as flagpoles, commercial antennas, steeples and chimneys may also be allowed as height exceptions. However, building height is constrained by the Federal Aviation Administration (FAA) and proximity to Gillespie Field.

***Amendment to Section III entitled “Land Use Plan”, Subsection C entitled “Land Use Element” of the Town Center Specific Plan. The text shall be amended as follows (p. 53):***

3. Permitted Land Uses

The permitted principal uses for the Art and Entertainment Overlay District are listed in Table 2 below, and shall be in addition to those uses listed for the individual land use districts within Town Center.

In the event that there is difficulty in categorizing a given use in one of the Districts, the procedure outlined in Section ~~47.04.040~~ 13.04.040 of the City Zoning Ordinance shall be followed.

**Table 2**  
**Land Use Matrix**

<i>Permitted Land Uses Within Art and Entertainment Overlay District</i>
<u>Art galleries</u>
<u>Bars, including sports bars, brewpubs, and cocktail lounges</u>
<u>Cabarets</u>
<u>Community theaters</u>
<u>Educational institutions</u>
<u>Farmer's markets</u> (subject to encroachment permit if within the public right-of-way)
<u>Hotels, including resort hotels, with or without banquet and restaurant space; motels</u>
<u>Information centers</u>
<u>Libraries</u>
<u>Movie theaters</u>
<u>Museums</u>
<u>Performing arts facilities</u>
<u>Street fairs</u> (subject to encroachment permit if within the public right-of-way)
<u>Wineries and wine-tasting rooms</u>



**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA, AMENDING ZONE DISTRICT MAP AND TITLE 13 (“ZONING ORDINANCE”) OF THE CITY OF SANTEE MUNICIPAL CODE TO ADD AN ART AND ENTERTAINMENT OVERLAY DISTRICT (CASE FILE: R2019-2)**

**WHEREAS**, The General Plan of the City of Santee specifies the location of various land uses and districts within the City, including the Town Center District; and

**WHEREAS**, On October 22, 1986 the City Council of the City of Santee adopted the Santee Town Center Specific Plan including provisions for retail commercial, offices, civic, recreational and other appropriate uses to establish a focal point for the City; and

**WHEREAS**, the Santee Town Center Specific Plan comprises property located north of Mission Gorge Road, south of Mast Boulevard, east of Mast Park, and west of Magnolia Avenue; and

**WHEREAS**, a current priority of the City Council is the creation of an Art and Entertainment Overlay District to promote a concentration of arts, cultural and entertainment-oriented uses within a portion of the Santee Town Center Specific Plan area; and

**WHEREAS**, on August 14, 2019, the Santee City Council conducted a public workshop on the Art and Entertainment Overlay District conceived to permit specialized retail and recreational uses, cultural facilities such as museums, art galleries, theater and dance companies, public art and performing arts activities, learning centers and hotels; and

**WHEREAS**, current City regulations require conditional use permits for certain entertainment-related uses, and do not permit flexible signage standards for an Art and Entertainment Overlay District in Town Center; and

**WHEREAS**, it is necessary to amend Title 13, Chapters 13.04 (“Administration”), 13.18 (“Town Center District”) and 13.22 (“Overlay Districts”) of the Zoning Ordinance to add the Art and Entertainment Overlay District in Town Center; and

**WHEREAS**, the proposed changes to Title 13 of the Santee Municipal Code are consistent with Goal 6.0 of the Land Use Element of the General Plan to “promote development of a well-balanced and functional mix of residential, commercial, industrial, open space, recreation, and civic uses that will create and maintain a high-quality environment”; and

**ORDINANCE NO. \_\_\_\_\_**

**WHEREAS**, the proposed changes to Title 13 of the Santee Municipal Code are consistent with the overall goal of the Town Center Specific Plan, which is that “The Town Center shall become Santee’s vibrant focal point by providing a balance of development with conservation, enhancement of the community’s regional image, and the creation of opportunities for people to live, work and play”; and

**WHEREAS**, on November 14, 2019, the Director of Development Services published a Notice of Public Hearing on the proposed amendment to the Zone District Map and Zoning Ordinance (Case File R2019-2), as well as related applications (Case File TCSPA2019-1 to amend the Town Center Specific Plan, Case File GPA 2019-5 to amend the Santee General Plan, and Case File AEIS2019-5 to adopt a Supplemental Environmental Checklist) to be held on December 11, 2019; and

**WHEREAS**, on December 11, 2019, the City Council held a duly advertised public hearing on R2019-2; and

**WHEREAS**, the City Council considered the staff report, all recommendations by staff and public testimony; and

**WHEREAS**, Pursuant to the California Environmental Quality Act, Public Resources Code section 21000 *et seq.*, (“CEQA”) and the State CEQA Guidelines, Title 14 of the California Code of Regulations, section 15000 *et seq.*, a Supplemental Environmental Checklist analyzing the Art and Entertainment Overlay District was adopted by the City Council on December 11, 2019 in a separate Resolution under State CEQA Guidelines section 15162 and 15177. The Supplemental Environmental Checklist concludes that the Art and Entertainment Overlay District would result in no new significant environmental effects, or an increase in the severity of previously identified significant effects, than previously identified in the Santee Town Center Specific Plan EIR certified by City Council Resolution 162-86 and adopted on October 22, 1986, the EIR for Santee Trolley Square certified by City Council Resolution 96-2001 on July 25, 2001, and the Town Center Specific Plan Amendment Master EIR certified by City Council by Resolution 008-2006 on February 8, 2006.

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

**SECTION 1.** The City Council hereby finds that all of the foregoing recitals and the staff report presented herewith are true and correct and are hereby incorporated and adopted as findings of the City Council as if fully set forth herein.

**SECTION 2.** The Santee Zone District Map, that is the City’s official zoning map, is hereby amended to add the Art and Entertainment Overlay District, as set forth in **Exhibit A** attached to this Ordinance.

**ORDINANCE NO. \_\_\_\_\_**

**SECTION 3.** Title 13 (“Zoning Ordinance”) of the Santee Municipal Code is hereby amended to add the Art and Entertainment Overlay District and related use and development standards as applicable to Chapter 13.04 (“Administration”), Chapter 13.18 (“Town Center District”) and Chapter 13.22 (“Overlay Districts”) to read as follows:

**Chapter 13.04 (“Administration”)**

Section 13.04.020.A, the table of Zoning districts, is hereby amended to add the Art and Entertainment Overlay District in Town Center as follows:

<b>Table Excerpt</b>	
<b>District Title</b>	<b>Map Classifications</b>
<b>Overlay Districts</b>	
Mobile Home Park	MHP
Hillside	H
Mixed Use	MU
Residential Business	RB
<u>Art and Entertainment (in Town Center)</u>	<u>AE</u>

**Chapter 13.18 (“Town Center District”)**

Section 13.18.020(B)(2), Town center district (TC), is hereby amended to delete the requirement of a conditional use permit for all development proposed within the art and entertainment overlay district as follows:

**13.18.020 Town center district (TC).**

A. The town center district is included in the zoning regulations in order to implement the goals, objectives and land uses specified in the general plan for town center.

B. General Requirements.

1. A town center master plan shall be initiated by the City in order to establish land uses, areas of development, architectural themes and design guidelines for the town center. The City Council shall adopt a town center master plan development plan and text.

2. All development which is proposed within the town center district pursuant to an adopted town center master plan shall require the submittal of a development review or a conditional use permit, except for certain art and entertainment-related land uses within the art and entertainment overlay district, as specified in Section 13.22.070.

**Chapter 13.22 (“Overlay Districts”)**

Section 13.22.070 is added.

Section 13.22.070, Art and entertainment overlay district, is hereby added to read as follows:

ORDINANCE NO. \_\_\_\_\_

Art and entertainment overlay district.

The art and entertainment overlay district consists of various parcels, totaling approximately 155 acres, generally bounded by Mission Gorge Road to the south, the San Diego River to the north, Cuyamaca Street to the west, and Magnolia Avenue to the east.

A. Purpose.

The art and entertainment overlay district is intended to support tourism and attract commercial, educational and recreational uses, including a future theater and hotel, within portions of the Santee Town Center.

B. Establishment.

The art and entertainment overlay district may be applied to areas within the Town Center Specific Plan and shall be indicated on the zoning district map by the letters “AE” after the reference number identifying the base district.

C. Use Regulations.

Permitted Land Uses

The permitted principal uses for the art and entertainment overlay district are listed in Table 2 below, and shall be in addition to those uses listed for the individual land use districts within Town Center.

**Table 2  
Land Use Matrix**

<i>Permitted Land Uses Within Art and Entertainment Overlay District</i>
<u>Art galleries</u>
<u>Bars, including sports bars, brewpubs, and cocktail lounges</u>
<u>Cabarets</u>
<u>Community theaters</u>
<u>Educational institutions</u>
<u>Farmer’s markets</u> (subject to encroachment permit if within the public right-of-way)
<u>Hotels, including resort hotels, with or without banquet and restaurant space; motels</u>
<u>Information centers</u>
<u>Libraries</u>

ORDINANCE NO. \_\_\_\_\_

<u>Movie theaters</u>
<u>Museums</u>
<u>Performing arts facilities</u>
<u>Street fairs</u> (subject to encroachment permit if within the public right-of-way)
<u>Wineries and wine-tasting rooms</u>

D. Development Standards.

Building Height Limitations

Building heights of 55 feet are permitted within the overlay district, with an additional 15 feet for architectural projections such as roof parapets, structures housing elevators, staircases, air conditioners, or similar equipment provided such structures are architecturally compatible with the design of the building. Accessory structures such as flagpoles, commercial antennas, steeples and chimneys may also be allowed as height exceptions. However, building height is constrained by the Federal Aviation Administration (FAA) and proximity to Gillespie Field.

Sign Standards

Theater marquee sign(s) shall be permitted and their location, design, size and number shall be determined at the time of project approval for the theater development. Theater signage may utilize dynamic lighting, and static and/or changeable copy signs to promote movies or special events.

Roof-mounted signage shall be permitted and architecturally integrated and proportional to the building to which it is affixed and shall consist of a unique and iconic design. Such signs shall be subject to the approval of a Comprehensive Sign Program associated with the entitled development.

Creative thematic signs, architecturally designed electronic message centers, murals, and free-standing art are encouraged within the art and entertainment overlay district. Murals and free-standing art are expressly exempt from the sign ordinance, Santee Municipal Code (“SMC”) Chapter 13.32. Electronic message centers are subject to SMC 13.32.050.C.4

**SECTION 4.** Findings. Santee Municipal Code Chapter 13.22 describes the City’s Overlay Districts. Section 13.22.020 lists the required findings to be made by the City Council to establish an overlay district. The findings, and facts in support of the findings to establish the Art and Entertainment Overlay District, are as follows:

**ORDINANCE NO. \_\_\_\_\_**

- A. *That the area for which the Overlay District designation is proposed has a unique character, identity or environment.*

The properties within the Overlay District boundary have a unique character and identity due to their location within Town Center. The Overlay District is a specialized defined area in the central portion of the City of Santee that would further enhance and guide development within the Town Center Specific Plan area.

The Overlay District generally encompasses the area bounded by Mission Gorge Road to the south, the San Diego River to the north, Cuyamaca Street to the west, and Magnolia Avenue to the east. This area is comprised of a mixture of land uses, including undeveloped property sited along the river corridor which defines the northern boundary of the Overlay District.

The Overlay District boundary captures existing and planned uses in Town Center, and includes Santee Trolley Square Commercial Center, and planned uses such as the Karl Strauss Brewery, the theater site, and property which could accommodate a hotel.

- B. *That the unique character, identity of environment of the area for which an Overlay District is proposed would be preserved and enhanced to the benefit of such area and the City as a whole by the provisions set forth by the Overlay District.*

The unique character and identity of the Overlay District properties would be preserved and enhanced by the Overlay District zoning. Permitted uses include specialized retail and recreational uses, cultural facilities such as museums, art galleries, movie theater and dance studios, and performing arts facilities, learning centers and hotels. Development standards within the Overlay District will include building height standards consistent with the non-restrictive height provisions of the Riverview Office Park Overlay and Urban Residential (R-30) multiple-family residential development in Town Center. A flexible sign design process to address special thematic signage allowed throughout the district, similar to provisions already in place for the Karl Strauss and movie theater sites, is proposed to promote iconic sign designs.

The Art and Entertainment Overlay District would recognize community culture and identity, and further the goals stated in the Town Center Specific Plan and Santee General Plan.

**ORDINANCE NO. \_\_\_\_\_**

- C. *That an Overlay District is necessary to protect, preserve or enhance the unique character or identity of the area for which an Overlay District is proposed.*

The Overlay District is a necessary amendment to provide a framework for future development and activities related to the Arts and the promotion of public / private partnerships and activities that further enhance the unique character of the Town Center area.

- D. *That an Overlay District is necessary to protect the health, welfare or safety of the public.*

The Overlay District is necessary for the continued sound development of the Town Center and the preservation of community and City-wide values and the promotion of the general health, safety convenience and welfare of the citizens of Santee and the visiting public. The Overlay District would recognize community culture and identity, and further the goals stated in the Town Center Specific Plan and Santee General Plan.

Given the facts discussed above, the Findings in Section 13.22.020 of the Santee Municipal Code to approve the Overlay District are made.

**SECTION 5.** Severability. If any section, subsection, subdivision, sentence, clause, phrase, or portion of this Ordinance for any reason is held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have adopted this Ordinance, and each section, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases, or portions thereof be declared invalid or unconstitutional.

**SECTION 6.** Upon adoption of the Ordinance, the added Art and Entertainment Overlay District (AE) and related use and development standards shall be incorporated into the Municipal Code, Title 13 of the City of Santee, and the boundary of said Overlay District shall be depicted on the City of Santee official Zone District Map as shown on **Exhibit A** attached herein.

**SECTION 7.** This Ordinance shall become effective thirty (30) days after its passage.

**SECTION 8.** The City Clerk is hereby directed to certify the adoption of this Ordinance, and cause the same to be published as required by law.

**ORDINANCE NO. \_\_\_\_\_**

**INTRODUCED AND FIRST READ** at a Regular Meeting of the City Council of the City of Santee, California, on the 11th day of December, 2019, and thereafter **ADOPTED** at a Regular Meeting of said City Council held on the 8th day of January, 2020, by the following vote to wit:

**AYES:**

**NOES:**

**ABSENT:**

**APPROVED:**

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**JOHN W. MINTO, MAYOR**

**ATTEST:**

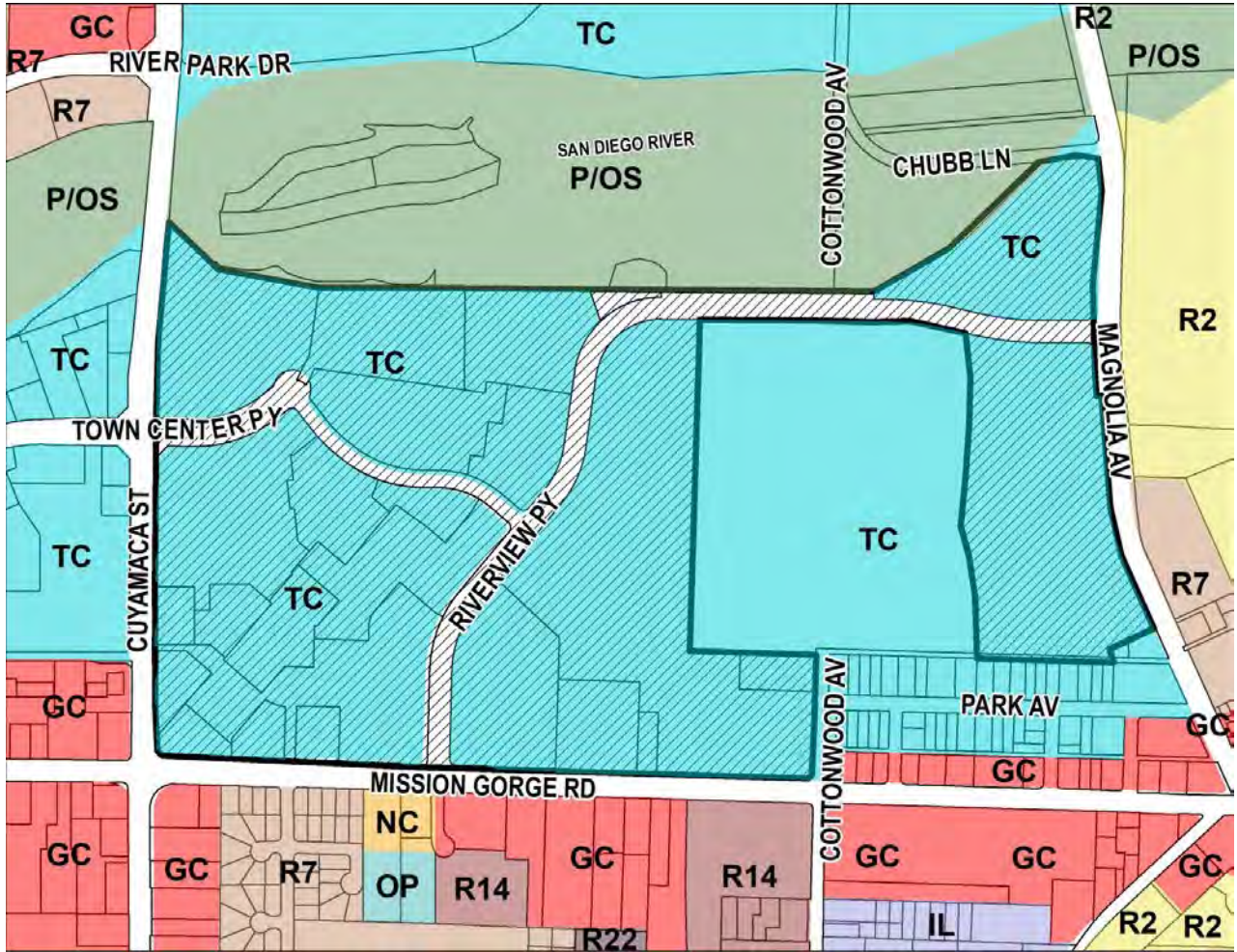
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**ANNETTE ORTIZ, CITY CLERK, MBA, CMC**

Attachment: Exhibit A – Zone District Map



**EXHIBIT A**  
**Zone District Map**  
**Art & Entertainment Overlay District**



**TC/AE - TOWN CENTER ART & ENTERTAINMENT DISTRICT OVERLAY**  
The art and entertainment overlay district is intended to support tourism and attract commercial, educational and recreational uses, including a future theater and hotel, within portions of the Santee Town Center.



**City of Santee**  
**COUNCIL AGENDA STATEMENT**

Item 12

**MEETING DATE**

December 11, 2019

**AGENDA ITEM NO.**

**ITEM TITLE**

**ADOPTION OF LEGISLATIVE POLICY RELATED TO GENERAL COUNCIL MEETING PROCEDURES**

**DIRECTOR/DEPARTMENT**

Annette Ortiz, City Clerk *AO*  
Shawn Hagerty, City Attorney

**SUMMARY**

The City Council recently approved its first comprehensive review of the Municipal Code. As an outgrowth of that effort, we recommend reviewing the City's policies and procedures to ensure that they are aligned with the updated Code. To that end, we recommend that the Council review the numerous Legislative Policy Memoranda ("LPMs"), which set forth the legislative policies of the City. Many of these policies were adopted in the 1980's and have not been substantially updated since that time.

At the October 23, 2019 and November 13, 2019 Council meetings, we presented for Council's review and direction a revised Legislative Policy that combines the content of several LPMs related to general Council governance, and requested direction from Council regarding certain policy issues. Council provided direction on certain provisions and requested that a revised Policy be brought back for final review and adoption at tonight's meeting.

The revised Policy incorporates the direction previously provided by Council, and highlights the one remaining area on which we seek further clarification, which is whether to make changes to the Non-Agenda Public Comment period. Section 8.2 of the Policy provides optional language that would add an additional Non-Agenda Public Comment period, to be held following Council action on the Consent Calendar. If two Non-Agenda Public Comment periods are created, Section 10.8 would provide that the first Non-Agenda Public Comment period is limited to fifteen (15) minutes.

We recommend that Council review the Policy, provide direction on the Non-Agenda Public Comment matter, and adopt the Resolution adopting the Policy.

**ENVIRONMENTAL REVIEW**

The City's consideration of the policy is not a project subject to environmental review under the California Environmental Quality Act because it would not result in any direct or reasonably foreseeable indirect physical change to the environment under Title 14 of the California Code of Regulations, section 15378.

**FINANCIAL STATEMENT**

None.

**CITY ATTORNEY REVIEW**

N/A     Completed

**RECOMMENDATION**

- MAB*
1. Review Policy and provide direction on remaining item; and
  2. Adopt Resolution adopting Policy 2019-1.

**ATTACHMENTS**

Resolution adopting Policy 2019-1

**RESOLUTION NO. \_\_\_\_\_**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
SANTEE, CALIFORNIA ADOPTING LEGISLATIVE POLICY  
2019-1 REGARDING GENERAL COUNCIL GOVERNANCE**

**WHEREAS**, the City Council recently approved its first comprehensive review of the Santee Municipal Code, and as an outgrowth of that effort, the City Council desires to review the City's various legislative policy memoranda ("LPMs") to ensure they are consistent with the updated Municipal Code and to make any other necessary updates; and

**WHEREAS**, Policy 2019-1, attached to this Resolution as Exhibit "A," consolidates and updates various City Council policies related to City Council meetings and operations, including parliamentary procedures, due process, disclosure of conflict of interest, appointment of the Vice Mayor, roles of Mayor and Vice Mayor, agenda procedures, public participation at meetings, and the preparation of minutes; and

**WHEREAS**, Policy 2019-1 is intended to rescind and supersede LPMs Nos. 1981-1, 1981-2, 1981-3, 1982-1, 1983-3, 1986-1, 1986-2, and 1995-1, and Resolutions Nos. 201-85, 070-05, and 074-06.

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

**Section 1.** The attached Policy 2019-1, related to general Council governance is hereby adopted by the City Council of the City of Santee; and

**Section 2.** Legislative Policy Memoranda Nos. 1981-1, 1981-2, 1981-3, 1982-1, 1983-3, 1986-1, 1986-2, and 1995-1, and Resolutions Nos. 201-85, 070-05, and 074-06 are hereby rescinded and superseded by Policy 2019-1.

**ADOPTED** by the City Council of the City of Santee, California, at a Regular Meeting thereof held this 11<sup>th</sup> day of December 2019, by the following roll call vote to wit:

**AYES:**

**NOES:**

**ABSENT:**

**APPROVED:**

\_\_\_\_\_  
**JOHN W. MINTO, MAYOR**

**ATTEST:**

\_\_\_\_\_  
**ANNETTE ORTIZ, CITY CLERK, MBA, CMC**

**Exhibit "A" – LPM 2019-1**

## **CITY COUNCIL POLICY**

**Number:** Policy 2019-1

**Date:** December 11, 2019

**Initiated By:** Annette Ortiz, City Clerk  
Shawn Hagerty, City Attorney

**Reviewed by City Council:** October 23, 2019 and November 13, 2019

**Approved by City Council:** December 11, 2019

**SUBJECT:** City Council Meeting and Operating Procedures

### **SUPERSEDES:**

Legislative Policy Memorandums 1981-1, 1981-2, 1981-3, 1982-1, 1983-3, 1986-1, 1986-2, and 1995-1, and Resolutions Nos. 201-85, 070-05, and 074-06.

### **PURPOSE:**

To establish policies for City Council meetings and operations, including parliamentary procedures, due process, disclosure of conflict of interest, appointment of the Vice Mayor, roles of Mayor and Vice Mayor, agenda procedures, public participation at meetings, and the preparation of minutes.

### **ORGANIZATIONS AFFECTED:**

City Council  
City Commissions and Committees\*

\*Note: Except as otherwise noted throughout this Policy, this Policy shall also apply to the City's Commissions and Committees. In applying this Policy to City Commissions and Committees, the term "Council" shall be interpreted to mean the name of the City Commission or Committee, the term "Mayor" shall be interpreted to mean "Chairperson", the term "Vice Mayor" shall be interpreted to mean "Vice Chair", the term "Manager" shall be interpreted to mean "Director", and the term "City Clerk" shall be interpreted to mean the staff member responsible for providing support to the Commission/Committee.

### **REFERENCES:**

The Ralph M. Brown Act (Gov. Code § 54950, et seq.)

### **POLICY:**

60139.00122\32528729.1

## 1. Meetings Generally

- 1.1 Regular Meetings (Gov. Code § 54954). Except as modified by resolution of the City Council, Regular Meetings of the City Council will be held at 6:30 p.m. in the City Council Chambers, located at 10601 Magnolia Avenue, Santee, California, on the second and fourth Wednesday of each month, except for the months of November and December. There will be one Regular Meeting held on the second Wednesday in November and one Regular Meeting held on the second Wednesday in December. Council may, by resolution, cancel any scheduled Regular Meeting.

The City Council endeavors to finish its consideration of all agenda items by 11:00 p.m. at each meeting, but meetings may continue beyond that time, as needed.

- 1.2 Adjourned Meetings (Gov. Code § 54955). The City Council may adjourn any Regular, Adjourned Regular, Special or Adjourned Special Meeting to a time and place specified in the order of adjournment as permitted by law. Less than a quorum may so adjourn from time to time. If all members are absent from any regular or adjourned regular meeting, the City Clerk may declare the meeting adjourned to a stated time and place and shall cause a written notice of the adjournment to be given in the same manner as provided in Government Code section 54956 for Special Meetings, unless such notice is waived as provided for Special Meetings. When a Regular or Adjourned Regular Meeting is adjourned, the resulting Adjourned Regular Meeting is a Regular Meeting for all purposes. When an order of adjournment of any meeting fails to state the hour at which the Adjourned Meeting is to be held, it shall be held at the hour specified for Regular Meetings.
- 1.3 Special Meetings (Gov. Code § 54956). A Special Meeting may be called at any time by the Mayor, with the approval of the City Manager or the City Clerk and at least one Council Member, by the Vice Mayor (when acting in the absence of the Mayor and subject to the same approval requirements), or by a majority of the City Council, by delivering written notice to each Council Member and to each local newspaper of general circulation and radio or television station requesting notice in writing and posting a notice on the City's web site. The notice shall be delivered personally or by any other means and shall be received at least 24 hours before the time of the meeting as specified in the notice. The call and notice shall specify the time and place of the Special Meeting and the business to be transacted or discussed, and shall be posted at least 24 hours prior to the special meeting in a location that is freely accessible to members of the public. The City Council shall consider only the business listed on the notice. The written notice may be dispensed with as to any Council Member who at or prior to the time the meeting convenes files with the City Clerk a written waiver of

notice. The written notice may also be dispensed with as to any member who is actually present at the meeting at the time it convenes.

1.3.1 The City Council shall not call a Special Meeting regarding the salaries, salary schedules, or compensation paid in the form of fringe benefits, of a City executive.<sup>1</sup> However, the City Council may call a Special Meeting to discuss the City's budget.

1.4 Emergency Meetings (Gov. Code § 54956.5). In the case of an emergency situation, as defined below, involving matters upon which prompt action is necessary due to the disruption or threatened disruption of public facilities, the City Council may hold an emergency meeting without complying with either the 24-hour notice requirement or the 24-hour posting requirement of Government Code section 54956 or both of the notice and posting requirements.

1.4.1 Each local newspaper of general circulation and radio or television station that has requested notice of Special Meetings pursuant to Government Code section 54956 shall be notified by the Mayor, or the Mayor's designee, one hour prior to the emergency meeting, or, in the case of a dire emergency, as defined below, at or near the time that the Mayor or the Mayor's designee notifies the Council Members of the emergency meeting. This notice shall be given by telephone and all telephone numbers provided in the most recent request of a newspaper or station for notification of special meetings shall be exhausted. In the event that telephone services are not functioning, the notice requirements of this section shall be deemed waived, and the City Council or the City Council's designee, shall notify those newspapers, radio stations, or television stations of the fact of the holding of the Emergency Meeting, the purpose of the meeting, and any action taken at the meeting as soon after the meeting as possible.

1.4.2 During an Emergency Meeting, the City Council may meet in closed session pursuant to Government Code section 54957 if agreed to by a two-thirds vote of the Council Members present, or, if less than two-

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<sup>1</sup> A "City executive" is any person employed by the City who is not subject to the Meyers-Milias-Brown Act (Chapter 10 (commencing with Section 3500)), Chapter 5 (commencing with Section 45100) of Part 25 of Division 3 of Title 2 of the Education Code, or Chapter 4 (commencing with Section 88000) of Part 51 of Division 7 of Title 3 of the Education Code, and who meets any of the following requirements:

- (1) The person is the chief executive officer, a deputy chief executive officer, or an assistant chief executive officer of the City.
- (2) The person is the head of a department of the City.
- (3) The person's position within the City is held by an employment contract between the City and that person. (See Gov. Code § 3511.1.)



thirds of the Members are present, by a unanimous vote of the Members present.

- 1.4.3 All Special Meeting requirements, as prescribed in Government Code section 54956 shall be applicable to an Emergency Meeting, with the exception of the 24-hour notice requirement.
- 1.4.4 The minutes of the Emergency Meeting, a list of persons who the Mayor or the Mayor's designee notified or attempted to notify, a copy of the rollcall vote, and any actions taken at the meeting shall be posted for a minimum of 10 days in a public place as soon after the meeting as possible.
- 1.4.5 For the purposes of this section, "emergency situation" means either of the following:
  - 1.4.5.1 An emergency, which shall be defined as a work stoppage, crippling activity, or other activity that severely impairs public health, safety, or both, as determined by a majority of the City Council.
  - 1.4.5.2 A dire emergency, which shall be defined as a crippling disaster, mass destruction, terrorist act, or threatened terrorist activity that poses peril so immediate and significant that requiring the City Council to provide one-hour notice before holding an Emergency Meeting may endanger the public health, safety, or both, as determined by a majority of the City Council.

## **2. Closed Sessions**

- 2.1 The City Council may hold closed sessions during duly-noticed Council meetings on issues authorized by State law. A description of the item to be addressed in closed session will be included in the meeting agenda, in accordance with the Brown Act.
- 2.2 A City Commission or Committee may hold closed sessions during duly-noticed meetings of its body on issues authorized by State law, the City Council, and the City Attorney.
- 2.3 All proper closed session information, verbal or written, is confidential, and no member of the City Council, employee of the City, or any person present during a closed session shall disclose to any other person the content or substance of discussion or action which took place during the session, except as expressly authorized in the Brown Act.

- 2.4 Closed sessions shall be limited to members of the City Council, City Manager, City Attorney and/or City legal counsel, as well as staff members and experts designated by the City Manager or City Attorney to attend portions of closed sessions relating to specific issues, as permitted by law.
- 2.5 To the extent possible, the public will be notified prior to the time that the City Council recesses to closed session as to whether or not a public announcement of action is anticipated following the closed session.
- 2.6 Where potential plaintiffs and defendants have manifested or communicated their awareness of facts and circumstances and a legal theory connecting those facts and circumstances to potential litigation involving the City, those facts and circumstances, together with (i) the identity of potential parties or (ii) related documentation, shall be disclosed prior to a closed session to discuss anticipated litigation, in accordance with Government Code section 54956.9.

### **3. Meeting Procedures and Due Process**

- 3.1 At all meetings of the City Council, a majority of the Council members shall constitute a quorum for the transaction of business. In the event less than a quorum of the City Council is present, the City Clerk shall adjourn the meeting (which may include adjourning to an Adjourned Regular Meeting), post a Notice of Adjournment, and prepare minutes that reflect that the meeting was adjourned due to lack of a quorum.
- 3.2 The Mayor, or in the Mayor's absence the Vice Mayor, shall take the chair at the hour appointed for the meeting and shall immediately call the City Council to order. Upon the arrival of the Mayor, the Vice Mayor shall immediately relinquish the chair at the conclusion of the business presently before the City Council.
- 3.3 Before the City Council shall proceed with the business before it, the City Clerk shall enter into the minutes the names of those Council Members present. The later arrival, or the excused absence, of any absentee shall also be entered into the minutes.
- 3.4 If a Council Member knows that he or she will be absent from an upcoming City Council meeting, he or she must contact the City Clerk prior to the meeting and state the reason for his or her inability to attend the meeting. The City Clerk will determine whether the absence is excused. Examples of an excused absence may be an absence due to illness, maternity/paternity leave, religious observance, family emergency, or travel for City business. When calling the roll for the meeting, the City Clerk will indicate whether a Council Member's absence was ruled excused or unexcused, and the City Clerk will make an appropriate notation in the minutes.



- 3.5 If a Council Member is absent from a City Council meeting during roll call and did not report this absence to the City Clerk, the City Clerk will note in the minutes that the absence is unexcused. After the meeting, but before the next meeting, the absent Council Member may contact the City Clerk and state the reason for his or her absence. If the City Clerk determines that the absence is excused, the minutes will be amended to reflect the excused absence. If the absent Council Member does not contact the City Clerk regarding the absence before the next City Council meeting, the absence will remain on the record as unexcused.
- 3.6 If a City Council Member is absent without permission from all regular City Council meetings for 60 days consecutively from the last Regular Meeting he or she attended, his or her office becomes vacant and shall be filled as any other vacancy. (Gov. Code § 36513.)
- 3.7 During the course of the meeting, should the Mayor note a City Council quorum is lacking, the Mayor shall call this fact to the attention of the City Clerk. The Mayor shall issue a quorum call. If a quorum has not been restored within two minutes of a quorum call, the Mayor may declare a recess for a reasonable period of time in order to reestablish a quorum or the meeting shall be adjourned.
- 3.8 The City does not follow Robert's Rules of Order for parliamentary procedure, preferring to allow more flexibility in processing meeting matters. To provide a basic structure to the meetings, however, the following definitions apply to motions which may be made by a Council Member during a City Council meeting.
  - 3.8.1 "Amend" means to change a motion only if the maker of the motion agrees.
  - 3.8.2 "Call for the Question" means to immediately end debate and vote on the issue; requires a vote of the majority of Council Members present. The Council first votes on the motion for Call for the Question (to end debate) and if the motion is approved, debate is immediately closed and the Council must then vote on the issue.
  - 3.8.3 "Division of the Motion" (sometimes called splitting the motion) means to divide a motion into two or more propositions. A motion may be split whenever the motion contains two or more parts, each of which may stand alone as a complete proposition, if the other(s) is(are) removed. Each separate question must be a proper one for the Council to act upon, even if the other(s) is(are) not adopted. A Council Member wishing to make this motion says, for example, "I call for a separate vote on Resolution No. 2." If this motion is approved by a majority of the Council, the issue for which a separate

vote was called must be taken up and voted on separately at any time before the vote is taken on the other proposition(s).

3.8.4 “Note and File” means to have the City Clerk’s office record and file the matter. This direction is most often given when staff provides an update on a project or an item that does not require official action.

3.8.5 “Point of Information” means to request information.

3.8.6 “Point of Order” means to protest a breach of rules or conduct.

3.8.7 “Point of Personal Privilege” means a concern about inability to hear, noise, or a problem, where integrity, character, or motives are questioned, or where the welfare of the Council is concerned.

3.8.8 “Pulling an item off the Consent Calendar of the Agenda” means to remove an item from the group considered routine or noncontroversial for separate action. Any items pulled from the Consent Calendar shall be heard immediately following Council’s action on the Consent Calendar.

3.8.9 “Table the item” means to temporarily suspend consideration of an issue as specified.

3.8.10 “Trail the item” means to deal with the item later as specified.

3.8.11 “Withdrawal of Motion” means the motion is withdrawn by the mover. Until the Mayor has stated the question for a vote by the Council, the mover may withdraw the motion at any time without the consent of the Council or the Council Member who seconded the motion. If the Mayor has already stated the question, the maker of the motion must request the Council’s permission to withdraw or modify the motion. In such a case, the Mayor will ask if there is any objection to the withdrawal of the motion, and if there is none, the motion is withdrawn. If there is an objection, the Mayor may put the question of withdrawal up for a vote by the Council, in which case the motion requires a majority vote for approval. Unless the Mayor specifies to the contrary, a withdrawn motion is not recorded in the meeting minutes.

3.9 The City Council also adheres to the following general procedural rules:

3.9.1 Motions must be seconded in order to proceed to a vote.

3.9.2 Substitute motions are prohibited.

- 3.9.3 Amendments to motions are prohibited without the approval of the maker of the motion.
- 3.9.4 A rule change must be announced by the Mayor or requested by a Council Member before the item is heard. No rule change is allowed until after an item is heard and vote is taken on the item.
- 3.9.5 All rule changes must come before Council for approval. No unilateral rulemaking shall occur.
- 3.10 Ex parte communications are communications received outside of Council meetings or hearings. When the Council acts in a legislative role (for example, to adopt general plan or zoning amendments or to adopt ordinances), Council Members are permitted to draw upon nearly all observations and considerations they receive inside and outside the Council meeting. On the other hand, when acting in a quasi-adjudicatory role (hearing permits, revocations, and similar non-legislative decisions), the Council, as fact-finder, should limit its consideration of facts to those presented at the hearing, where all sides have the opportunity to hear and rebut testimony given by all participants. To this end, Council Members should avoid receiving or gathering information that might otherwise influence its consideration of the written record and any other testimony it hears through the formal hearing process.

Each Council Member who receives any ex parte communication from an applicant or from any person interested in pending matter before the City Council must disclose the ex parte communication when the Council considers the matter that is the subject of the ex parte communication. Disclosure should be made at the commencement of the item and must be made no later than the opening of public comment on the pending matter that is the subject of the ex parte communication. Disclosure of the ex parte communication shall be made as part of the official record of the matter that is the subject of the ex parte communication by identifying the date and the person from whom the ex parte communication was made and briefly describing the substance of the ex parte communication.

#### **4. Conflicts of Interest and Disqualification.**

- 4.1 The Political Reform Act (Gov. Code § 81000 et seq.), prohibits a public official from using his or her official position to influence a governmental decision in which he or she has a financial interest. Government Code Section 1090 prohibits the City Council from entering into a contract in which a Council Member is financially interested, unless an exception applies.
- 4.2 When the Mayor or a Council Member has a financial interest in a City Council decision or contract, that individual is disqualified from voting on the matter, unless an exception applies. The interested individual shall openly

state that he or she is abstaining because of a disqualifying financial or other conflict of interest. The Mayor or any Council Member who is disqualified due to a financial interest shall publicly identify the financial interest in detail sufficient to be understood by the public except that disclosure of the exact street address of a residence is not required. A Council Member who is disqualified by a conflict of interest in any matter shall not remain in the room during the discussion and vote on such matter unless the matter has been placed on the consent agenda. In that case, the Council Member must identify the conflict and abstain from voting on the consent calendar, but may remain in the room while the consent calendar is voted upon. (2 Cal. Code Regs. § 18707(a)(3)(A).)

**5. Appointment of Vice Mayor**

- 5.1 The Vice Mayor is appointed by the City Council for a one year term. The Vice Mayor is appointed in December at the Regular Meeting or the meeting at which the declaration of the election results for a general municipal election is made, whichever occurs first. (See Gov. Code § 36801.) To be eligible for appointment as Vice Mayor, a Council Member must have served at least one year of his or her current term on the Council. The office of Vice Mayor shall annually rotate by Council District to the next eligible Council Member.
  
- 5.2 The Vice Mayor position shall be filled in accordance with the following rotation, beginning in December 2019:

<i>2019</i>	<i>District 3</i>
<i>2020</i>	<i>District 1</i>
<i>2021</i>	<i>District 2</i>
<i>2022</i>	<i>District 3</i>
<i>2023</i>	<i>District 4</i>
<i>2024</i>	<i>District 1</i>
<i>2025</i>	<i>District 2</i>
<i>2026</i>	<i>District 3</i>
<i>2027</i>	<i>District 4</i>

**6. Roles of Mayor and Vice Mayor**

- 6.1 The Mayor shall act as the primary spokesperson and official representative of the City Council, unless such responsibility is delegated by the Mayor, or otherwise assigned by a majority of the City Council.
- 6.2 The Mayor shall preside at all Regular, Adjourned Regular, Special and Emergency Meetings of the City Council, including joint meetings with commissions and committees and closed sessions.
- 6.3 The Mayor shall execute all official City documents, warrants and correspondence approved by the City Council.
- 6.4 The Mayor is authorized to issue proclamations, commendations and certificates of recognition, which may be presented at Council meetings under Presentations. The total time allotted to Presentations should, if possible, be limited to 15 minutes per meeting. (This section does not apply to Commissions or Committees.)
- 6.5 Nothing in this section is intended to suggest that the office of Mayor possesses formal powers or authority in excess of other members of the City Council; rather, the person serving as Mayor is to be recognized as the chairperson of the Council.
- 6.6 Vice Mayor shall serve and perform the functions of the Mayor in the absence of the Mayor. If both the Mayor and Vice Mayor are absent from a City Council meeting, the Council Members present shall select a Council Member from those Members present to perform the functions of Mayor at that particular meeting.

## **7. City Council Correspondence**

- 7.1 The City Manager, or his/her designee, is authorized to open and examine all mail or other written communications addressed to the City Council as a body, but shall not open correspondence addressed to an individual Council Member without their express authorization.
- 7.2 The City Manager may take action, or direct that action be taken, on issues or requests that do not require Council action. The City Manager shall inform Council when actions are taken on matters of significance or that are likely to be of interest to the City Council.

## **8. City Council Meeting Agendas**

- 8.1 The City Manager shall be responsible for determining items to appear on City Council meeting agendas.

8.2 Unless modified by Council by majority vote, the order of business for regular meetings of the City Council shall be as follows [choose Current or Alternate]:

<b>Current Order</b>	<b>Alternate Order</b>
<i>Roll Call</i>	<i>Roll Call</i>
<i>Legislative Invocation</i>	<i>Legislative Invocation</i>
<i>Pledge of Allegiance</i>	<i>Pledge of Allegiance</i>
<i>Presentations</i>	<i>Presentations</i>
<i>Consent Calendar</i>	<i>Consent Calendar</i>
<i>Public Hearings</i>	<b><i>Non-Agenda Public Comment (15 min)</i></b>
<i>Continued Business</i>	<i>Public Hearings</i>
<i>New Business</i>	<i>Continued Business</i>
<b><i>Non-Agenda Public Comment</i></b>	<i>New Business</i>
<i>City Council Reports</i>	<b><i>Non-Agenda Public Comment</i></b>
<i>City Manager Reports</i>	<i>City Council Reports</i>
<i>City Attorney Reports</i>	<i>City Manager Reports</i>
<i>Closed Session (if any)</i>	<i>City Attorney Reports</i>
<i>Adjournment</i>	<i>Closed Session (if any)</i>
	<i>Adjournment</i>

8.3 The City Manager shall have the authority to reorganize the order of business on a case-by-case basis if he or she believes that a variation in the normal order of business is appropriate.

8.4 A Member of the City Council may propose to the City Manager that an item be agendized for future Council discussion, consideration, and/or action. Council Member agenda items must be submitted to the City Manager’s office no later than the Monday proceeding the Wednesday on which staff assembles agenda packets for the subsequent Wednesday City Council meeting. A Council Member may submit an agenda item for inclusion in the agenda only if he or she has not submitted an agenda item related to the same subject matter in the preceding six months. The City Manager shall determine whether two agenda items submitted or proposed to be submitted by the same Council Member relate to the same subject matter.

8.5 In addition to the process for submission of agenda items set forth in Section 8.4, a Member of the City Council may propose at a Council meeting that an item be agendized for future Council discussion, consideration, and/or action. If the proposal is supported by a majority vote of Council members present, subject to notice and hearing requirements, it shall be agendized for a future meeting and noticed as required by law.

8.6 Notwithstanding Section 8.5, a proposal to reconsider any action taken by the City Council may be raised only at the same meeting or the next regularly scheduled meeting of the City Council after the action is taken and may be raised only by one of the Council Members who voted with the prevailing side.

- 8.7 The City Clerk shall be responsible for the assembly of Council meeting agendas and shall cause copies to be posted on the City Hall bulletin board(s) and City website. Whenever feasible, Regular and Adjourned Regular Meeting agendas shall be posted at least five (5) calendar days prior to meetings, but in no event less than the posting time requirements as set forth in State law. In the case of Special Meetings, agendas shall be posted as soon as practical, but in no event less than the posting time requirements as set forth in State law.
- 8.8 Consent Calendar items shall be comprised of items that are expected to be noncontroversial. Unless an item is removed from the Consent Calendar by a member of the Council, staff, or the public for separate discussion and action, the Consent Calendar may be acted upon by one motion.
- 8.9 The City Council may waive the reading in full of all Resolutions and Ordinances. The reading of Resolution titles shall be optional.
- 8.10 The City Clerk or Mayor shall announce an agenda item before discussion on that item commences.

**9. Items Not on the Agenda**

- 9.1 With narrow and limited exceptions, the City Council may not take any action or engage in discussion of an item not on the posted agenda. Council Members may only:
  - 9.1.1 Briefly respond to statements/questions from the public,
  - 9.1.2 Ask a question for clarification,
  - 9.1.3 Make a brief announcement,
  - 9.1.4 Make a brief report on his or her activities,
  - 9.1.5 Provide a reference to staff or other sources for factual information,
  - 9.1.6 Request staff report back at a later meeting, or
  - 9.1.7 Direct staff to place the matter on a future agenda.(Gov. Code § 54954.2(a)(3).)
- 9.2 The City Council may take action on items of business not appearing on the posted agenda when one of the following conditions exists:
  - 9.2.1 A majority of the Council determines there is an “emergency situation” as defined in State law for emergency meetings;



9.2.2 Two-thirds of the Council Members present (or all members if less than two-thirds are present) determine there is a need for immediate action and the need to take action came to the attention of the City after the agenda was posted; or

9.2.3 The item appeared on the agenda of, and was continued from, a meeting held not more than five days earlier.

(Gov. Code § 54954.2(b).)

## **10. Public Participation at City Council Meetings**

10.1 Each person desiring to address the Council at a City Council meeting is requested to submit to the City Clerk a speaker form. After being called upon by the City Clerk, the speaker may proceed to the podium. The speaker may state for the record his or her name and city of residence, but shall not be required to do so.

10.2 Members of the public may speak for three (3) minutes. Members of the public may not assign their speaker time to another person except when part of an organized group as set forth in Section 10.4. The time that a speaker devotes to responding to Council inquiries shall not be deducted from their allotted speaker time. To provide for an orderly meeting, the Mayor may, before the item is heard, reduce the three (3) minute time period. To provide for workshops and study sessions, the Mayor may, before the item is heard, waive or extend the three (3) minute time period.

10.3 If, in the judgment of the Mayor, an individual speaker is in the process of making a salient point and his or her time runs out, the Mayor may extend the time no more than two (2) minutes for the person to complete his or her testimony.

10.4 A group of at least five (5) speakers wishing to address a single item may, before the item is heard, designate a spokesperson and yield time to that individual provided that a single spokesperson shall be accorded no more than (15) minutes (plus an up to 2-minute extension by the Mayor if applicable) of time to complete his or her testimony. Individuals wishing to designate a single spokesperson to whom they wish to yield time must be present at the meeting, must indicate on the speaker slip that they desire to yield their time, and must include the name of their designated spokesperson on the speaker slip.

10.5 Project applicants and appellants (including members of an applicant's or appellant's project presentation team, when applicable) may speak for a combined total of up to fifteen (15) minutes on the agenda item(s) for which they are the applicants or appellants. Any PowerPoint or other media presentations to be presented at the Council meeting must be submitted to



the City Clerk's office no later than two (2) days before the meeting to ensure compatibility with the City's multimedia system.

- 10.6 The purpose of addressing the City Council is to communicate formally with the City Council regarding matters that relate to City Council business or citizen concerns within the subject matter jurisdiction of the City Council. Persons addressing the City Council on an agenda item shall confine their remarks to the matter under consideration by the City Council. Speakers may be asked to clarify how their comments relate to the matter at hand. Speakers may address the entire Council or individual Council Members, and, if allowed by the Mayor or chair, City staff.
- 10.7 Once recognized, members of the public shall not be interrupted when speaking unless to be called to order by the Mayor to: (i) curtail extraordinary repetition, (ii) curtail speech that is irrelevant to the City Council's subject matter jurisdiction, (iii) explain how his or her speech relates to the City's subject matter jurisdiction, or (iv) address some other point of order. If a speaker is interrupted to be called to order, the speaker shall cease speaking until the question of order is determined, and if in order, he or she shall be permitted to proceed, with additional time allotted for the time taken to determine the question of order.
- 10.8 Members of the public may address the Council concerning matters within the jurisdiction of the City of Santee, but not separately listed on the agenda, during the Non-Agenda Public Comment portion of the agenda. Each speaker shall be allotted three (3) minutes to complete his or her testimony. [If two Non-Agenda Public Comment periods are created]: The first Non-Agenda Public Comment period is limited to fifteen (15) minutes. Speakers will be called in the order in which their speaker slips are submitted. The remaining speakers who wish to speak on non-agenda matters may speak during the second Non-Agenda Comment Period.
- 10.9 Members of the public shall not engage in willful conduct that disrupts the orderly conduct of a City Council meeting. A person's conduct is considered disruptive if the person substantially impairs the conduct of the meeting by intentionally committing acts in violation of implicit customs or usages or of explicit rules for governance of the meeting, of which he or she knew, or as a reasonable person should have known. (See *In re Kay*, 1 Cal. 3d 930, 943 (1970).) Any person who so disrupts the meeting is subject to removal from the meeting.
  - 10.9.1 Prior to removing anyone from a City meeting, the Mayor (or other designated chair) shall: (i) notify the person that he or she is in violation of Section 10.10 of this Policy, (ii) specify the specific behavior giving rise to that conclusion; (iii) explain all grounds for the belief that the person's conduct is in violation of law/policy and

why such conduct subjects the person to expulsion; and (iv) notify the person that if the conduct continues he or she will be removed. The person receiving such notification shall be asked if he or she understands the conclusion but shall not be required to accept it.

## **11. Staff Reports and Presentations**

- 11.1 Staff shall compose Staff Reports in a clear and concise manner. Staff shall strive to write reports in a manner that can be easily understood by persons that do not have training in the report's subject matter.
- 11.2 Staff presentations at Council meetings are to be condensed to the briefest extent possible, while still providing a basic overview of the issue under consideration. Staff is encouraged to refrain from reiterating issues previously addressed in the Staff Report. However, Staff engaged in such communications shall not use these opportunities to communicate with the members of the City Council the comments or position of any other member of the City Council on City Council business.
- 11.3 To expedite Council meetings, Council Members are encouraged to contact the City Manager prior to Council meetings to obtain answers to questions and to obtain clarifications as needed.

## **12. City Council Meeting Minutes**

- 12.1 All meetings of the City Council shall be audio-recorded or video-recorded. Meeting minutes will be prepared and made available on the City's website.
- 12.2 The City Clerk shall have exclusive responsibility for the preparation of the minutes.
- 12.3 The minutes of City Council meetings shall be submitted to Council for approval/modification at a City Council meeting. Modifications to the City Council minutes may be made by the Council by a majority vote.
- 12.4 Minutes shall be prepared in brief concise form, in what are commonly referred to as "action minutes." Action minutes memorialize what was *done* at a meeting, as opposed to what was *said* at a meeting. Additionally, the identity of Council Members who make motions, second motions, and cast votes on motions are to be included in the minutes.
- 12.5 Unless the reading of the minutes of a City Council meeting is ordered by a majority of the Council, such minutes may be approved without reading if the City Clerk has previously furnished each Council Member with a copy thereof.

- 12.6 The approved minutes shall be executed by the Mayor and City Clerk upon approval by the City Council and shall constitute the official record of the City Council meeting.
- 12.7 The City Clerk shall enter the original executed minutes into the official records of the City as a permanent document.

City of Santee  
**COUNCIL AGENDA STATEMENT**

Item 13

**MEETING DATE** December 11, 2019

**AGENDA ITEM NO.**

**ITEM TITLE** SELECTION OF MAYOR PRO TEMPORE (VICE MAYOR)

**DIRECTOR/DEPARTMENT** John Minto, Mayor

*for JM*

**SUMMARY**

The current Vice Mayor, Stephen Houlahan, will finish a one-year term as Vice Mayor on December 11, 2019. In accordance with updated City Council Policy 2019-1, Section 5, Council Member Koval, District 3, is eligible for selection as the next Vice Mayor.

**FINANCIAL STATEMENT** *m*

There is no financial impact from this action.

**CITY ATTORNEY REVIEW**  N/A  Completed

**RECOMMENDATION** *MSB*

Select the next Vice Mayor for the term beginning December 11, 2019.

**ATTACHMENTS**

None



**City of Santee**  
**COUNCIL AGENDA STATEMENT**

**Item 14**

**MEETING DATE**      December 11, 2019

**AGENDA ITEM NO.**

**ITEM TITLE**      **RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA, FINDING THAT THE PUBLIC INTEREST AND CONVENIENCE REQUIRE THE SALE OF CERTAIN REAL PROPERTY, DECLARING ITS INTENT TO SELL SUCH PROPERTY, AND SETTING A PUBLIC HEARING**

**DIRECTOR/DEPARTMENT**      Marlene D. Best, City Manager

**SUMMARY**

The City is in the process of reacquiring a vacant parcel of real property located in Trolley Square in Santee identified as Parcel 4 of Parcel Map 18857 ("Property"), which was previously considered as a potential site for a public library. On August 14, 2019, the City Council determined that the Property was not appropriate for a public library. Pursuant to the Disposition and Development Agreement with Vestar Realty, now Kimco Realty ("Kimco"), Kimco is required to re-convey the Property to the City for development not inconsistent with current Trolley Square development. The City has been in discussions with Kimco and anticipates Kimco will re-convey the Property prior to the public hearing which will be scheduled for January 8, 2020. City staff recommends the sale of the Property for the following reasons: (1) the City has no economically viable use for the Property at this time; (2) the sale of the Property will increase revenue for the City's general fund and bring a needed use to the City; and (3) the sale will result in the development of an underutilized property, creating jobs within the City and spurring additional economic growth in the area. The City and Excel Acquisitions, LLC ("Excel") are negotiating the terms of a Disposition and Development Agreement ("Agreement"), pursuant to which the City would sell the Property to Excel to be developed as a four-story hotel consisting of 96 rooms, a breakfast seating area, a pool with a deck, and approximately 80 parking spaces.

California Government Code section 37421 provides that when the City Council finds that the public interest and convenience require the sale of sites dedicated to public use, it may adopt a resolution of its finding and intention to sell such property. The City must also schedule a public hearing at which the Council will hear any protests to the sale. This item requests that the Council adopt the attached Resolution declaring the City's intent to sell the Property pursuant to the terms of the Agreement, fixing a date and time for the hearing of any protests to the sale, providing for publication of the notice of the hearing, and fixing the time for final action on the sale of the Property and approval of the Agreement.

**FINANCIAL STATEMENT** *m* There is no fiscal impact from this action. The proposed sale of the Property which would be considered at the January 8, 2020 public hearing would be at a fair market price.

**CITY ATTORNEY REVIEW**       N/A       Completed

**RECOMMENDATION** *MSB*  
Adopt the Resolution finding that the public interest and convenience require the sale of certain real property, declaring the City's intent to sell such property, and setting a Public Hearing.

**ATTACHMENT**  
Resolution

**RESOLUTION NO. 2019-\_\_\_**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA,  
FINDING THAT THE PUBLIC INTEREST AND CONVENIENCE REQUIRE THE SALE  
OF CERTAIN REAL PROPERTY, DECLARING ITS INTENT TO SELL SUCH  
PROPERTY, AND SETTING A PUBLIC HEARING**

**WHEREAS**, California Government Code Section 37421 provides that when the legislative body of a city finds that the public interest and convenience require the sale of public buildings and sites dedicated to public use, it may adopt a resolution of its finding and intention to sell such property; and

**WHEREAS**, the City of Santee ("City") is in the process of reacquiring a vacant parcel of real property located in Trolley Square in Santee identified as Parcel 4 of Parcel Map 18857, and legally described in Exhibit "A" attached to this Resolution and incorporated by reference herein (the "Property"); and

**WHEREAS**, the Property was previously considered as a potential site for a public library, but on August 14, 2019, the City Council determined that the Property was not appropriate for use as a public library; and

**WHEREAS**, pursuant to the Disposition and Development Agreement with Vestar Realty, now Kimco Realty ("Kimco"), Kimco is required to re-convey the Property to the City for development not inconsistent with current Trolley Square development; and

**WHEREAS**, the City has been in discussions with Kimco and anticipates Kimco will re-convey the Property prior to the public hearing on the sale of the Property which will be scheduled for January 8, 2020; and

**WHEREAS**, the City hereby finds that the City has no economically viable use for the Property at this time, and that the sale of the Property will increase revenue for the City's general fund, result in the development of an underutilized property and bring a needed use to the City; and

**WHEREAS**, the City and Excel Acquisitions, LLC, a California limited liability company ("Potential Buyer"), are negotiating the terms of a Disposition and Development Agreement in connection with the sale of the Property from City to Potential Buyer ("Agreement"); and

**WHEREAS**, pursuant to Government Code section 65402, the proposed sale of the Property shall be presented to the City Council, and such sale shall be contingent on a finding by the City Council that the sale of the Property from City to Potential Buyer is in conformance with the City's general plan; and

**WHEREAS**, the City wishes to declare its intent to sell the Property pursuant to the terms of the Agreement, fix a time for the hearing of any protests to the sale, provide for publication of the notice of said hearing, and fix the time for final action on the sale of the Property and approval of the Agreement.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SANTEE  
RESOLVES AS FOLLOWS:**

**SECTION 1.** The City Council of the City hereby finds and determines that public convenience and necessity require the sale of the Property. The factors demonstrating

**RESOLUTION NO. 2019-\_\_\_**

that the public convenience and necessity require the sale of the Property include, but are not limited to the following:

1. The City has no economically viable use for the Property at this time;
2. The sale of the Property will increase revenue for the City's general fund and bring a needed use to the City; and
3. The sale will result in the development of an underutilized property, creating jobs within the City and spurring additional economic growth in the area.

**SECTION 2.** The City Council of the City hereby declares its intent to sell the Property and fixes January 8, 2020 at 7:00 p.m. at Santee City Hall Council Chamber, 10601 Magnolia Avenue, Santee, California, as the date, time and location for hearing any protests to the proposed sale of the Property, approval of the Agreement, and as the final action date.

**SECTION 3.** The City Council of the City hereby directs City staff to publish this resolution at least once in a daily newspaper prior to January 8, 2020 and to post this Resolution for not less than ten (10) days in at least three (3) conspicuous places upon the Property prior to January 8, 2020.

**ADOPTED** by the City Council of the City of Santee, California, at a Regular Meeting thereof held this 11th day of December, 2019, by the following roll call vote to wit:

**AYES:**

**NOES:**

**ABSENT:**

**APPROVED:**

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**JOHN W. MINTO, MAYOR**

**ATTEST:**

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**ANNETTE ORTIZ, CITY CLERK, MBA, CMC**

**RESOLUTION NO. 2019-\_\_\_**

**EXHIBIT "A"**  
**to**  
**Resolution No. 2019-\_\_\_**

Legal Description of Property

Real property in the City of Santee, County of San Diego, State of California, described as follows:

Parcel 4 of Parcel Map 18857

Being a subdivision of all that portion of lots 1 and 2 in Block 11 and of Lots 4 and 5 in Block 3 of Lots "H" and "O" of the Rancho El Cajon, in the City of Santee, County of San Diego, State of California, according to Map thereof No. 817, filed in the Office of the County Recorder of San Diego County, April 1896, together with that portion of Lakeside Avenue vacated by Order of the Board of Supervisors of said San Diego County, a copy of said Order being recorded in Book 32, Page 26 of Said Supervisors' Records.

SEE ATTACHED PARCEL MAP NO. 18857





**City of Santee**  
**COUNCIL AGENDA STATEMENT**

Item 15

**MEETING DATE**      December 11, 2019

**AGENDA ITEM NO.**

**ITEM TITLE**      PRESENTATION REGARDING 2019 STATE HOUSING LEGISLATION

**DIRECTOR/DEPARTMENT**      Shawn Hagerty, City Attorney

**SUMMARY**

One of the City Council's stated priorities is to develop a housing strategy for the City. In furtherance of that goal, this presentation is intended to provide an overview of the new housing bills signed in 2019 and how they apply to the City.

Throughout 2019, the Legislature has continued the trend of increasing regulation over the development of housing. The Governor signed into law several housing bills related to accessory dwelling units, streamlining for housing developments, enforcement of housing elements, and density bonuses. The major highlights of these bills are summarized in the attached staff report and will be discussed during the presentation.

**FINANCIAL STATEMENT**

N/A

*HJ for TM*

**CITY ATTORNEY REVIEW**

N/A       Completed

**RECOMMENDATION**

Receive presentation.

*MSB*

**ATTACHMENTS**

Staff Report

## STAFF REPORT

### PRESENTATION REGARDING 2019 STATE HOUSING LEGISLATION

#### SANTEE CITY COUNCIL MEETING OF DECEMBER 11, 2019

##### A. INTRODUCTION

Throughout 2019, the State Legislature has continued the trend of increasing regulation over development of housing. The Governor signed into law bills related to accessory dwelling units, streamlining for housing developments, enforcement of housing elements, and density bonuses. The major highlights of those bills are summarized briefly below, and will be discussed during the presentation. Due to the new laws regarding accessory dwelling units (ADUs), discussed below, the City needs to update its ADU ordinance. A compliant ADU ordinance is presented for Council's adoption as a separate item on tonight's agenda.

##### B. ACCESSORY DWELLING UNITS

As part of its response to California's housing crisis, the Legislature passed a handful of bills (AB 881, AB 671, AB 587, AB 670) that further limit local regulation of ADUs. The Legislature's goal is to accelerate ADU development throughout the State. Historically, an ADU is usually a second small residence on the same grounds as a single-family home, such as a back house or an apartment over a garage. Highlights of these new laws include:

- More locations. State law now clearly prohibits a city from requiring a minimum lot size, and ADUs are now allowed on lots with multifamily dwellings (not just single-family dwellings).
  - The no-setback rule is expanded beyond just nonconforming garages to include any existing structure, or any new structure in the same place and with the same dimensions as an existing structure.
  - The most a city may require for a side or rear setback is now 4 feet.
- Fewer opportunities to regulate size. Maximum size must be at least 850 square feet for attached and detached studio and one-bedroom ADUs and at least 1,000 square feet for two or more bedrooms.
- Less parking. Cities may no longer require replacement parking when a garage is converted to an ADU, and a city cannot require ADU parking within a 1/2 mile of public transit (now defined to include any bus stop, which may considerably expand parking-exempt areas for many cities).



- More limited review. A city must ministerially approve a compliant ADU, and now a junior ADU as well, within 60 days of receiving a complete application — a decrease from 120 days.
- Multiple ADUs and Multifamily. Cities must now allow both a junior ADU and either a converted ADU or a detached building-permit-only ADU on the same lot. Cities must now allow multiple converted ADUs on lots with a multifamily dwelling. Cities must now allow up to two detached ADUs on lots with a multifamily dwelling, subject only to a 16-foot height limit and 4-foot setback.
- More limited fees. Impact fees are prohibited for ADUs smaller than 750 square feet. They're allowed for large ADUs, but only proportional to the primary dwelling.
- No owner-occupancy requirement until January 1, 2025.
- No short term rental of ADUs.
- Heavier consequences for cities that are not in compliance. Any inconsistency with the new laws (not just 2017 amendments) voids the whole ordinance.
- Housing elements must now promote ADUs for affordable rent. The California Department of Housing and Community Development (“HCD”) must provide financial incentives.
- Homeowners’ Associations are now limited like local agencies in restricting ADUs.

### **C. STREAMLINING FOR HOUSING DEVELOPMENTS**

The State Legislature has continued to limit local laws over housing developments. SB 330 makes numerous changes to the Permit Streamlining Act and the Housing Accountability Act, and establishes the Housing Crisis Act.

Under the new rules, cities and counties will be limited in the ordinances and policies that can be applied to housing developments. “Housing development” is now defined to include residential projects, mixed-use projects with 2/3 of the square footage dedicated to residential units and transitional or supportive housing projects. Highlights of this bill include:

- The creation of a new preliminary application process. A housing development will be deemed to have completed the preliminary application process by providing specified information regarding: site characteristics, the planned project, certain environmental concerns, facts related to any potential density bonus, certain coastal zone-specific concerns, the number of units to be demolished and the location of recorded public easements.
  - With limited exceptions, housing developments will only be subject to those ordinances and policies in effect when the completed preliminary

application is submitted. The public agency must make any historic site determination at the time the developer has complied with the preliminary application checklist.

- All public agencies are required to compile a checklist and make it available on the agency's website.
- Streamlining Provisions. The Housing Accountability Act was amended to prohibit more than 5 hearings when reviewing a project that complied with the general plan and zoning code objective standards when the application was deemed complete. "Hearing" is broadly defined to include any workshop or meeting of a board, commission, council, department or subcommittee.
  - Additionally, a housing development cannot be required to rezone the property if it is consistent with the objective general plan standards for the property. The city may require the housing development to comply with the objective zoning code standards applicable to the property, but only to the extent they facilitate the development at the density allowed by the general plan.
- Housing Crisis Act of 2019 ("HCA"). These provisions apply to "urbanized areas" which will be determined by HCD by June 30. HCD may revise the list after January 1, 2021 to address changes in urbanized areas.
  - The HCA provides that, where housing is an allowable use, an affected public agency, including its voters by referendum or initiative, may not change a land use designation (general plan or zoning) to remove housing as a permitted use or reduce the intensity of residential uses permitted under the general plan and zoning codes that were in place as of Jan. 1, 2018. The exception is if the city concurrently changes the standards applicable to other parcels to ensure there is no net loss in residential capacity.
  - Affected public agencies are also prohibited from imposing a moratorium or similar restriction on a housing development, including mixed-use developments, except to specifically protect against imminent threats to public health and safety.
  - Additionally, affected public agencies cannot enforce a moratorium or other similar restriction on a housing development until the ordinance has been approved by HCD.
  - As of January 1, affected cities or counties are prohibited from imposing or enforcing subjective design standards on housing developments where housing is an allowable use. Objective standards are limited to design standards that involve no personal or subjective judgment by a public official.
  - An affected city or county is also prohibited from establishing or implementing any growth-control measure adopted by the voters after 2005 that:

- limits the number of land use approvals for housing annually,
- acts as a cap on the number of housing units that can be constructed or
- limits the population of the city or county.

#### **D. HOUSING ELEMENT ENFORCEMENT**

AB 101, the Omnibus Housing Bill, gives HCD more tools to hold cities accountable for housing-element compliance. Unlike many of the other housing bills, which become effective on January 1, 2020, AB 101 took effect immediately. The highlights of AB 101 include the following:

- After HCD flags a noncompliant housing element, the Attorney General is now required to seek a court order directing the city to bring its housing element into compliance. To secure compliance, the court is directed to retain jurisdiction, hold status conferences, and impose fines, and may appoint a receiver to step in, take the process over from the city, and “bring the jurisdiction’s housing element into substantial compliance.”
- Cities with compliant housing elements get preference in applying for housing and infrastructure programs. Cities that don’t comply are ineligible for certain programs.
- The bill established new grant programs that providing funding to address homelessness, facilitate compliance with regional housing needs assessments, and fund capital improvement projects that are needed to facilitate development of qualifying infill projects and areas. The bill also expanded existing grant programs.

#### **E. DENSITY BONUSES**

The new housing legislation also includes a number of bills modifying density bonus rules, and information and reporting rules. Each of these bills is designed to increase housing production by easing regulations on development or making information readily available to potential developers. Highlights of these bills include:

- AB 1763 amends California’s density bonus law to authorize significant development incentives to encourage 100 percent affordable housing projects. In response to a need for housing for low- and moderate-income households, the bill allows up to 20 percent of the units to be available for moderate income households, while the remainder of the units must be affordable to lower income households. The affordability restrictions apply to both the base units and the extra units granted through the density bonus.
  - These 100 percent affordable housing projects can receive an 80 percent density bonus from the otherwise maximum allowable density on the site.

If the project is within 1/2 mile of a major transit stop, the city may not apply any density limit to the project. In addition to the density bonus, qualifying projects will receive four regulatory concessions. And, if the project is within 1/2 mile of a major transit stop, it will also receive a height increase of up to three additional stories, or 33 feet. The 100 percent affordable housing projects are also not subject to any minimum parking requirements.

- Essentially, this bill encourages 100 percent affordable housing projects to provide as many units as possible on the site, and the limits on project size come from other standards, such as maximum height limits and setbacks (which are also subject to any allowable deviations through the four available concessions). Under existing law, cities are already required to have an ordinance that implements the state density bonus law.

## **F. OTHER SIGNIFICANT HOUSING LAWS**

Other new housing laws created new transparency and reporting requirements regarding surplus lands within an agency's jurisdiction, and regarding housing development requirements for applicants.



**City of Santee**  
**COUNCIL AGENDA STATEMENT**

**Item 16**

**MEETING DATE**      December 11, 2019

**AGENDA ITEM NO.**

**ITEM TITLE**      **CONSIDERATION OF A RESOLUTION CANCELLING A REGULAR CITY COUNCIL MEETING IN THE SUMMER MONTHS OF JULY OR AUGUST, 2020, RESCHEDULING THE NOVEMBER 11, 2020 MEETING TO NOVEMBER 18, 2020, AND ADOPTING THE CITY COUNCIL MEETING CALENDAR FOR 2020.**

**DIRECTOR/DEPARTMENT**      Annette Ortiz, CMC, City Clerk



**SUMMARY**

Historically, the City Council has approved the cancellation of one Regular City Council meeting during the summer months each year. Council has traditionally cancelled one of its summer meetings to accommodate various scheduling issues. Staff requests Council identify which summer meeting date, July 8, July 22, or August 12, 2020 will be cancelled to provide adequate notice to the public.

Additionally, the November 11, 2020 Regular Council meeting falls on Veteran's Day, which is a holiday and City Hall will be closed. Staff recommends the November 11, 2020 Regular Council meeting be cancelled and rescheduled for November 18, 2020.

The Council's recently updated Policy on Council governance states that the Council may cancel, by resolution, any Regular meeting.

The City Clerk will post the Council Calendar and provide advance notice of the cancelled meetings.



**FINANCIAL STATEMENT**      N/A

**CITY ATTORNEY REVIEW**       N/A       Completed

**RECOMMENDATION**      *MSB*

1. Identify preferred date for cancellation of a City Council meeting in the summer months; and
2. Adopt the Resolution cancelling a summer meeting, rescheduling the November 11, 2020 Regular Council meeting for November 18, 2020, and adopting the City Council Meeting Calendar for 2020; and
3. Direct the City Clerk to post the Council Calendar and Notices of Meeting Cancellations.

**ATTACHMENT**

Resolution



**RESOLUTION NO. \_\_\_\_\_**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE,  
CALIFORNIA, CANCELLING A REGULAR CITY COUNCIL MEETING IN THE  
SUMMER MONTHS OF JULY OR AUGUST, RESCHEDULING THE NOVEMBER 11,  
2020 MEETING TO NOVEMBER 18, 2020, AND ADOPTING THE CITY COUNCIL  
MEETING CALENDAR FOR 2020**

**WHEREAS**, the City Council recently updated its Policy on Council governance (Policy 2019-1) which established the Regular Meeting schedule for the City Council; and

**WHEREAS**, Policy 2019-1 allows the Council to cancel any scheduled Regular Meeting by Resolution; and

**WHEREAS**, the 2020 City Council Meeting Calendar is attached to this Resolution as Exhibit "A"; and

**WHEREAS**, the City Council has traditionally cancelled one of its summer meetings to accommodate various scheduling issues; and

**WHEREAS**, staff requests the City Council identify which summer meeting date, July 8, July 22, or August 12, 2020 will be cancelled; and

**WHEREAS**, the November 11, 2020 Regular Meeting falls on Veteran's Day, which is a holiday and City Hall will be closed; and

**WHEREAS**, staff recommends the November 11, 2020 Regular Meeting be rescheduled to November 18, 2020.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Santee, California, the \_\_\_\_\_ (Insert Date) \_\_\_\_\_ Regular Meeting is hereby cancelled.

**BE IT FURTHER RESOLVED** that the November 11, 2020 Regular Meeting is hereby rescheduled to November 18, 2020, and that the 2020 City Council Meeting Calendar is hereby adopted, as modified by the above actions.

**ADOPTED** by the City Council of the City of Santee, California, at a Regular Meeting thereof held this 11<sup>th</sup> day of December, 2019, by the following roll call vote to wit:

**AYES:**

**NOES:**

**ABSENT:**

**APPROVED:**

\_\_\_\_\_  
**JOHN W. MINTO, MAYOR**

**ATTEST:**

\_\_\_\_\_  
**ANNETTE ORTIZ, MBA, CMC, CITY CLERK**

**Attachment:** Exhibit A

RESOLUTION NO. \_\_\_\_\_

**Exhibit A  
2020 CITY COUNCIL MEETING CALENDAR**

January 8, 2020
January 22, 2020
February 12, 2020
February 26, 2020
March 11, 2020
March 25, 2020
April 8, 2020
April 22, 2020
May 13, 2020
May 27, 2020
June 10, 2020
June 24, 2020
July 8, 2020
July 22, 2020
August 12, 2020
August 26, 2020
September 9, 2020
September 23, 2020
October 14, 2020
October 28, 2020
November 11, 2020
December 9, 2020

City of Santee  
COUNCIL AGENDA STATEMENT

**MEETING DATE**

December 11, 2019

**AGENDA ITEM NO.**

**ITEM TITLE**

RECEIVE PRESENTATION FROM NORTH STAR DESTINATION STRATEGIES UNVEILING THE CITY'S NEW BRAND; AND AUTHORIZE THE CITY MANAGER TO ENTER INTO A PROFESSIONAL SERVICES AGREEMENT WITH NORTH STAR DESTINATION STRATEGIES TO DEVELOP AN IMPLEMENTATION PLAN FOR THE CITY'S NEW BRAND

**DIRECTOR/DEPARTMENT**

Marlene Best, City Manager

**SUMMARY**

A community brand is what people say about a community, and branding is the process a city might take to create a consistent community-wide identity to differentiate themselves and help them stand out from the competition.

On February 27, 2019, the City Council approved an agreement with North Star Destination Strategies to develop a brand for the City. Over the ensuing months, the North Star team, assisted by members of the City's Envision Santee staff committee, performed extensive community research, including stakeholder interviews, focus group discussions, and surveys. On September 18, North Star presented the results of this research for review and approval by the City Council. Since then, the team has been creatively developing the City's new brand based on the research gathered. The creative process includes development of a logo, strap line, color scheme and samples of brand concepts, which will all be unveiled at this meeting.

The next phase of the branding process is the "action" phase, which will provide an implementation plan for the City's new brand. If approved, NorthStar will map out a strategic action and communications plan comprised of the fundamental steps needed to help ensure that the brand gains traction and maintains momentum. The goal is to make sure the City's brand is the guiding principle for the future, not just a logo and tagline on the letterhead.

**FINANCIAL STATEMENT**

*in*

\$50,000 is currently appropriated as part of the adopted Fiscal Year 2019-20 Economic Development budget for brand implementation, which is available to fund the \$12,000 Professional Services Agreement with NorthStar for development of an implementation plan.

**CITY ATTORNEY REVIEW**

N/A  Completed

**RECOMMENDATION**

*MAB*

- 1) Receive presentation from NorthStar Destination Strategies, unveiling the City's new brand; and
- 2) Authorize the City Manager to enter into a Professional Services Agreement, as approved to form by the City Attorney, with North Star Destination Strategies in the amount of \$12,000 for development of a brand implementation plan.

**ATTACHMENTS**

Draft Agreement with North Star Destination Strategies

**AGREEMENT FOR PROFESSIONAL SERVICES  
BETWEEN THE CITY OF SANTEE  
AND  
NORTH STAR DESTINATION STRATEGIES**

This Agreement for Professional Services ("Agreement") is made and entered into this 1st day of January, 2020, by and between the City of Santee ("City"), a California charter city and The Burdette Agency, Inc. doing business as North Star Destination Strategies ("Consultant") (collectively, the "Parties").

**RECITALS**

- A. City is in need of professional services to develop an action plan to implement its new brand ("the Project").
- B. Consultant is duly licensed and/or has the necessary qualifications to provide such services for the Project.
- C. The Parties' desire by this Agreement to establish the terms for the City to retain Consultant to provide the services described herein.

**AGREEMENT**

**NOW, THEREFORE, IT IS AGREED AS FOLLOWS:**

- 1. **Services**  
Consultant shall provide the City with the services described in the Scope of Services attached hereto as [Exhibit 'A'](#) and hereby made a part of this Agreement; provided, however, that the contents of this Agreement shall supersede any provision in [Exhibit 'A'](#) that is inconsistent herewith.
- 2. **Compensation**
  - a. Subject to paragraphs 2(b) - (d) below, City shall pay for the services provided by Consultant in accordance with the Schedule of Charges set forth in [Exhibit 'B'](#) attached hereto and hereby made a part of this Agreement; provided, however that the contents of this Agreement shall supersede any provision in [Exhibit 'B'](#) that is inconsistent herewith.
  - b. In no event shall the total amount paid for services rendered by Consultant pursuant to this Agreement exceed the sum of \$12,000. This Agreement is subject to and contingent on budgetary appropriations being approved by the City Council for each fiscal year during the term of this Agreement. If such appropriations are not approved, the Agreement will be immediately terminated without penalty to the City, and the City will pay Contractor for any work to date up to the time appropriations were not approved.
  - c. City shall pay Contractor for work performed in accordance with the Activity Schedule as set forth in [Exhibit 'C'](#). If Contractor does not perform work in accordance with the Standard of Care as defined in this Agreement, City will have no obligation to compensate Contractor for any unpaid installments, regardless of the status of the Project.
  - d. City will pay Contractor in two (2) equal installments of \$6,000 in accordance with the Schedule of Charges as set forth in [Exhibit 'B'](#). The first payment will be made 30 days after the effective date of this Agreement, and then within 30 days of project completion.

- e. Except as to any charges for work performed or expenses incurred by Consultant which are disputed by City, City will use its best efforts to cause Consultant to be paid within thirty (30) days of receipt of Consultant's invoice; provided however, that untimely invoices may be subject to nonpayment if funding has not been appropriated or budgeted for payment of the invoice due to Consultant's untimely submission. Payment to Consultant for work performed pursuant to this Agreement shall not be deemed to waive any defects in the work performed by Consultant.

**3. Additional Work**

Consultant shall not be compensated for any services outside of the Scope of Services, except as provided in this paragraph. If changes in the work seem merited by Consultant or the City, and informal consultations with the other party indicate that a change is warranted, a change in scope of the work shall be processed by the City in the following manner: a letter outlining the changes shall be forwarded to the City by Consultant with a statement of estimated changes in fee or time schedule. An amendment to this Agreement shall be prepared by the City and executed by both parties before performance of such services or the City will not be required to pay for the changes in the scope of work. Such amendment shall not render ineffective or invalidate unaffected portions of this Agreement.

**4. Maintenance of Records**

Books, documents, papers, accounting records, and other evidence pertaining to work done and costs incurred pursuant to this Agreement shall be maintained by Consultant and made available for inspection, audit and copying by the City at all reasonable times during the term of this Agreement and for four (4) years from the date of final payment under the Agreement.

**5. Ownership and Use of Work**

- a. Stock photography used for the demonstration of creative concepts is not to be reproduced or published in any way without first negotiating usage rights with the appropriate stock image provider. To ensure that the recommended strapline (tagline) is available for use and capable of being trademarked, Consultant will conduct a trademark registration search with the United States Patent and Trademark Office via their web site: <http://www.uspto.gov/main/trademarks.htm>. Consultant will report any records found relating to the strapline. The pursuit of an official, legally-binding trademark is the responsibility of the City.
- b. Concepts, logos and straplines not selected by the City shall remain the intellectual property of Consultant.
- c. Except as noted in paragraphs 5a. and 5b., all documents and materials prepared pursuant to this Agreement shall be considered the property of City, and will be turned over to City upon demand, but in any event upon completion of the work. City reserves the right to publish, disclose, distribute and otherwise use, in whole or in part, any reports, data or other documents and materials prepared under this Agreement without the permission of Consultant. All documents and materials shall be delivered in a reproducible form. As used herein, "documents and materials" include, but are not limited to, any original maps, models, designs, drawings, photographs, studies, surveys, reports, data, notes, and computer files prepared or developed pursuant to this Agreement.



**6. Findings Confidential**

Any reports, information, data or materials given to or prepared or assembled by Consultant under this Agreement are confidential and shall not be made available to any individual or organization by Consultant without prior written approval of City.

**7. Conflict of Interest**

Consultant hereby expressly covenants that no interest presently exists, nor shall any interest, direct or indirect, be acquired during the term of this Agreement that would conflict in any manner with the performance of services pursuant to this Agreement.

**8. Term of Agreement and Time of Performance**

Consultant shall perform its services hereunder in a prompt and timely manner, and in accordance with the Scope of Services shown in Exhibit 'A' attached hereto and made a part hereof; provided, however, that the contents of this Agreement shall supersede any provisions in Exhibit 'A' that is inconsistent herewith. Work shall commence upon the date of execution of this Agreement. Unless a different date is set forth in the Scope of Services, the term of this Agreement shall be for a period of one (1) year from the date of execution of this Agreement unless terminated sooner pursuant to the provisions of this Agreement or the Work is complete. Such term may be extended upon written agreement of both City and Consultant.

**9. Delays in Performance**

Neither the City nor Consultant shall be considered in default of this Agreement for delays in performance caused by circumstances beyond the reasonable control of the non-performing party. For purposes of this Agreement, such circumstances include but are not limited to, abnormal weather conditions; floods; earthquakes; fire; epidemics; war; riots and other civil disturbances; strikes, lockouts, work slowdowns, and other labor disturbances; sabotage or judicial restraint.

Should such circumstances occur, the non-performing party shall, within a reasonable time of being prevented from performing, give written notice to the other party describing the circumstances preventing continued performance and the efforts being made to resume performance of this Agreement.

**10. Compliance with Law**

a. Consultant shall comply with all applicable laws, ordinances, codes and regulations of the federal, state and local government. If Consultant's failure to comply with applicable laws, ordinances, codes or regulations results in a claim for damage or liability to City, Consultant shall be responsible for indemnifying and holding the City harmless as provided in this Agreement.

b. Consultant shall assist the City, as requested, in obtaining and maintaining all permits, if any, required of Consultant by Federal, State and local regulatory agencies.

**11. Standard of Care**

Consultant's services will be performed in accordance with generally accepted professional practices and principles and in a manner consistent with the level of care and skill ordinarily exercised by members of the profession currently practicing under similar conditions.

**12. Assignment and Subconsultants**

Consultant shall not assign, delegate, sublet, or transfer this Agreement or any rights under or interest in this Agreement without the written consent of the City, which may be withheld for any reason. A consent to one assignment shall not be deemed to be consent to any subsequent assignment. Nothing contained herein shall prevent Consultant from employing

independent associates and subconsultants as Consultant may deem appropriate to assist in the performance of services hereunder.

**13. Independent Consultant**

Consultant is retained as an independent Consultant and is not an agent or employee of the City. No employee or agent of Consultant shall by this Agreement become an agent or employee of the City. The work to be performed shall be in accordance with the work described in [Exhibit 'A'](#), subject to such directions and amendments from the City as herein provided. Consultant shall have no authority, express or implied, pursuant to this Agreement to bind City to any obligation whatsoever.

**14. Integration**

This Agreement represents the entire understanding of the City and Consultant as to those matters contained herein, and supersedes and cancels any prior oral or written understanding, promises or representations with respect to those matters covered hereunder. To the extent that any provision or clause contained in an attachment to this Agreement conflicts with a provision or clause in the Agreement, the provision or clause in this Agreement shall control. This Agreement may not be modified or altered except in writing signed by both parties hereto. This is an integrated Agreement.

**15. Insurance**

a. Commercial General Liability

- (i) The Consultant shall take out and maintain, during the performance of all work under this Agreement, in amounts not less than specified herein, Commercial General Liability Insurance, in a form and with insurance companies acceptable to the City.
- (ii) Coverage for Commercial General Liability insurance shall be at least as broad as the following:
  - (1) Insurance Services Office Commercial General Liability coverage (Occurrence Form CG 0001)
- (iii) Commercial General Liability Insurance must include coverage for the following:
  - (1) Bodily Injury (including death) and Property Damage
  - (2) Personal Injury/Advertising Injury
  - (3) Premises/Operations Liability
  - (4) Products/Completed Operations Liability
  - (5) Aggregate Limits that Apply per Project
  - (6) Contractual Liability with respect to this Contract
  - (7) Broad Form Property Damage
  - (8) Independent Consultants Coverage
  - (9) Sexual Misconduct Coverage, with no applicable sublimit
- (iv) All such policies shall name the City of Santee, its City Council and each member thereof, its officers, employees, and agents as Additional Insureds under the policy.
- (v) The general liability program may utilize either deductibles or provide coverage excess of a self-insured retention, subject to written approval by the City. All deductibles and self-insured retentions must be declared to the City prior to commencing work under this Agreement.

b. Automobile Liability

- (i) At all times during the performance of the work under this Agreement the Consultant shall maintain Automobile Liability Insurance for bodily injury (including death) and property damage including coverage for owned, non-owned and hired vehicles, in a form and with insurance companies acceptable to the City.
- (ii) Coverage for automobile liability insurance shall be at least as broad as Insurance Services Office Form Number CA 0001 (ed. 6/92) covering automobile liability, Code 1 (any auto).
- (iii) The automobile liability program may utilize deductibles, but not a self-insured retention, subject to written approval by the City.

c. Workers' Compensation/Employer's Liability

- (i) At all times during the performance of the work under this Agreement the Consultant shall maintain Workers' Compensation in compliance with applicable statutory requirements and Employer's Liability Coverage in amounts indicated herein.
- (ii) Such insurance shall include an insurer's Waiver of Subrogation in favor of the City and will be in a form and with insurance companies acceptable to the City.
- (iii) If insurance is maintained, the workers' compensation and employer's liability program may utilize either deductibles or provide coverage excess of a self-insured retention, subject to written approval by the City.
- (iv) Before beginning work, the Consultant shall furnish to the City satisfactory proof that he/she has taken out for the period covered by the work under this Agreement, full compensation insurance for all persons employed directly by him/her to carry out the work contemplated under this Agreement, all in accordance with the "Workers' Compensation and Insurance Act," Division IV of the Labor Code of the State of California and any acts amendatory thereof. Consultant shall require all subconsultants to obtain and maintain, for the period covered by the work under this Agreement, worker's compensation of the same type and limits as specified in this Section.

d. Minimum Policy Limits Required.

- (i) The following insurance limits are required for the Agreement:

	<u>Combined Single Limit</u>
Commercial General Liability	\$1,000,000 per occurrence/\$2,000,000 aggregate for bodily injury (including death), personal injury and property damage
Automobile Liability	\$1,000,000 per occurrence for bodily injury (including death) and property damage
Employer's Liability	\$1,000,000 per accident for bodily injury or disease



If Consultant maintains higher limits than the minimums shown above, the City requires and shall be entitled to coverage for the higher limits maintained by Consultant. Any available insurance proceeds in excess of the specified minimum limits of insurance and coverage shall be available to the City.

e. Evidence Required.

- (i) Prior to execution of the Agreement, the Consultant shall file with the City evidence of insurance from an insurer or insurers certifying to the coverage of all insurance required herein. Such evidence shall include original copies of the ISO CG 2010 (or insurer's equivalent) signed by the insurer's representative, Certificate of Insurance (most recent version of Acord 25 Form or equivalent), and Additional Insured Endorsement verifying compliance with the requirements. All evidence of insurance shall be signed by a properly authorized officer, agent or qualified representative of the insurer and shall certify the names of the insured, any additional primary insureds, where appropriate, the type and amount of the insurance, the location and operations to which the insurance applies, and the expiration date of such insurance.

f. Policy Provisions Required.

- (i) The City of Santee, its City Council and each member thereof, its officers, employees, and agents shall be named as an additional insured on the Commercial General Liability policy using form 2010 1185 or equivalent. Any subconsultant, subcontractor or similar entity performing work on the Project must add the City as an additional insured using CG form 20 38, or broader coverage. Blanket endorsements may be accepted at City's discretion. All policies shall contain or shall be endorsed to contain a provision that advanced written notice of any cancellation, including cancellation for non-payment of premium, shall be provided to the City. Statements that the carrier "will endeavor" and "that failure to mail such notice shall impose no obligation and liability upon the company, its agents or representatives," will not be acceptable on endorsements. At the City's sole discretion, the requirement to endorse policies to provide advanced written notice of cancellation to the City may be waived upon the Contractor's agreement that it shall provide the City with copies of any notices of cancellation immediately upon receipt.
- (ii) General Liability and Automobile Liability insurance policies shall contain a provision stating that the Consultant's policies are primary insurance and that the insurance of the City or any named additional insureds shall not be called upon to contribute to any loss.

g. Qualifying Insurers.

- (i) All policies required shall be issued by acceptable insurance companies, as determined by the City, which satisfy the following minimum requirements:

Insurance carriers shall be qualified to do business in California and maintain an agent for process within the State. Such insurance carrier shall have not less than an 'A' policyholder's rating and a financial rating of not less than "Class VII" according to the latest Best Key Rating Guide. Due to market fluctuations in the Workers Compensation sector, the City reserves the right and at its sole discretion to review and accept the Consultant's proposed Workers compensation insurance.

h. Additional Insurance Provisions

- (i) The foregoing requirements as to the types and limits of insurance coverage to be maintained by Consultant, and any approval of said insurance by the City, is not intended to and shall not in any manner limit or qualify the liabilities and obligations otherwise assumed by the Consultant pursuant to this Agreement, including but not limited to, the provisions concerning indemnification.
- (ii) If at any time during the life of the Agreement, the Consultant fails to maintain in full force any insurance required by the Agreement documents the City may terminate the Agreement or may elect to withhold compensation in an amount sufficient to purchase insurance to replace any expired or insufficient coverage.
- (iii) The Consultant shall include all subconsultants as insureds under its policies or shall furnish separate certificates and endorsements for each subconsultant. All coverage for subconsultants shall be subject to all of the requirements stated herein.
- (iv) The City may require the Consultant to provide complete copies of all insurance policies in effect for the duration of the Project.
- (v) Neither the City, nor its City Council, nor any member of thereof, nor any of the directors, officers, employees, agents or volunteers shall be personally responsible for any liability arising under or by virtue of the Contract.

16. Indemnification

- a. To the fullest extent permitted by law, Consultant agrees to indemnify, defend (with independent counsel approved by the City) and hold harmless the City and its officers, employees and elected and appointed officials, and volunteers (each, an "Indemnified Party") from and against any and all liabilities (including without limitation all claims, losses, damages, penalties, fines, and judgments, associated investigation and administrative expenses, and defense costs, including but not limited to reasonable attorneys' fees, court costs and costs of alternative dispute resolution) regardless of nature or type, expressly including but not limited to those arising from bodily injury (including death) or property damage, arising out of or resulting from any act or omission to act of the Consultant, Consultant's agents, officers, employees, subconsultants, or independent consultants hired by Consultant under this Agreement. The Consultant's obligations apply regardless of whether or not a liability is caused or contributed to by the negligence (including passive negligence) or other act or omission of an Indemnified Party. The acceptance or approval of the Consultant's work by an Indemnified Party shall not relieve or reduce the Consultant's indemnification obligation. Consultant shall pay and satisfy any judgment, award or decree that may be rendered against the City, its officials, officers, agents, employees or representatives. The provisions of this Section shall survive completion of the work under this Agreement or the termination of this Agreement and are not limited by the provisions relating to insurance.
- b. If Consultant's obligation to defend, indemnify, and/or hold harmless arises out of Consultant's performance as a "design professional" (as that term is defined under Civil Code section 2782.8), then, and only to the extent required by Civil Code section 2782.8, which is fully incorporated herein, Consultant's indemnification obligation shall be limited to claims that arise out of, pertain to, or relate to the negligence, recklessness, or willful misconduct of the Consultant, and, upon Consultant obtaining a final adjudication by a court of competent jurisdiction, Consultant's liability for such claim, including the cost to defend, shall not exceed the Consultant's proportionate percentage of fault.

- c. City shall indemnify, defend and hold Consultant harmless against any losses or expenses that Consultant may incur as a result of any claim, suit or proceeding brought against Consultant as the result of material provided to Consultant by the City which contains unlawful, infringing, erroneous or incorrect data or information.

**17. Confidentiality**

Contractor shall keep confidential all information, in whatever form, produced, prepared, observed or received by Contractor to the extent that such information is confidential by law or otherwise required by this Agreement.

**18. Laws, Venue, and Attorneys' Fees**

This Agreement shall be interpreted in accordance with the laws of the State of California. If any action is brought to interpret or enforce any term of this Agreement, the action shall be brought in a state or federal court situated in the County of San Diego, State of California. In the event of any such litigation between the parties, the prevailing party shall be entitled to recover all reasonable costs incurred, including reasonable attorney's fees, as determined by the court.

**19. Termination or Abandonment**

- a. City may terminate this Agreement, with or without cause, at any time by giving thirty (30) days written notice of termination to Consultant. In the event such notice is given, Consultant shall cease immediately all work in progress.
- b. Consultant may terminate this Agreement at any time upon thirty (30) days written notice of termination to City.
- c. If either Consultant or City fails to perform any material obligation under this Agreement, then, in addition to any other remedies, City or Consultant may terminate this Agreement immediately upon written notice.
- d. Upon termination of this Agreement, Consultant shall transfer, assign and make available to the City, all property and materials in its possession or control belonging to the City or paid for by the City. In the event that the material, which is the subject of this Agreement, is copyrightable subject matter, Consultant and City agree that for the purposes of this Agreement the material shall be a work made for hire and the property of the City. Consultant shall furnish City with a final invoice for work performed by Consultant. City shall have no obligation to pay Consultant for work performed after termination of this Agreement.

**20. Organization**

Consultant shall assign Ed Barlow as Project Supervisor. The Project Supervisor shall not be removed from the Project or reassigned without the prior written consent of the City. Consultant shall make every reasonable effort to maintain the stability and continuity of Consultant's staff assigned to perform the services required under this Agreement.

**21. Notice**

Any notice or instrument required to be given or delivered by this Agreement may be given or delivered by depositing the same in any United States Post Office, certified mail, return receipt requested, postage prepaid, addressed as shown below and shall be effective upon receipt thereof.

CITY:  
Marlene Best  
City Manager  
City of Santee  
10601 Magnolia Avenue  
Santee, CA 92071-1222

CONSULTANT:  
Will Ketchum  
President  
North Star Destination Strategies  
1023 Kings Avenue  
Jacksonville, FL 32207

**22. Third Party Rights**

Nothing in this Agreement shall be construed to give any rights or benefits to anyone other than the City and the Consultant.

**23. Severability and Waiver**

The unenforceability, invalidity or illegality of any provision(s) of this Agreement shall not render the other provisions unenforceable, invalid or illegal. Waiver by any party of any portion of this Agreement shall not constitute a waiver of any other portion thereof.

**24. Nondiscrimination**

Consultant shall not discriminate, in any way, against any person on the basis of race, color, religious creed, national origin, ancestry, sex, age, physical handicap, medical condition or marital status in connection with or related to the performance of this Agreement.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.

**CITY OF SANTEE**

**CONSULTANT**

By: \_\_\_\_\_  
Marlene D. Best, City Manager

By: \_\_\_\_\_  
Will Ketchum, President

**APPROVED AS TO FORM:**

**BEST BEST & KRIEGER LLP**

By: \_\_\_\_\_  
Shawn Hagerty, City Attorney

## **EXHIBIT 'A'** **SCOPE OF SERVICES**

As an extension of the current brand development (“BrandPrint”) process between the City and Consultant, the second phase is the implementation or “action” phase, which will provide a two to three-year implementation plan for the City’s new brand, uncovered through the research, strategy, and creative phases of the BrandPrint process with North Star. Consultant will map out a must-do strategic action and communications plan following the City’s brand development. This plan comprises the fundamental action steps that ensure the brand gains traction and maintains momentum. Many of these tasks involve setting up the organization and cooperation that will propel the City’s brand forward. The goal is to make sure the City’s brand is the guiding principle for the future, not just a logo and line on the letterhead.

Development of the implementation plan will be completed in the weeks following the final presentation of the new brand to the City Council in December 2019. The implementation plan will be shared as part of the final report due under the current BrandPrint scope of work. This final report is anticipated in February 2020.

### **Communication & Delivery**

With an eye to the City’s goals and target audiences, Consultant will consider how available marketing tactics and tools fit the desired effect and breadth of the brand rollout and subsequently provide recommendations for incorporating the new brand into the City’s stakeholder communications efforts.

### **Brand Action Ideas**

These high-impact ideas are designed to raise the profile of the City’s new brand and bring it to life in every corner of the Santee community. Composed of both short- and long-term solutions, some ideas will rely on traditional print and digital advertising strategies, while others will serve as inspiration for brand adoption in creative and unique ways. Custom ideas can fall into the following categories:

- Policy (laws or measures that support the brand strategy)
- Search Engine Optimization (SEO) (strategies to increase the visibility of the brand’s digital elements via online search results)
- Economic Development (marketing, communications, training, outreach, resources, etc., all specifically related to economic development)
- Tourism (marketing, communications, training, products, packaging, merchandise, etc., all specifically related to tourism)
- Private Sector (ideas and tools to engage businesses and private sector organizations)
- Sports (tournaments, events, youth sports, etc.)
- Events (any organized activity that ties back to the brand ranging in scope from festivals to health fairs to career counseling to community clean-up days)
- Festivals (repackage existing events/festivals or develop new ones that connect to the brand)
- Arts (public art campaigns, partnerships, contests, artists-in-residence programs)
- Environmental Applications (look at your community as if it were a canvas)
- Awards (civic awards, organizational awards, etc.)
- Education (programs in schools, small business/entrepreneur mentoring, education for front-line hospitality staff, etc.)
- Health (community health programs, school-based health initiatives, business-based health initiatives, hospital and health care agency partnerships)
- Master Planning (design and development of infrastructure and support systems consistent with the brand strategy)

**EXHIBIT 'B'**  
**SCHEDULE OF CHARGES**

<b>Item</b>	<b>Price</b>
Action Phase: Brand Implementation	\$12,000
<hr/>	
<b>TOTAL PROJECT COST</b>	<b>\$12,000</b> <sup>(1)</sup>

**Payment Terms**

City will pay Contractor in two (2) equal installments of \$6,000 each. The first payment will be made within 30 days after the effective date of this Agreement, and then again within 30 days from project completion, which is defined as delivery of the final report from Contractor to City. Final report is anticipated in February 2020.

<sup>(1)</sup> The Total Project Cost includes all charges for the Project, including any travel and material costs.

**City of Santee**  
**COUNCIL AGENDA STATEMENT**

**Item 18**

**MEETING DATE** December 11, 2019

**AGENDA ITEM NO.**

**ITEM TITLE** Fortieth Birthday – 2020 Event Calendar Presentation

**DIRECTOR/DEPARTMENT** Marlene Best, City Manager

**SUMMARY**

Celebrations are in order as the City of Santee, formerly known as Cowleston, turns 40 on December 1, 2020.

Santee has matured quickly over the last four decades and continues to grow. No longer just a bedroom community of homes, Santee now boasts major commercial centers in its downtown, a business community which employs over 17,000 people, and nine premier parks with significant recreational opportunities. Santee takes pride in its past and looks forward to its thriving future.

In addition to the City's birthday, we will be launching a new brand that will redefine and highlight our amazing city as we celebrate SANTEE all year long. January to December will be jammed packed with special events, free citywide activities, contests, giveaways and just plain FUN as we honor and share our story of why Santee is the place to be.

**ENVIROMENTAL REVIEW** N/A

**FINANCIAL STATEMENT** *jm*

The fiscal year 2019-20 City Council and Special Events operating budgets include a total of \$28,100 to support the planned events. Sponsorship opportunities will be pursued to offset the cost of these events.

**CITY ATTORNEY REVIEW**  N/A  Completed

**RECOMMENDATION** *MAB*

Receive presentation.

**ATTACHMENTS**

Draft 40<sup>th</sup> Birthday – 2020 Event Calendar

## *40<sup>th</sup> Birthday - 2020 Event Calendar*

Jan 1 – Official Birthday Countdown Commences (Timer located on City’s website)

Jan 23 – Santee Olympic Torch Relay & Opening Ceremonies

Jan 25 – Race Walk Olympic Trials & Santee Sunset 5k

Feb 1 – Mast Park Grand Opening Event

Feb 15 – Fido Fest...My Furry Valentine

Mar – Green Month (Ideas: Promote Sustainability, Shred Event, Outdoor Activities)

Apr 4 – Spring Eggstravaganza

Apr 19 – Santee Car Show (East County Cruisers)

Apr 25 – Santee Aloha 5k (Santee School District)

May 23 – Santee Street Fair (Santee Chamber)

Jun 6 – National Trail Day

Jun 11 – Kick Off the Santee Summer Concerts

June 18 – Santee Summer Concert

June 25 – Santee Summer Concert

Jul 4 – Santee Salutes

Jul 16 – Santee Summer Concert

Jul 23 – Santee Summer Concert

Jul 30 – Santee Summer Concert

Aug 4 – National Night Out

Aug 6 – Santee Summer Concert

Aug 13 – Santee Summer Concert

Aug 20 – Santee Summer Concert

Sept 19 – Santee Bluegrass Festival

Sept 26 – Lights the Water Lantern Festival – Santee Lakes

Oct 10 – Santee Fire Department Open House

Oct 17 – Ladies at the Lakes – Santee Lakes

Oct 24 – Fire Department Poster Contest

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Nov 6 – Veteran’s Day Golf Tournament – Santee Chamber

Nov 8 – Santee Celebrates San Diego Beer Week @ Riverwalk Grill

Nov 11 – Veteran’s Day (Bridge dedication – details pending)

Nov 14 – Fire & Sheriff Pancake Breakfast – (Actual Date Pending)

Nov 20 – Holiday Lighting Celebration

Dec 1 – CITY OF SANTEE’S 40<sup>th</sup> Birthday (Free Dessert Day – Details Pending)

Dec 3 – Taste of Santee – Santee Chamber

Dec 6 – Santa at the Lakes – Santee Lakes

Dec 9 – City Council Meeting / Oath of Office (Tentative)

Dec 17 – Employee Holiday Luncheon & Service Awards

Dec 18 – Senior Holiday Luncheon

**Note:** Dates and activities are subject to change. Additional events and activities will be added to the calendar throughout the year.