

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



CITY COUNCIL

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

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 of Santee
Regular Meeting Agenda
Santee City Council**

**Wednesday, January 8, 2020
6:30 PM**

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

Regular City Council Meeting – 6:30 p.m.

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

LEGISLATIVE INVOCATION: Phil Herrington – Pathways

PLEDGE OF ALLEGIANCE

PROCLAMATION: [2020 U.S. Olympic 50km Race Walk Trials](#)

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.](#)**
- (2) [Approval of Meeting Minutes of the Santee City Council for the November 13, and December 11, 2019, Regular Meetings and the December 11, 2019, Special Meeting. \(City Clerk – Ortiz\)](#)**
- (3) [Approval of Payment of Demands as presented. \(Finance – McDermott\)](#)**

- (4) Adoption of a Resolution accepting the Santana Street Emergency CMP Repairs (CIP 2020-23) as complete. (Development Services – Kush)
- (5) Second Reading and Adoption of an 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)
- (6) Second Reading and Adoption of an Ordinance 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). (Development Services – Kush)
- (7) Three Claims against the City by Kyle Hicks, Melody Snow, and Pamela Strickler. (Human Resources – Hardy)

NON-AGENDA PUBLIC COMMENT: (15 minutes)

Persons 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. This first Non-Agenda Public Comment period is limited to a total of 15 minutes. Additional Non-Agenda Public Comment is received prior to Council Reports.

PUBLIC HEARING:

- (8) Continued Public Hearing to consider Certification of a Program Environmental Impact Report under the California Environmental Quality Act (CEQA); Adoption of CEQA Findings of Fact and a Mitigation Monitoring and Reporting Program; and Adoption of the Sustainable Santee Plan (Climate Action Plan). Applicant: City of Santee. (Development Services – Kush)

Recommendation:

1. Open the Public Hearing and receive public testimony; and
2. Adopt the Resolution Adopting Findings of Fact Pursuant to the California Environmental Quality Act; Certifying the Program Environmental Impact Report (SCH # 2017081030); Adopting a Mitigation Monitoring and Reporting Program; and Adopting the Sustainable Santee Plan; and
3. Authorize staff to file a Notice of Determination in accordance with CEQA.

- (9) **Public Hearing to amend the Consolidated Fee Schedule to add rental fees for new facilities at Weston Park and Mast Park and for an existing park pavilion in Town Center Park West. (Community Services – Maertz)**

Recommendation:

Conduct and close the Public Hearing; and adopt the Resolution amending the Consolidated Fee Schedule.

- (10) **Public Hearing considering a Disposition and Development Agreement (DDA) between the City of Santee and Excel Acquisitions, LLC, for Development of Real Property known as Parcel 4 of Parcel Map 18857 located in Trolley Square. (City Manager – Best)**

Recommendation:

Continue the Public Hearing to a date certain.

NEW BUSINESS:

- (11) **Discussion and direction on use of the City’s new logo. (City Manager – Best)**

Recommendation:

Provide direction to staff on use of the City’s new brand logos.

- (12) **Report on the process of allocating Community Development Block Grant (CDBG) funds. (Development Services – Kush)**

Recommendation:

Receive report and provide direction to staff.

CDC SUCCESSOR AGENCY:

- (13) **Resolution of the Community Development Commission Successor Agency approving the Recognized Obligation Payment (ROPS) Schedule for the period from July 1, 2020 to June 30, 2021 (“ROPS 20-21”). (Finance – McDermott)**

Recommendation:

Adopt the Resolution.

NON-AGENDA PUBLIC COMMENT: (Continued)

All public comment not presented within the first Non-Agenda Public Comment period above will be heard at this time.

CITY COUNCIL REPORTS:

- (14) Appointment of representatives for Council Committees. (Council – Mayor Minto)**

Recommendation:

Vote on Mayor Minto's Council Committee recommendations.

CITY MANAGER REPORTS:

CITY ATTORNEY REPORTS:

CLOSED SESSION:

ADJOURNMENT:



Jan	02	SPARC	CANCELLED	Civic Center Building 8A
Jan	08	Council Meeting		Council Chamber
Jan	13	Community Oriented Policing Committee		Council Chamber
Jan	22	Council Meeting		Council Chamber
Jan	29	Revenue Workshop		Council Chamber
Feb	06	SPARC		Civic Center Building 8A
Feb	10	Community Oriented Policing Committee		Council Chamber
Feb	12	Council Meeting		Council Chamber
Feb	26	Council Meeting		Council Chamber

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

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

The City of Santee complies with the Americans with Disabilities Act. Upon request, this agenda will be made available in appropriate alternative formats to persons with disabilities, as required by Section 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 }
 County of San Diego } ss.
 City of Santee }

AFFIDAVIT OF POSTING AGENDA

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 January 3, 2020, at 6:00 p.m.

Signature

01/03/2020
Date

City of Santee
COUNCIL AGENDA STATEMENT

Proclamation

MEETING DATE January 8, 2020

AGENDA ITEM NO. PROC

ITEM TITLE PROCLAMATION: 2020 U.S. OLYMPIC 50KM RACE WALK TRIALS

DIRECTOR/DEPARTMENT John Minto, Mayor

SUMMARY

The 2020 United States 50km Race Walk Trials will take place on January 25, 2020 on Town Center Parkway and Riverview Parkway behind Santee Trolley Square.

Some of the elite athletes competing will qualify for the U.S. Olympic Team in Tokyo 2020.

Santee has supported the sport of Race Walking by hosting the 2009, 2014, 2015, 2017, 2018, 2019 USA Track & Field National 50km Race Walk Championships, and the 2012 and 2016 U.S. Olympic Team Trials for the 50km Race Walk.

It is an honor for the City of Santee to host the Olympic Trials for the third time. Thank you to everyone who makes this event possible so that athletes can represent their country in the Olympic Games; one of life's great honors and achievements.

FINANCIAL STATEMENT N/A

CITY ATTORNEY REVIEW N/A Completed

RECOMMENDATION *MOB* Present proclamation.

ATTACHMENTS (Listed Below)

Proclamation.

City of Santee, California

Proclamation

WHEREAS, the 2020 United States 50km Race Walk Trials will take place on January 25, 2020 on Town Center Parkway and Riverview Parkway behind Santee Trolley Square; and

WHEREAS, the City of Santee has shown its commitment to the sport of Race Walking by having hosted the 2009, 2014, 2015, 2017, 2018 and 2019 USA Track & Field National 50km Race Walk Championships, and the 2012 and 2016 U.S. Olympic Team Trials for the 50km Race Walk; and

WHEREAS, the top finishers will be named to the U.S. Olympic Team and will represent our country at the 2020 Olympic Games in Tokyo; and

WHEREAS, the City of Santee is both thrilled and honored to host for the third time a United States Olympic Team Trial; and

NOW THEREFORE, I, John W. Minto, Mayor of the City of Santee and all members of the Santee City Council do hereby declare Saturday, January 25, 2020 as

“UNITED STATES OLYMPIC TEAM TRIALS 50KM RACE WALK DAY”

throughout the City of Santee and wish all the athletes competing good fortune and God’s speed in the competition. We would also like to recognize all the competitors in the United States Olympic Team Trials, 50km Race Walk for their accomplishments and contributions to their sport and their country. A special thanks to the USA Track & Field, USA Track & Field San Diego, Everything Running, San Diego Running Co., KOZ Events and UNATION for organizing this event in Santee.

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



Mayor John W. Minto

City of Santee
COUNCIL AGENDA STATEMENT

Item 1

MEETING DATE January 8, 2020

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 January 8, 2020

AGENDA ITEM NO.

ITEM TITLE APPROVAL OF MEETING MINUTES OF THE SANTEE CITY COUNCIL FOR THE NOVEMBER 13, AND DECEMBER 11, 2019, REGULAR MEETINGS AND THE DECEMBER 11, 2019, SPECIAL MEETING.

DIRECTOR/DEPARTMENT Annette Ortiz, CMC, City Clerk 

SUMMARY

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

FINANCIAL STATEMENT N/A

CITY ATTORNEY REVIEW N/A Completed

RECOMMENDATION

Approve Minutes as presented.

ATTACHMENT

- Regular Meeting Minutes
- November 13, 2019
 - December 11, 2019
- Special Meeting Minutes
- December 11, 2019

**Minutes
Santee City Council
Council Chamber – Building 2
10601 Magnolia Avenue
Santee, California
November 13, 2019**

DRAFT

This Regular Meeting of the Santee City Council was called to order by Mayor John W. Minto at 7:01 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 Todd Tolson of Riverview Community Church and the **PLEDGE OF ALLEGIANCE** was led by Carl Schmitz, Principal Civil Engineer.

PROCLAMATION: Small Business Saturday – November 30, 2019

Council Member Koval presented the Proclamation.

PROCLAMATION: Green Friday – November 29, 2019

Council Member Koval presented the Proclamation to SPARC Members.

ADJOURNMENT IN MEMORY: In Memory of Jayne Stanley Hurley

Vice Mayor Houlahan presented the Adjournment in Memory Certificate to Jayne's husband Patrick Hurley.

CONSENT CALENDAR:

- (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 Regular Meeting of October 9, 2019. (City Clerk – Ortiz)**
- (3) **Approval of Payment of Demands as presented. (Finance – McDermott)**
- (4) **Approval of the Expenditure of \$71,644.84 for October 2019 Legal Services and Related Costs. (Finance – McDermott)**

- (5) **Adoption of a Resolution approving the City of Santee ADA and Title VI Notices to the Public, Grievance Procedures and Grievance Forms. (Human Resources – Hardy) (Reso 105-2019)**
- (6) **Adoption of a Resolution accepting the Citywide Slurry Seal and Roadway Maintenance Program 2019 Project (CIP 2019-02) as complete. (Development Services – Kush) (Reso 106-2019)**

ACTION: Council Member McNelis moved approval of the Consent Calendar.

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.

PUBLIC HEARING:

- (7) **Public Hearing for 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 – Kush)**

The Public Hearing was opened at 7:15 p.m.

The Director of Development Services introduced the item and Senior Planner conducted a PowerPoint presentation.

PUBLIC SPEAKERS:

- Van Collinsworth

Mayor Minto made brief comments regarding native and non-native vegetation as it pertains to defensible space.

The Fire Chief responded to Council questions.

ACTION: Council Member McNelis moved approval of staff 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.

The Public Hearing was closed at 7:35 p.m.

CONTINUED PUBLIC HEARING:

- (8) **Continued Public Hearing to consider Certification of a Program Environmental Impact Report under the California Environmental Quality Act; Adoption of CEQA Findings of Fact, and a Mitigation Monitoring and Reporting Program; and Adoption of the Sustainable Santee Plan (Climate Action Plan) Applicant: City of Santee. (Development Services – Kush)**

The Continued Public Hearing was opened at 7:35 p.m.

The City Manager requested changing the Climate Action Plan (CAP) Public Hearing to the date certain of January 8, 2020.

PUBLIC SPEAKERS:

- Janet Garvin
- Van Collinsworth, Preserve Wild Santee
- Justin Schlaefli

The City Manager stated that staff has met with San Diego County staff relative to a Community Choice Aggregation (CCA) and are currently working on a report to present to Council at a later date, along with other possible partners for joining a Joint Powers Authority (JPA).

ACTION: Vice Mayor Houlahan moved to continue the item to January 8, 2020.

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

The Continued Public Hearing was continued at 7:50 p.m. to January 8, 2020.

NEW BUSINESS:

- (9) **Resolution amending the Employment Agreement of the City Manager. (Human Resources – Hardy) (Reso 107-2019)**

The Director of Human Resources presented a report on the Third Amendment to the Employment Agreement with Marlene Best, City Manager.

PUBLIC SPEAKERS:

- Justin Schlaefli

ACTION: Council Member Hall moved approval of staff 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.

(10) Second workshop regarding Legislative Policy related to General Council Meeting Procedures. (City Attorney/City Clerk – Hagerty/Ortiz)

The City Attorney introduced the item and the Assistant City Attorney provided a presentation.

Vice Mayor Houlahan stated an 11:00 p.m. curfew for Council Meetings, along with moving the start time to 6:00 p.m., would benefit the citizens.

Council Member Hall concurred with the 6:30 p.m. start time and inquired about the specifics of an 11:00 p.m. curfew.

Council Member Koval expressed her preference for a 6:30 p.m. start time for Council Meetings. She inquired about start times and the duration of meetings in other cities relative to the populations.

Council Member McNelis disagreed with a curfew, but did agree with starting the Council Meetings at 6:00 p.m.

Council Member McNelis stated that the authority to call Special Meetings should rest with the majority of the City Council and not with the Mayor or City Manager.

The City Attorney detailed specifics of the Brown Act pertaining to Special Meetings.

Council Member Hall suggested a compromise to allow for a Special Meeting to 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.

Mayor Minto, Council Member McNelis and Council Member Koval agreed to the compromise.

The City Attorney clarified the proposed changes to the section of the Policy related to absences.

Council Member McNelis stated there should be clarification regarding excused or unexcused absences.

Mayor Minto expressed concerns with what constitutes an excused or unexcused absence.

The City Attorney stated that additional information regarding what qualifies as an excused absence will be provided.

Vice Mayor Houlahan stated that he supports checking in with the City Clerk regarding absences. He clarified the specific number of absences required to be removed from the Council.

Council Member Koval requested clarification for Point of Personal Privilege.

Vice Mayor Houlahan expressed support of disclosure of ex parte communications.

Under discussion, Council requested clarification on what is allowed, to which the City Attorney responded that revised language will be brought back regarding ex parte communications.

Vice Mayor Houlahan expressed concerns with a possible advantage the title of Vice Mayor might provide to a Council Member running for office.

Council Member Hall expressed support for both options.

Council Member Koval expressed support for a rotation process.

Mayor Minto also supported a rotation process.

Vice Mayor Houlahan expressed support of moving Non-Agenda Public Comment toward the beginning of the Agenda, but also limiting the amount of public comment in the first section.

Council Member Koval stated that Council should not respond during Non-Agenda Public Comment.

Council Member Hall expressed support for placing Non-Agenda Public Comment either before Public Hearing or New Business.

Council Member McNelis expressed support for leaving the section in its current location.

Vice Mayor Houlahan supported placing fifteen minutes of Non-Agenda Public Comment after the Consent Calendar and the remaining comments be heard towards the end of the meeting.

Mayor Minto requested the item be brought back.

Mayor Minto stated he would like no changes to the Council Reports section.

Council Member McNelis stated the section is to report what the Council Member did for

the City, not to report on information that is not relevant to City business, to which Mayor Minto concurred.

Council Member Hall expressed concerns for agenda items that are brought back excessively.

Council Member McNelis inquired whether a majority vote by the Council would be an option to bring back a previous item, to which the City Attorney responded in the affirmative.

Vice Mayor Houlahan requested clarification on the option to bring back an item, to which the City Attorney clarified Council always has the option to bring back an item.

Council requested clarification on Section 8.6 regarding reconsideration.

Council requested that organized groups have at least 5 people present at the Council Meeting to total a fifteen minute presentation.

Council Member McNelis requested language be added to clarify the difference with workshops versus regular meeting items.

Vice Mayor Houlahan stated applicant and appellant time should match speakers for organized presentations and be limited to fifteen minutes.

Mayor Minto suggested there be clarification on what constitutes disruptive behavior.

PUBLIC SPEAKERS:

- Justin Schlaefli
- Eid Fakhouri

Mayor Minto requested Council allow Andrew Hayes to deliver an invitation from Senator Brian W. Jones to his Annual Holiday Open House.

PUBLIC SPEAKERS:

- Andrew Hayes

(11) Authorize the City Manager to execute a Professional Services Agreement for Concession Services at Mast Park with Quality Coast Incorporated per RFP 19/20-40017. (Community Services – Maertz)

The Directory of Community Services provided a report on the Concession Services Agreement and responded to Council questions.

Richard Rosengreen, Quality Coast Incorporated, responded to Council questions.

Mayor Minto inquired whether an 18-month term is sufficient to determine the success of

the concession services and recommended incorporating a possible term extension into the agreement.

Council Member McNelis stated that 18 months is sufficient and inquired whether the disc golf will be monitored.

ACTION: Council Member Hall moved approval of staff 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.

- (12) **Appeal of a Decision of the Director of Development Services granting Sign Permit ZAS2019-14 and Variance V2019-2 for the Lantern Crest Congregate Care Facility digital sign located at 300 Lantern Crest Way in the Neighborhood Commercial/Medium High Density Residential (NC/R-14) Zone. (APN 384-142-36). Applicant: Michael Grant. (Development Services – Kush)**

The Director of Development Services presented a brief staff report.

PUBLIC SPEAKERS:

- Courtney Chase, Altair Homeowners Association
- Michael Grant, Lantern Crest

Mayor Minto inquired about what type of content would be advertised on the proposed sign.

Council Member Koval inquired whether the sign would be used for purposes other than advertising.

Vice Mayor Houlahan inquired whether changing the design was an option. He expressed concerns with the impact to the safety of traffic.

Council Member Hall inquired about other possible locations for the sign on the property.

Council Member McNelis expressed his opposition to digital signs.

Mayor Minto inquired whether a digital sign would cause traffic collisions, to which the Principal Traffic Engineer responded in the negative.

Council Member Koval offered a hard copy rendition of a potential location for the digital sign.

ACTION: Vice Mayor Houlahan moved approval of reversing the Director's Decision, he requested that the applicant take all comments into consideration and return to Council with an amended proposal.

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

NON-AGENDA PUBLIC COMMENT:

- (A) Mike Root, provided a hand out, spoke about the perimeter maintenance to landscaping and brush regarding fire safety around residential homes.
- (B) Justin Schlaefli, SDSU Alumni Board of Advisors, invited alumni to join the SDSU Alumni Association.
- (C) Eid Fakhouri, spoke in opposition to the Carlton Oaks Golf Course project.
- (D) Augie Scalzitti, expressed concerns with Council's fiduciary responsibility to represent the citizens of Santee.

CITY COUNCIL REPORTS:

Mayor Minto presented the Director of Development Services with an award given to the City of Santee for "Public Owner Merit Award" from the Associated General Contractors of America.

CITY MANAGER REPORTS:

The City Manager thanked the Fire and Sheriff's Departments for the Pancake Breakfast with the Community. She also congratulated staff Breanne Humphrey and Annette Ortiz on graduating from the Public Management Academy.

CITY ATTORNEY REPORTS:

None

CLOSED SESSION:

Council Members recessed at 10:30 p.m. and convened in Closed Session at 10:35 p.m.

(13) CONFERENCE WITH REAL PROPERTY NEGOTIATORS

(Gov. Code section 54956.8)

Property: Parcel 4 of Parcel Map 18857 located in Trolley Square (Library site)

City Negotiator: City Manager

Negotiating Parties: Excel Hotel Group and Vestar Kimco Santee, LP

Under Negotiation: Price and terms of payment

Council Members reconvened in Open Session at 10:42 p.m. with all members present.

Mayor Minto reported that for Item 13, direction was given to staff.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 10:42 p.m. in memory of Jane Stanley Hurley.

Prepared by:

Edgar Felix, Assistant City Clerk

Date Approved:

Annette Ortiz, CMC, City Clerk

DRAFT

**Minutes
Santee City Council
Council Chamber – Building 2
10601 Magnolia Avenue
Santee, California
December 11, 2019**

DRAFT

This Regular Meeting of the Santee City Council was called to order by Mayor John W. Minto at 7:00 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 Christian DeMent of Santee United Methodist Church and the **PLEDGE OF ALLEGIANCE** was led by Assistant City Attorney Victoria Hester.

CONSENT CALENDAR:

AGENDA CHANGES:

Mayor Minto requested Item 14 be moved to be heard after Item 11, and Item 15 be moved to be heard after Item 9.

- (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) (Reso 108-2019)**
- (6) **Authorization of a Professional Services Agreement with Nakoa 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) (Reso 109-2019)

- (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) (Reso 110-2019)

ACTION: Council Member Hall moved approval of the Consent Calendar with the amendments made by Mayor Minto.

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

Item reordered to be heard following Item 9:

NEW BUSINESS:

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

The Assistant City Attorney conducted a PowerPoint presentation.

Council Member McNelis inquired whether the hearing limitations includes meetings held by the developer, to which the City Attorney responded that the provision applies to City meetings only.

Council Member McNelis requested clarification regarding SB-330 and growth control measures.

The City Attorney stated the item will be brought back at a future meeting.

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) (ORD 571)

The Public Hearing was opened at 7:34 p.m.

ACTION: Council Member Hall moved approval of staff recommendation.

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.

The Public Hearing was closed at 7:35 p.m.

- (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) (Resos 111-2019, 112-2019, 113-2019)**

The Public Hearing was opened at 7:36 p.m.

The Principal Planner conducted a PowerPoint presentation.

Council Member McNelis requested clarification regarding the proposed permitted land uses.

ACTION: Council Member McNelis moved approval of staff 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.

The Public Hearing was closed at 7:51 p.m.

Item reordered to be heard following Item 11:

NEW BUSINESS:

- (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) (Reso 115-2019)**

The City Manager gave a brief presentation.

ACTION: Council Member McNelis moved approval of staff 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:

- (12) **Adoption of Legislative Policy related to General Council Meeting Procedures. (City Attorney/City Clerk – Hagerty/Ortiz) (Reso 114-2019)**

The Assistant City Attorney made a brief presentation.

Council Member McNelis stated he would prefer to have Non-Agenda Public Comment remain in its current location on the agenda.

Vice Mayor Houlahan expressed his support for Non-Agenda Public Comment being moved to after the Consent Calendar.

Council Member Koval stated she would prefer to have Non-Agenda Public Comment placed after the Consent Calendar with a time limit of fifteen minutes.

Council Member Hall stated he supports the alternate order with a fifteen minute time limit.

Vice Mayor Houlahan expressed concerns with the Vice Mayor selection process. He stated an incumbent could potentially have an advantage running for office while serving as Vice Mayor.

ACTION: Council Member Hall moved approval of staff recommendation.

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.

NEW BUSINESS:

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

Mayor Minto presented Vice Mayor Houlahan with a plaque in honor of his service as Vice Mayor.

Mayor Minto announced the appointment of Council Member Koval, District 3, as the new Vice Mayor.

ACTION: Council Member Hall moved approval of staff recommendation.

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

(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) (Reso 116-2019)

The City Clerk presented a brief staff report.

Council Member Houlahan requested that the July 8, 2020 Council Meeting be cancelled

and the November 11, 2020 meeting be moved to November 18, 2020.

ACTION: Council Member Houlahan moved approval of staff recommendation.

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

(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)

The City Manager introduced the item and Ed Barlow, North Star Destination Strategies, conducted a PowerPoint presentation.

Vice Mayor Koval expressed support for various aspects of the brand and its presentation, marketing potential and perception. She stated she would like to see elements of Santee Lakes in the branding.

Council Member McNelis expressed support for the brand, the design and potential products as well as the marketing options.

Council Member Houlahan thanked the Envision Santee Committee for their work. He expressed support for the design and suggested a possible stone sign with the new logo.

Council Member Hall expressed support for the design and suggested moving forward as quickly as possible with implementation. He also suggested incorporating the brand into the fortieth anniversary events and activities.

Mayor Minto expressed support for the new brand relative to potential products. He suggested other possible brand uses and stated that the new brand and logo would create more of an identity for Santee.

PUBLIC SPEAKERS:

- Michele Perchez, did not speak

MOTION: Council Member Houlahan moved approval of authorizing the City Manager to enter into a Professional Services Agreement with North Star Destination Strategies for \$12,000.00.

ACTION: Council Member Houlahan amended his motion to accept the new brand and approve staff recommendation.

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

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

The City Manager introduced the item, and the Marketing Coordinator delivered a PowerPoint presentation.

NON-AGENDA PUBLIC COMMENT:

(A) Michele Perchez, did not speak

CITY COUNCIL REPORTS:

Vice Mayor Koval reported on her attendance to the East County Economic Development Council Meeting. She stated there are a lot of staffing changes occurring at SANDAG which could impact the City.

Mayor Minto reported on his attendance to the League of California Cities Executive Committee and Forum regarding local control issues, such as affordable housing.

CITY MANAGER REPORTS:

The City Manager thanked the Council and the community for their attention to the branding and fortieth anniversary items. She also invited everyone to see the bulletin board display put together by Finance staff in the Council Chambers.

CITY ATTORNEY REPORTS:

None

ADJOURNMENT:

There being no further business, the meeting was adjourned at 9:21 p.m.

Prepared by:

Edgar Felix, Assistant City Clerk

Date Approved:

Annette Ortiz, CMC, City Clerk

**Minutes
Santee City Council
Council Chamber – Building 2
10601 Magnolia Avenue
Santee, California
December 11, 2019**

1. CALL TO ORDER

This Special Meeting of the Santee City Council was called to order by Mayor John W. Minto at 6:06 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.

Council Members recessed at 6:06 p.m. and convened in Closed Session at 6:07 p.m.

2. CLOSED SESSION

CONFERENCE WITH REAL PROPERTY NEGOTIATORS

(Gov. Code section 54956.8)

Property: Parcel 4 of Parcel Map 18857 located in Trolley Square (Library site)

City Negotiator: City Manager

Negotiating Parties: Excel Hotel Group and Vestar Kimco Santee, LP

Under Negotiation: Price and terms of payment

Council Members reconvened in Open Session at 6:48 p.m. with all members present.

Mayor Minto reported that Item 2 was an information item only as it pertained to an item on the Regular Meeting Agenda.

3. PUBLIC COMMENT

None

4. ADJOURNMENT

There being no further business, the meeting was adjourned at 6:48 p.m.

Prepared by:

James Jeffries, Administrative Secretary

Date Approved:

Annette Ortiz, CMC, City Clerk

City of Santee
COUNCIL AGENDA STATEMENT

Item 3

MEETING DATE January 8, 2020

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 *MAB*

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>
12/05/2019	Payroll	\$ 347,639.89
12/05/2019	Accounts Payable	127,955.77
12/05/2019	Accounts Payable	237,425.04
12/09/2019	Accounts Payable	97,365.41
12/10/2019	Accounts Payable	110,416.51
12/12/2019	Accounts Payable	1,548,122.74
12/18/2019	Accounts Payable	23,120.29
12/18/2019	Accounts Payable	250,000.00
12/19/2019	Payroll	340,190.18
12/19/2019	Accounts Payable	1,661,301.31
12/19/2019	Accounts Payable	63,143.45
12/20/2019	Accounts Payable	96,405.21
12/23/2019	Accounts Payable	<u>110,377.10</u>
	TOTAL	<u>\$5,013,462.90</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
123065	12/5/2019	13515 LANGARICA, SERGIO	Ref000060757		CORRECTED LICENSE TYPE - REF	41.00
					Total :	41.00
123066	12/5/2019	11859 AIRGAS USA LLC	9094071372	52561	EQUIPMENT REPAIR PARTS	933.00
					Total :	933.00
123067	12/5/2019	12083 ANIMAL PEST MANAGEMENT	568691	52722	PEST CONTROL SERVICES	627.04
			568692	52722	PEST CONTROL SERVICES	627.04
			589204	52722	PEST CONTROL SERVICES	123.36
					Total :	1,377.44
123068	12/5/2019	13292 BORDER TIRE	8007516	52829	TIRES	2,561.36
					Total :	2,561.36
123069	12/5/2019	10021 BOUND TREE MEDICAL LLC	83411041	52673	EMS SUPPLIES	274.74
			83411042	52673	EMS SUPPLIES	197.67
			83411043	52673	EMS SUPPLIES	478.09
			83411044	52673	EMS SUPPLIES	73.52
			83411045	52673	EMS SUPPLIES	27.31
					Total :	1,051.33
123070	12/5/2019	13499 BULLETPROOF IT, LLC	10312019-2	52826	BALLISTIC VESTS & HELMETS	14,007.50
					Total :	14,007.50
123071	12/5/2019	13130 BURNS, CHRIS	4709		SENIOR HOLIDAY LUNCHEON	100.00
					Total :	100.00
123072	12/5/2019	10032 CINTAS CORPORATION #694	4034806619	52773	UNIFORM/PARTS CLEANER RNTL	64.65
					Total :	64.65
123073	12/5/2019	10486 COUNTY OF SAN DIEGO	12/03/19		ARTS & ENTERTAINMENT OVERLA'	2,404.75
					Total :	2,404.75
123074	12/5/2019	10333 COX COMMUNICATIONS	063453006		9534 VIA ZAPADOR	199.33
			112256001		9130 CARLTON OAKS DR	89.49
					Total :	288.82

Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
123075	12/5/2019	10046 D MAX ENGINEERING INC	5279	52745	WATER QUALITY MONITORING - M/	3,366.25
					Total :	3,366.25
123076	12/5/2019	10363 DIAMONDBACK FIRE & RESCUE, INC	24679	52584	EQUIPMENT REPAIR PARTS	81.12
					Total :	81.12
123077	12/5/2019	11295 DOKKEN ENGINEERING	35821	52440	CUYAMACA RIGHT TURN POCKET	3,590.00
			35827	52440	MAST PARK IMPROVEMENTS	8,970.00
					Total :	12,560.00
123078	12/5/2019	13442 EBBIN MOSER + SKAGGS LLP	4728	52777	MSCP SUBAREA PLAN	23,236.25
					Total :	23,236.25
123079	12/5/2019	10251 FEDERAL EXPRESS	6-832-57595		SHIPPING CHARGES	37.54
					Total :	37.54
123080	12/5/2019	10009 FIRE ETC	136051	52592	WILDLAND BOOTS	320.02
			136052	52592	WILDLAND BOOTS	263.99
					Total :	584.01
123081	12/5/2019	13072 GOVERNMENT TRAINING AGENCY	15341		CCPA CONSORTIUM FEES	1,795.00
					Total :	1,795.00
123082	12/5/2019	10070 HAWTHORNE MACHINERY	PS020045318	52594	VEHICLE REPAIR PART	350.78
			PS020045319	52594	VEHICLE REPAIR PARTS	201.62
			PS020045452	52594	VEHICLE REPAIR PART	975.00
					Total :	1,527.40
123083	12/5/2019	11196 HD SUPPLY FACILITIES	9177284683	52596	STATION SUPPLIES	500.74
					Total :	500.74
123084	12/5/2019	10256 HOME DEPOT CREDIT SERVICES	#H0673-167799	52597	STATION SUPPLIES	469.77
					Total :	469.77
123085	12/5/2019	12717 HOUSING & COMMUNITY DEV SVCS	11262019		HOME FUND ASSET TRANSFER	50,219.50
					Total :	50,219.50
123086	12/5/2019	10120 KEARNY PEARSON FORD	1538773	52601	VEHICLE REPAIR PARTS	53.88

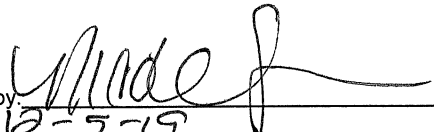
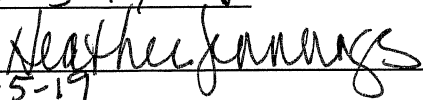
Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
123086	12/5/2019	10120 10120 KEARNY PEARSON FORD	(Continued)			Total : 53.88
123087	12/5/2019	10997 LAKESIDE FIRE PREVENTION	146	52646	FIRST WATCH SOFTWARE	548.00
						Total : 548.00
123088	12/5/2019	10079 MEDICO PROFESSIONAL	20122088 20122090	52763 52763	MEDICAL LINEN SERVICE MEDICAL LINEN SERVICE	20.02 8.16
						Total : 28.18
123089	12/5/2019	10083 MUNICIPAL EMERGENCY SERVICES	IN1395925	52608	SAFETY APPAREL	446.09
						Total : 446.09
123090	12/5/2019	13369 NATIONWIDE MEDICAL	I053025	52658	EMS SUPPLIES	91.70
						Total : 91.70
123091	12/5/2019	10218 OFFICE DEPOT	399774451001 399774905001		OFFICE SUPPLIES OFFICE SUPPLIES	18.91 38.23
						Total : 57.14
123092	12/5/2019	10095 RASA	5329	52677	MAP CHECK	895.00
						Total : 895.00
123093	12/5/2019	13171 SC COMMERCIAL, LLC	0728762-IN 0729625-IN CL32072	52644 52644 52643	DELIVERED FUEL DELIVERED FUEL FLEET CARD FUELING	316.76 789.27 2,226.70
						Total : 3,332.73
123094	12/5/2019	13206 SHARP BUSINESS SYSTEMS	9002386701	52713	COPIES OCT & OVGS/JUL-SEP	1,369.36
						Total : 1,369.36
123095	12/5/2019	10217 STAPLES ADVANTAGE	3430738903	52730	OFFICE SUPPLIES	233.60
						Total : 233.60
123096	12/5/2019	10250 THE EAST COUNTY	00089460 00089476	52629	NOTICE OF PUBLIC HEARING PUB ORD 570 SUMMARY	381.50 364.00
						Total : 745.50
123097	12/5/2019	12480 UNITED SITE SERVICES	114-9338173	52648	PORTABLE TOILETS	206.33

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
123097	12/5/2019	12480 12480 UNITED SITE SERVICES	(Continued)			Total : 206.33
123098	12/5/2019	10642 USPS-HASLER	12022019		POSTAGE REIMBURSEMENT	2,056.65
						Total : 2,056.65
123099	12/5/2019	10475 VERIZON WIRELESS	9841903916		WIFI SERVICE	684.18
						Total : 684.18
35 Vouchers for bank code : ubgen						Bank total : 127,955.77
35 Vouchers in this report						Total vouchers : 127,955.77

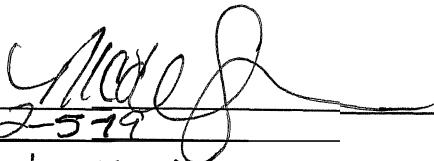
Prepared by: 
Date: 12-5-19
Approved by: 
Date: 12-5-19

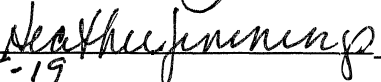
Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
123100	12/5/2019	12724 AMERICAN FIDELITY ASSURANCE	D090247		VOLUNTARY LIFE INS-AM FIDELITY	4,296.84
					Total :	4,296.84
123101	12/5/2019	12903 AMERICAN FIDELITY ASSURANCE CO	2055032		FLEXIBLE SPENDING ACCOUNT	2,845.78
					Total :	2,845.78
123102	12/5/2019	10208 ANTHEM EAP	78155		EMPLOYEE ASSISTANCE PROGRAI	281.94
					Total :	281.94
123103	12/5/2019	10334 CHLIC	2567632		HEALTH/DENTAL INSURANCE	193,403.02
					Total :	193,403.02
123104	12/5/2019	10844 FRANCHISE TAX BOARD	PPE 11/27/19		WITHHOLDING ORDER	25.00
					Total :	25.00
123105	12/5/2019	10785 RELIANCE STANDARD LIFE	December 2019		VOLUNTARY LIFE INSURANCE	645.98
					Total :	645.98
123106	12/5/2019	10424 SANTEE FIREFIGHTERS	PPE 11/27/19		DUES/PEC/BENEVOLENT/BC EXP	2,858.17
					Total :	2,858.17
123107	12/5/2019	10776 STATE OF CALIFORNIA	PPE 11/27/19		WITHHOLDING ORDER	308.30
					Total :	308.30
123108	12/5/2019	10001 US BANK	PPE 11/27/19		PARS RETIREMENT	1,215.18
					Total :	1,215.18
123109	12/5/2019	10959 VANTAGE TRANSFER AGENT/457	PPE 11/27/19		ICMA - 457	27,634.19
					Total :	27,634.19
123110	12/5/2019	10782 VANTAGEPOINT TRNSFR AGT/801801	PPE 11/27/19		RETIREMENT HSA	3,910.64
					Total :	3,910.64
11 Vouchers for bank code : ubgen						Bank total : 237,425.04
11 Vouchers in this report						Total vouchers : 237,425.04

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: 12-5-19

Approved by: 
Date: 12-5-19

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount	
52654	12/9/2019	10955 DEPARTMENT OF THE TREASURY	December Retirees PPE 11/27/19		FEDERAL WITHHOLDING TAX FEDERAL WITHHOLDING TAX	75.00 73,413.29	
						Total :	73,488.29
52759	12/9/2019	10956 FRANCHISE TAX BOARD	PPE 11/27/19		CA STATE TAX WITHHELD	23,877.12	
						Total :	23,877.12
2 Vouchers for bank code : ubgen						Bank total :	97,365.41
2 Vouchers in this report						Total vouchers :	97,365.41

Prepared by: 

Date: 12-9-19

Approved by: 

Date: 12-9-19

Bank code : ubgen


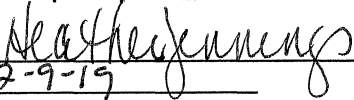
Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
11194	12/10/2019	10353 PERS	11 19 4		RETIREMENT PAYMENT	110,416.51
Total :						110,416.51

1 Vouchers for bank code : ubgen

Bank total : 110,416.51

1 Vouchers in this report

Total vouchers : 110,416.51

Prepared by: 
Date: 12-9-19
Approved by: 
Date: 12-9-19

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
123111	12/12/2019	13456 AGRICULTURAL PEST CONTROL	512676	52790	PEST CONTROL SERVICES	595.00
					Total :	595.00
123112	12/12/2019	12903 AMERICAN FIDELITY ASSURANCE CO	2057037		FLEXIBLE SPENDING ACCOUNT	2,845.78
					Total :	2,845.78
123113	12/12/2019	10020 BEST BEST & KRIEGER LLP	LEGAL SVCS NOV 2019		LEGAL SVCS NOV 2019	69,932.18
					Total :	69,932.18
123114	12/12/2019	10021 BOUND TREE MEDICAL LLC	83418455	52673	EMS SUPPLIES	3.12
			83418456	52673	EMS SUPPLIES	748.18
			83418457	52673	EMS SUPPLIES	67.25
			83418458	52673	EMS SUPPLIES	49.57
			83420128	52673	EMS SUPPLIES	605.63
					Total :	1,473.75
123115	12/12/2019	13167 CARLTON OAKS GOLF & RESORT	9200		SHERIFF VOLUNTEER EVENT	2,000.00
					Total :	2,000.00
123116	12/12/2019	10299 CARQUEST AUTO PARTS	11102-495324	52574	VEHICLE REPAIR PART	431.33
					Total :	431.33
123117	12/12/2019	13523 CATS EXCAVATING INC.	MOV8107S		REFUNDABLE DEPOSIT	1,500.00
					Total :	1,500.00
123118	12/12/2019	10032 CINTAS CORPORATION #694	4035403081	52773	UNIFORM/PARTS CLEANER RNTL	64.65
					Total :	64.65
123119	12/12/2019	10039 COUNTY MOTOR PARTS COMPANY INC	463297	52578	VEHICLE REPAIR SUPPLIES	141.10
					Total :	141.10
123120	12/12/2019	10333 COX COMMUNICATIONS	038997401		10601 N MAGNOLIA AVE	105.25
					Total :	105.25
123121	12/12/2019	10608 CRISIS HOUSE	415	52841	CDBG SUBRECIPIENT	549.74
			419	52841	CDBG SUBRECIPIENT	536.92
			425	52841	CDBG SUBRECIPIENT	481.98

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
123121	12/12/2019	10608 CRISIS HOUSE	(Continued) 431	52841	CDBG SUBRECIPIENT	587.51
Total :						2,156.15
123122	12/12/2019	10142 CSA SAN DIEGO COUNTY	590	52830	CDBG SUBRECIPIENT	1,294.76
Total :						1,294.76
123123	12/12/2019	10043 D & D SERVICES INC	102321 107095	52652 52652	DEAD ANIMAL REMOVAL SERVICE DEAD ANIMAL REMOVAL SERVICE	1,482.89 1,482.89
Total :						2,965.78
123124	12/12/2019	12356 DAVIS FARR LLP	6385	52536	FY 2018-19 AUDIT SERVICES	14,000.00
Total :						14,000.00
123125	12/12/2019	12780 FIGUEROA, NICOLE	12042019		GOVERNMENT TAX SEMINAR	118.92
Total :						118.92
123126	12/12/2019	13520 FULL THROTTLE POWERSPORTS INC	CUP1902A		DEVELOPER DEPOSIT REFUND	7,269.47
Total :						7,269.47
123127	12/12/2019	10066 GLOBALSTAR USA LLC	1000000010809506		SATELLITE PHONE SERVICE	91.46
Total :						91.46
123128	12/12/2019	10490 HARRIS & ASSOCIATES INC	43016	51326	FANITA RANCH EIR	33,565.05
Total :						33,565.05
123129	12/12/2019	10246 HUDSON SAFETY T LITE RENTALS	00067778 00069477	52696 52696	TRAFFIC SIGNS, MATERIALS & SUF TRAFFIC SIGNS, MATERIALS & SUF	30.31 227.33
Total :						257.64
123130	12/12/2019	13345 KING, ERIC	2019 - MSA2		MSA ANNUAL CONFERENCE	127.00
Total :						127.00
123131	12/12/2019	13517 KUTY, ALEXANDRA STATHOULIS	401		MISS SANTEE	265.00
Total :						265.00
123132	12/12/2019	10204 LIFE ASSIST INC	956975	52603	EMS SUPPLIES	135.00

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
123132	12/12/2019	10204 10204 LIFE ASSIST INC	(Continued)			Total : 135.00
123133	12/12/2019	12718 LSA ASSOCIATES INC	168633	51879	SUSTAINABILITY PROJECT	8,295.00
						Total : 8,295.00
123134	12/12/2019	10079 MEDICO PROFESSIONAL	20125812	52763	MEDICAL LINEN SERVICE	20.02
			20125814	52763	MEDICAL LINEN SERVICE	8.16
			20129566	52763	MEDICAL LINEN SERVICE	20.02
			20129568	52763	MEDICAL LINEN SERVICE	8.16
						Total : 56.36
123135	12/12/2019	10507 MITEL LEASING	902270038		MONTHLY RENTAL 122670	1,878.80
			902270086		MONTHLY RENTAL 124690	312.66
			902270177		MONTHLY RENTAL 130737	276.33
			902270193		MONTHLY RENTAL 131413	266.16
						Total : 2,733.95
123136	12/12/2019	10308 O'REILLY AUTO PARTS	2968-310082	52611	VEHICLE REPAIR PART	45.27
			2968-310784	52611	VEHICLE REPAIR PART	256.30
						Total : 301.57
123137	12/12/2019	10344 PADRE DAM MUNICIPAL WATER DIST	29700016		CONSTRUCTION METER	457.72
			90000366		GROUP BILL	36,123.78
						Total : 36,581.50
123138	12/12/2019	12904 PAT DAVIS DESIGN GROUP, INC	6091	52614	GRAPHIC DESIGN WORK	2,362.50
						Total : 2,362.50
123139	12/12/2019	12945 PD GOLF	001		INSTRUCTOR PAYMENT	682.50
						Total : 682.50
123140	12/12/2019	10092 PHOENIX GROUP INFO SYSTEMS	102019031	52766	PARKING CITE SVCS	349.88
						Total : 349.88
123141	12/12/2019	11225 POPPE, MIKE	2019 - MSA3		MSA ANNUAL CONFERENCE	127.00
						Total : 127.00
123142	12/12/2019	12062 PURETEC INDUSTRIAL WATER	1761398	52661	DEIONIZED WATER SERVICE	49.61

Bank code : ubgen

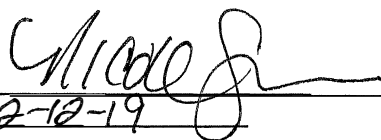
Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
123142	12/12/2019	12062	12062 PURETEC INDUSTRIAL WATER	(Continued)		Total : 49.61
123143	12/12/2019	10095 RASA	5331	52677	MAP CHECK	750.00
						Total : 750.00
123144	12/12/2019	10798 RENSBERRY, SAM	2019 - MSA1		MSA ANNUAL CONFERENCE	127.00
						Total : 127.00
123145	12/12/2019	12994 RINCON CONSULTANTS, INC	16801	52099	FANITA RANCH - PHASE II	2,902.50
						Total : 2,902.50
123146	12/12/2019	10097 ROMAINE ELECTRIC CORPORATION	12-048112	52654	VEHICLE SUPPLIES	358.84
						Total : 358.84
123147	12/12/2019	10830 SAN DIEGO COMMUNITY COLLEGE	REVISED 19092	52827	ANNUAL FTES REGISTRATION	4,416.00
						Total : 4,416.00
123148	12/12/2019	10606 S.D. COUNTY SHERIFF'S DEPT.	SHERIFF SEPT 2019		LAW ENFORCEMENT SEPT 2019	1,270,441.01
						Total : 1,270,441.01
123149	12/12/2019	13171 SC COMMERCIAL, LLC	0731074-IN	52644	DELIVERED FUEL	540.59
			0732285-IN	52644	DELIVERED FUEL	463.97
			CL33182	52643	FLEET CARD FUELING	1,354.19
						Total : 2,358.75
123150	12/12/2019	12223 SITEONE LANDSCAPE SUPPLY LLC	95740251-001	52825	IRRIGATION SUPPLIES	304.82
			96054057-001	52825	IRRIGATION SUPPLIES	264.29
			96071720-001	52825	IRRIGATION SUPPLIES	435.50
			96099851-001	52825	IRRIGATION SUPPLIES	1,123.19
			96156512-001	52825	IRRIGATION SUPPLIES	43.39
						Total : 2,171.19
123151	12/12/2019	12113 SNAGWOLF INC	2271	52780	GRAFFITI REMOVER	2,369.20
						Total : 2,369.20
123152	12/12/2019	10314 SOUTH COAST EMERGENCY VEHICLE	496645	52647	VEHICLE REPAIR PART	365.36
						Total : 365.36

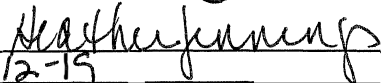
Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
123153	12/12/2019	11341 SRM CONTRACTING & PAVING	CIP 2019-02		RETENTION RELEASE	57,849.41
Total :						57,849.41
123154	12/12/2019	11056 STANDARD ELECTRONICS	S43079	52625	SECURITY SYS - MONITOR, MAINT	190.00
			S43120	52625	SECURITY SYS - MONITOR, MAINT	237.50
			S43325	52625	SECURITY SYS - MONITOR, MAINT	1,425.00
			S43327	52625	SECURITY SYS - MONITOR, MAINT	350.00
			S43342	52625	SECURITY SYS - MONITOR, MAINT	190.00
			S43362	52625	SECURITY SYS - MONITOR, MAINT	3,324.45
			S43448	52625	SECURITY SYS - MONITOR, MAINT	1,425.00
Total :						7,141.95
123155	12/12/2019	10217 STAPLES ADVANTAGE	3431313475	52672	OFFICE SUPPLIES	65.25
			3431313476	52626	OFFICE SUPPLIES - CSD	127.79
			3431313477	52627	CR - OFFICE SUPPLIES	-25.85
Total :						167.19
123156	12/12/2019	10749 STATE WATER RESOURCES	SW-0182248/394329		MAST PARK - ANNUAL PERMIT FEE	1,576.00
Total :						1,576.00
123157	12/12/2019	10692 UNITED PARCEL SERVICE	000006150X469		SHIPPING CHARGES	19.36
Total :						19.36
123158	12/12/2019	10555 UNITIS CONTRACTOR SUPPLIES	167303	52821	PERMA PATCH	1,777.88
Total :						1,777.88
123159	12/12/2019	10537 WETMORES	63103460	52638	VEHICLE REPAIR PARTS	34.09
Total :						34.09
123160	12/12/2019	10318 ZOLL MEDICAL CORPORATION	2970286	52655	EMS SUPPLIES	421.87
Total :						421.87
50 Vouchers for bank code : ubgen						Bank total : 1,548,122.74
50 Vouchers in this report						Total vouchers : 1,548,122.74

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: 12-12-19

Approved by: 
Date: 12-12-19

Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
123162	12/18/2019	10001 US BANK	00000011		LUNCH FOR NUTRITION SEMINAR	173.00
			00506		OFFICE SUPPLIES	31.06
			0259		MATERIALS & SUPPLIES	248.75
			02721		SHOP SUPPLIES	114.46
			030194		CALPELRA 2019	9.47
			032739		TEEN CENTER SUPPLIES	31.43
			03281		REFRIGERATOR	778.17
			041595		TEEN CENTER SUPPLIES	23.29
			05163		CITY HALL - BLDG #5 REMODEL	19.19
			056120208		OFFICE SUPPLIES	26.93
			057376		FRAMING SUPPLIES	32.95
			061468		MEETING SUPPLIES	60.81
			08628		CITY HALL MAINTENANCE	50.88
			091742		OFFICE SUPPLIES	12.95
			09610		MATERIALS & SUPPLIES	37.67
			10094		MEETING SUPPLIES	12.60
			10106		CITY HALL MAINTENANCE	58.72
			10137		MEETING SUPPLIES	12.60
			10212019		WELLNESS EXPO 2019	38.55
			10222019		WELLNESS EXPO 2019	12.80
			10222019		WELLNESS EXPO 2019	18.32
			10222019		RAFFLE PRIZES FOR WELLNESS E	40.88
			10242019		WELLNESS EXPO 2019	60.65
			10282019		COUNCIL BOARD SUPPLIES	5.92
			10282019		COUNCIL BOARD SUPPLIES	9.03
			108766		CALPELRA 2019	8.23
			11042019		SO CAL FPO MEETING	20.00
			110619		EOC EXERCISE	21.90
			111-0193505-9181017		SAFETY APPAREL	96.90
			111-0252777-8411411		EQUIPMENT REPAIR PART	137.84
			111-1749072-3389807		VEHICLE REPAIR PARTS	400.26
			11132019		INTERVIEW PANEL LUNCH	41.04
			11152019		WELLNESS EXPO 2019 SNACKS	13.99
			111-7190478-9183421		VEHICLE REPAIR PART	519.16
			111893778127		OFFICE SUPPLIES	5.72
			112-2212610-3529848		OFFICE SUPPLIES	58.08

Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
123162	12/18/2019	10001 US BANK	(Continued)			
			112-2454619-2820231		OFFICE SUPPLIES	43.94
			112-4516399-3197862		OFFICE SUPPLIES	18.28
			113-2403478-51130		MAST PARK SUPPLIES	41.69
			113-2403478-51130B		MAST PARK SUPPLIES	56.76
			11329085928448261		SERVICE AWARD SUPPLIES	188.50
			113-4952646-0821805		STATION SUPPLIES	99.98
			113-6558296-81178		MAST PARK SUPPLIES	35.33
			113-8638851-12362		MAST PARK SUPPLIES	46.62
			114-0853272-0609047		STATION SUPPLIES	15.42
			114-1181474-4587454		OFFICE SUPPLIES	22.12
			11504		SANTEE SUNSET 5K/ RACEWALK	155.24
			1197		BUILDING FORMS	195.03
			12183250		PROF DEVELOPMENT SEMINAR	149.00
			12404		SENIOR BUS TRANSPORTATION	1,295.00
			1246		TEEN CENTER SUPPLIES	40.00
			1323		3RD GRADE POSTER CONTEST	115.00
			1384-8		BLDG #5 REMODEL	22.46
			14574		STATION SUPPLIES	30.68
			148960		FALL FIRE MECHANICS ACADEMY	322.62
			1515453		PROTECTION PLAN	6.28
			1581596860		HWY 52 WEBSITE DOMAIN RENEW	40.34
			18050		EQUIPMENT REPAIR	436.73
			2020		CA FIRE PREVENTION WORKSHOF	430.00
			20402		BLDG #5 REMODEL	121.01
			214170		CALPELRA 2019 TRANSPORTATION	5.00
			2181		SENIOR PROGRAM SUPPLIES	38.06
			22392		G235 EMERG PREP TRAINING	21.24
			224194		WATER TANK	355.56
			22479		G235 EMERG PREP TRAINING	36.17
			2396		TEEN CENTER SUPPLIES	56.21
			24385590		SPARC RACK CARD	88.87
			24432161		BROCHURE PRINTING	355.34
			25003		GENERAL EVENTS	98.57
			2523		EQUIPMENT SUPPLIES	135.00
			256604139		KIOSK SUPPLIES DEC 2019	40.27
			26635305853		CITY CLERK EVENT	26.89

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
123162	12/18/2019	10001 US BANK	(Continued)			
			2710648		OFFICE SUPPLIES	14.15
			2725060		RETURNED ITEM CREDIT	-8.61
			2791		SENIOR PROGRAM SUPPLIES	4.84
			2869		TEEN CENTER SUPPLIES	27.73
			287591		SPARC LUNCH	51.39
			2-9300-1485007543652		STATION EQUIPMENT	430.99
			2933		SENIOR PROGRAM SPEAKER	225.00
			3037		EDUCATION WORKSHOP	50.00
			32188		TRAFFIC BARRICADES	112.92
			3283244		MEETING SUPPLIES	12.26
			3322589		MEETING SUPPLIES	4.62
			35604		DRINKING FOUNTAIN REPAIRS	160.92
			3769		SENIOR PROGRAM SUPPLIES	36.67
			395145251-001a		OFFICE SUPPLIES	33.91
			395145254-001b		OFFICE SUPPLIES	21.00
			399285089-001A		OFFICE SUPPLIES	92.65
			399285089-001B		BUSINESS CARDS	18.91
			403 11 102 805		STATION SUPPLIES	191.82
			403 13 35 20		LIGHTING EQUIPMENT	96.94
			403 7 138 14		3RD GRADE POSTER CONTEST	125.91
			403 9 94 646		FIRE ACADEMY	109.93
			4031019939		FIRE ENGINEER EXAM	39.45
			403810680		FIRE ENGINEER EXAM	32.99
			413341		FLEET MAINTENANCE	113.07
			452285621		FUEL	96.43
			4661		CUSTOM COOLER BAGS	1,173.79
			474186223		FUEL	41.52
			479185		SMALL TOOLS	90.89
			482181		SENIOR PROGRAM SUPPLIES	5.58
			482182		TEEN CENTER SUPPLIES	43.75
			511-591774		G235 EMERG PREP TRAINING	451.11
			53724		PESTICIDE	32.29
			55463043AS8247007		REFERENCE MANUALS	37.08
			5652250		MATERIALS & SUPPLIES	191.02
			5653		STATION SUPPLIES	147.99
			57442709804		FUEL	43.80

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
123162	12/18/2019	10001 US BANK	(Continued)			
			5916655		MEETING REGISTRATION	49.00
			5950812151		EQUIPMENT REPAIR	79.10
			6063091876		TRAFFIC SUPPLIES	69.95
			6065-1317		REFERENCE MATERIALS	784.42
			6106		SENIOR TRIP LUNCH	421.30
			6632		DAY CAMP SUPPLIES	13.59
			66908		SMALL TOOLS	43.07
			6704		EGGSTRAVAGANZA	198.42
			689252		CALPELRA 2019	29.73
			6946		SPRING EGGSTRAVAGANZA	518.68
			699227099		HOLIDAY LIGHTING	135.43
			71940		SHOP SUPPLIES	49.35
			719831		FIRE ENGINEER EXAM	8.97
			7370		SENIOR PROGRAM SUPPLIES	7.32
			755259249		HOLIDAY LIGHTING CELEBRATION	80.00
			7630625		OFFICE SUPPLIES	39.52
			76600		MATERIALS & SUPPLIES	64.63
			77868		NRPA ANNUAL DUES	675.00
			8003		FRAMING SUPPLIES	19.38
			80055		CPRS CONFERENCE FEE	495.00
			81063		WATER TANK SUPPLIES	28.05
			81073		WATER TANK SUPPLIES	196.97
			81729		W-2 AND 1099 FORMS	321.87
			819497003-A		STATION EQUIPMENT	786.57
			819497003-B		STATION EQUIPMENT	79.99
			82642		GRAFFITI ABATEMENT	13.08
			83003256002		FIRE ENGINEER EXAM	6.40
			8893		TEEN CENTER SUPPLIES	26.66
			9084416487303219.102		OFFICE SUPPLIES	71.54
			918734		PARKING FEE	15.00
			9374620		MATERIALS & SUPPLIES	639.00
			939		RED RIBBON LUNCHEON	40.00
			948		LEAGUE OF CA CITIES	725.00
			95519501-001		IRRIGATION MATERIALS	904.06
			95675009-001		IRRIGATION MATERIALS	993.03
			CK226130M		MSA MEETING	40.00

Bank code : ubgen


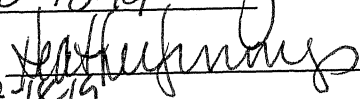
Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
123162	12/18/2019	10001 US BANK	(Continued)			
			COV1015605275		MAST PARK SUPPLIES	157.45
			EB5RDPYZD		CPRS DIRECTORS ACADEMY	120.00
			FUQJZMWLB2		ANNUAL OPEN HOUSE	10.00
			HMAHK2N8FP		HOUSING FOR CPRS CONFERENC	1,092.88
			SS9HPD		MSA MEETING	38.00
			WTZJGD		LEAGUE OF CA CITIES	206.96
			Z17		WORKING LUNCH MEETING	41.80
Total :						23,120.29

1 Vouchers for bank code : ubgen

Bank total : 23,120.29

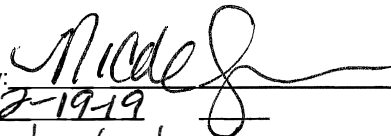
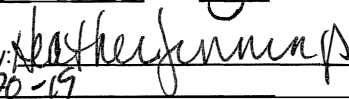
1 Vouchers in this report

Total vouchers : 23,120.29

Prepared by: 
 Date: 12-18-19
 Approved by: 
 Date: 12-18-19

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
691	12/18/2019	13051 CALPERS - CERBT	7933227073-001		OPEB TRUST CONTRIBUTION	250,000.00
						Total : 250,000.00
1 Vouchers for bank code : ubgen						Bank total : 250,000.00
1 Vouchers in this report						Total vouchers : 250,000.00

Prepared by: 
Date: 12-19-19
Approved by: 
Date: 12-20-19

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
123163	12/19/2019	13198 3-D ENTERPRISES, INC	12 12R	52409	MAST PARK IMPROVEMENTS RETENTION	1,068,038.11 -53,401.91 Total : 1,014,636.20
123164	12/19/2019	10003 A & B SAW & LAWNMOWER SHOP	29713	52687	SMALL TOOL PARTS & REPAIRS	110.71 Total : 110.71
123165	12/19/2019	13456 AGRICULTURAL PEST CONTROL	516159	52790	PEST CONTROL SERVICES	595.00 Total : 595.00
123166	12/19/2019	11445 AMERICAN MESSAGING	L1072898TL		FD PAGER SERVICE	201.27 Total : 201.27
123167	12/19/2019	10412 AT&T	000004807075		TELEPHONE	807.07 Total : 807.07
123168	12/19/2019	10516 AWARDS BY NAVAJO	1019429	52570	NAMETAGS	23.71 Total : 23.71
123169	12/19/2019	10021 BOUND TREE MEDICAL LLC	83424370 83425804 83425805 83425806 83431600 83433023 83434560	52673 52673 52673 52673 52673 52673 52673	EMS SUPPLIES EMS SUPPLIES EMS SUPPLIES EMS SUPPLIES EMS SUPPLIES EMS SUPPLIES EMS SUPPLIES	131.90 666.80 701.69 664.42 741.90 804.32 104.74 Total : 3,815.77
123170	12/19/2019	13525 VALENZUELA, JILL	Ref000061100		DUPLICATE APPLICATION REFUND	88.00 Total : 88.00
123171	12/19/2019	10299 CARQUEST AUTO PARTS	11102-495456 11102-495491	52574 52574	VEHICLE REPAIR PART VEHICLE SUPPLIES	23.92 47.85 Total : 71.77
123172	12/19/2019	10031 CDW GOVERNMENT LLC	VTL7022	52838	WORKSTATION REPLACEMENT	3,403.48

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
123172	12/19/2019	10031 10031 CDW GOVERNMENT LLC	(Continued)			Total : 3,403.48
123173	12/19/2019	10569 CHARLENE'S DANCE N CHEER	323		INSTRUCTOR PAYMENT	4,217.40
						Total : 4,217.40
123174	12/19/2019	12349 CHOICE LOCKSMITHING	111819PKE	52774	LOCKSMITH SERVICES	265.29
						Total : 265.29
123175	12/19/2019	10223 CHRISTIAN WHEELER ENGINEERING	49140	52775	GEOTECHNICAL REVIEW	1,400.00
						Total : 1,400.00
123176	12/19/2019	10032 CINTAS CORPORATION #694	4036052923 4036550609 4036656548	52773 52773 52773	UNIFORMS/PARTS CLEANER RNTL UNIFORM/PARTS CLEANER RNTL STATION SUPPLIES	79.65 64.65 58.45
						Total : 202.75
123177	12/19/2019	12328 CINTAS CORP. #2	5014904526	52799	FIRST- AID KIT SERVICE	33.16
						Total : 33.16
123178	12/19/2019	10979 CITY OF LA MESA	21544		LIVESCAN FINGERPRINTING	40.00
						Total : 40.00
123179	12/19/2019	12153 CORODATA RECORDS	RS4546565	52742	DOC RETRIEVAL & STORAGE	425.03
						Total : 425.03
123180	12/19/2019	11862 CORODATA SHREDDING INC	DN1249885	52743	SECURE DESTRUCTION SERVICES	39.87
						Total : 39.87
123181	12/19/2019	10234 COUNTY OF SAN DIEGO	01149-2012-RI-2019	52724	GENERATOR PERMITS	769.00
						Total : 769.00
123182	12/19/2019	10358 COUNTY OF SAN DIEGO	20CTOFSAN05 20CTOFSASN05	52744 52579	RCS COMMUNICATION CHARGES 800MHZ ACCESS (FIRE/PS)	4,503.00 1,624.50
						Total : 6,127.50
123183	12/19/2019	10486 COUNTY OF SAN DIEGO	12/13/2019		SUSTAINABLE SANTEE ACTION PL	3,393.25
						Total : 3,393.25

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
123184	12/19/2019	10486 COUNTY OF SAN DIEGO	201900919		RECORDED DOC FEES	44.00
					Total :	44.00
123185	12/19/2019	10333 COX COMMUNICATIONS	038997301 052335901 094486701		CITY HALL EOC 8950 COTTONWOOD AVE CITY HALL GROUP BILL	252.53 176.73 2,793.85
					Total :	3,223.11
123186	12/19/2019	10608 CRISIS HOUSE	438	52841	CDBG SUBRECIPIENT	541.97
					Total :	541.97
123187	12/19/2019	10142 CSA SAN DIEGO COUNTY	594		SDRAFFH - MEMBERSHIP DUES	500.00
					Total :	500.00
123188	12/19/2019	10043 D & D SERVICES INC	100545	52652	DEAD ANIMAL REMOVAL SERVICE	1,482.89
					Total :	1,482.89
123189	12/19/2019	10046 D MAX ENGINEERING INC	5317	52475	WATER QUALITY MONITORING	2,587.50
					Total :	2,587.50
123190	12/19/2019	13129 DAVID TURCH AND ASSOCIATES	12032019	52657	HIGHWAY 52 COALITION SUPPORT	10,000.00
					Total :	10,000.00
123191	12/19/2019	10054 ELDERHELP OF SAN DIEGO	09302019	52855	CDBG SUBRECIPIENT	817.50
					Total :	817.50
123192	12/19/2019	12593 ELLISON WILSON ADVOCACY, LLC	2019-12-10	52650	LEGISLATIVE ADVOCACY SERVICE	1,500.00
					Total :	1,500.00
123193	12/19/2019	10057 ESGIL CORPORATION	11/30/19		SHARE OF FEES	52,394.57
					Total :	52,394.57
123194	12/19/2019	10251 FEDERAL EXPRESS	6-853-17750		SHIPPING CHARGES	61.49
					Total :	61.49
123195	12/19/2019	13044 FIELDTURF USA, INC	661285	52739	SYNTHETIC TURF MAINTENANCE	988.11
					Total :	988.11

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
123196	12/19/2019	10368 FIREWORKS & STAGE FX AMERICA	19623	52842	HOLIDAY LIGHTING FIREWORKS	850.00
					Total :	850.00
123197	12/19/2019	12760 FOCUS PSYCHOLOGICAL	SANTEE2019-11	52710	COUNSELING SERVICES	750.00
					Total :	750.00
123198	12/19/2019	13529 FREEDOM FOREVER LLC	19STE-PV00733		PERMIT REFUND	361.21
					Total :	361.21
123199	12/19/2019	13462 GEEST, BROOKE	Ref000059520		CORRECT LICENSE TYPE - REFUN	41.00
					Total :	41.00
123200	12/19/2019	12638 GEORGE HILLS COMPANY, INC.	INV1016555 INV1016667	52747	ALLOCATED EXPENSES LIABILITY CLAIMS ADMINISTRATIOI	140.20 1,488.18
					Total :	1,628.38
123201	12/19/2019	10070 HAWTHORNE MACHINERY	PS020045328	52594	VEHICLE REPAIR PARTS	30.25
					Total :	30.25
123202	12/19/2019	11196 HD SUPPLY FACILITIES	2019 Q3		LOCATION AGRMNT PYMT 2019 Q3	407,129.50
					Total :	407,129.50
123203	12/19/2019	11196 HD SUPPLY FACILITIES	9177687430	52596	STATION SUPPLIES	88.97
					Total :	88.97
123204	12/19/2019	10152 HELIX ENVIRONMENTAL PLANNING	75007	52807	ARTS & ENT DISTRICT OVERLAY	8,631.97
					Total :	8,631.97
123205	12/19/2019	13416 HERNANDEZ, SONIA	2003795.001		PARK RESERVATION CANCELLATIC	75.00
					Total :	75.00
123206	12/19/2019	10600 HINDERLITER, DE LLAMAS & ASSOC	0032458-IN (A) 0032458-IN (B)	52748	FY 19/20 QRTLTY SALES TAX REP AUDIT SALES TAX QTR 4 2019	2,014.35 5,549.40
					Total :	7,563.75
123207	12/19/2019	10256 HOME DEPOT CREDIT SERVICES	1164727	52597	STATION SUPPLIES	26.63
					Total :	26.63

Bank code : ubqen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
123208	12/19/2019	10635 KRUMWEIDE, LOREN	12/17/19		EMPLOYEE REIMBURSEMENT	2,403.46
					Total :	2,403.46
123209	12/19/2019	13363 LESAR DEVELOPMENT CONSULTANTS	ST - 6	52725	2020-24 CONSOLIDATED PLAN	2,048.75
					Total :	2,048.75
123210	12/19/2019	10079 MEDICO PROFESSIONAL	20133245	52763	MEDICAL LINEN SERVICE	20.02
			20133247	52763	MEDICAL LINEN SERVICE	8.16
					Total :	28.18
123211	12/19/2019	12451 MOBILE GRAPHICS & DESIGN	2019112	52607	BANNERS	225.00
					Total :	225.00
123212	12/19/2019	10533 MUNI SERVICES LLC	INV06-007578	52737	2019 CAFR STATISTICAL REPORT	1,500.00
					Total :	1,500.00
123213	12/19/2019	10083 MUNICIPAL EMERGENCY SERVICES	IN1401703	52609	EQUIPMENT REPAIR	444.14
					Total :	444.14
123214	12/19/2019	10640 NEOGOV	INV11847		SUBSCRIPTION RENEWAL	5,066.88
					Total :	5,066.88
123215	12/19/2019	10308 O'REILLY AUTO PARTS	2968-311358	52611	VEHICLE REPAIR PART	101.77
			2968-311502	52611	VEHICLE SUPPLIES	21.54
					Total :	123.31
123216	12/19/2019	13056 PACIFIC SWEEPING	150883	52664	STREET SWEEPING SVCS	15,839.98
					Total :	15,839.98
123217	12/19/2019	10344 PADRE DAM MUNICIPAL WATER DIST	90000367		GROUP BILL	17,673.32
					Total :	17,673.32
123218	12/19/2019	10442 PAYCO SPECIALTIES	1768-10-2019	52758	STREET STRIPING MAINTENANCE	3,396.82
					Total :	3,396.82
123219	12/19/2019	11888 PENSKE FORD	124524	52616	VEHICLE REPAIR	722.50
			125357	52616	VEHICLE REPAIR	100.00

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
123219	12/19/2019	11888 11888 PENSKE FORD	(Continued)			Total : 822.50
123220	12/19/2019	13530 PERMIT RUNNER	19STE-00761		PERMIT REFUND	214.22
						Total : 214.22
123221	12/19/2019	10101 PROFESSIONAL MEDICAL SUPPLY	B008304 B008305 B008306	52617 52617 52617	OXYGEN CYLINDERS & REFILLS OXYGEN CYLINDERS & REFILLS OXYGEN CYLINDERS & REFILLS	66.50 271.95 58.32
						Total : 396.77
123222	12/19/2019	12147 PRO-LINE INDUSTRIAL	106113	52701	GRAFFITI REMOVAL SUPPLIES	1,000.89
						Total : 1,000.89
123223	12/19/2019	12062 PURETEC INDUSTRIAL WATER	1762429	52661	DEIONIZED WATER SERVICE	148.83
						Total : 148.83
123224	12/19/2019	13524 Q' SPA & NAIL BAR	Ref000061027		CORRECTED LICENSE TYPE - REF	53.00
						Total : 53.00
123225	12/19/2019	13427 R C ROOFING	19STE-00718		PERMIT REFUND	139.66
						Total : 139.66
123226	12/19/2019	10097 ROMAINE ELECTRIC CORPORATION	12-048134	52654	VEHICLE SUPPLIES	291.42
						Total : 291.42
123227	12/19/2019	13455 ROTO-ROOTER	1521 1659 2078 2407	52832 52832 52832 52832	PLUMBING REPAIRS PLUMBING REPAIRS PLUMBING REPAIRS PLUMBING REPAIRS	414.82 155.00 288.35 155.00
						Total : 1,013.17
123228	12/19/2019	13061 SAN DIEGO HUMANE SOCIETY &	DEC-19	52750	ANIMAL CONTROL SERVICES	35,400.33
						Total : 35,400.33
123229	12/19/2019	10212 SANTEE SCHOOL DISTRICT	2019-TC2 2019-TC3	52622 52622	TEEN CENTER TRANSPORTATION TEEN CENTER TRANSPORTATION	449.60 505.80
						Total : 955.40

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
123230	12/19/2019	10768 SANTEE SCHOOL DISTRICT	8409	52675	JOINT USE FIELDS - RIO SECO	530.63
			8419	52675	JOINT USE FIELDS - RIO SECO	664.19
			8443	52623	CHET HARRITT FIELD LIGHTS	855.15
Total :						2,049.97
123231	12/19/2019	13171 SC COMMERCIAL, LLC	0733351-IN	52644	DELIVERED FUEL	394.37
			0734430-IN	52644	DELIVERED FUEL	736.86
			0734576-IN	52644	DELIVERED FUEL	477.44
			0736365-IN	52644	DELIVERED FUEL	523.77
			CL33300	52643	FLEET CARD FUELING	1,140.05
			CL33793	52643	FLEET CARD FUELING	1,538.03
Total :						4,810.52
123232	12/19/2019	10110 SECTRAN SECURITY INC	19120450	52729	ARMORED CAR TRANSPORT SVC	129.16
Total :						129.16
123233	12/19/2019	13206 SHARP BUSINESS SYSTEMS	9002430842	52713	MAINT/COPIES DEC 2019	932.80
Total :						932.80
123234	12/19/2019	10314 SOUTH COAST EMERGENCY VEHICLE	496807	52647	VEHICLE REPAIR PART	522.36
Total :						522.36
123235	12/19/2019	10837 SOUTHWEST TRAFFIC SIGNAL	80158	52759	TRAFFIC SIGNAL SERVICE CALLS	3,108.64
			80159	52759	TRAFFIC SIGNAL PM INSPECTIONS	3,965.00
			80160	52759	USA MARKOUTS	280.00
Total :						7,353.64
123236	12/19/2019	10217 STAPLES ADVANTAGE	3431554763	52751	OFFICE SUPPLIES	88.24
			3431554765	52751	OFFICE SUPPLIES	9.22
			3431554766	52730	OFFICE SUPPLIES	401.48
			3432079762	52730	OFFICE SUPPLIES - CREDIT	-22.29
Total :						476.65
123237	12/19/2019	13451 TELEFLEX FUNDING LLC	9501936215	52795	EMS SUPPLIES	2,532.13
Total :						2,532.13
123238	12/19/2019	10250 THE EAST COUNTY	90304	52629	NOTICE OF PUBLIC HEARING	374.50

Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
123238	12/19/2019	10250 10250 THE EAST COUNTY	(Continued)			Total : 374.50
123239	12/19/2019	10515 THE SAN DIEGO UNION - TRIBUNE	013177321000		NOTICE OF PUBLIC HEARING	955.13
						Total : 955.13
123240	12/19/2019	10165 TRAD AM ENTERPRISES INC	01119		INSTRUCTOR PAYMENT	678.90
						Total : 678.90
123241	12/19/2019	10133 UNDERGROUND SERVICE ALERT	1120190680 18dsbfe6603	52768 52768	DIG ALERT SERVICES DIG ALERT SERVICES - STATE FEE	113.95 96.33
						Total : 210.28
123242	12/19/2019	10355 UNION BANK	REF #1184181		ANNUAL CUSTODY/HUD AGRMNT	1,870.00
						Total : 1,870.00
123243	12/19/2019	10978 US BANK	5563510		CDC TAB/2016 SERIES A AND B	2,450.00
						Total : 2,450.00
123244	12/19/2019	11194 USAFACT INC	9101969 9112827 9120702		BACKGROUND CHECK BACKGROUND CHECK BACKGROUND CHECK	47.44 28.92 18.52
						Total : 94.88
123245	12/19/2019	10475 VERIZON WIRELESS	9843972664		CELL PHONE SERVICE	1,335.03
						Total : 1,335.03
123246	12/19/2019	10537 WETMORES	63103482 63103483	52638 52638	VEHICLE REPAIR PARTS VEHICLE REPAIR PARTS	42.99 178.61
						Total : 221.60
123247	12/19/2019	10317 WM HEALTHCARE SOLUTIONS INC	0465764-2793-7 0465765-2793-4	52639 52639	BIOMEDICAL WASTE DISPOSAL BIOMEDICAL WASTE DISPOSAL	108.44 108.37
						Total : 216.81
123248	12/19/2019	10232 XEROX CORPORATION	098669649 098908659	52640 52755	COPY CHARGES & LEASE - CSD AI COPIER LEASE - STATION 5	126.51 308.85
						Total : 435.36

Bank code : ubgen


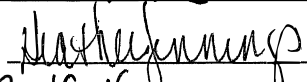
Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
123249	12/19/2019	12510 ZERO WASTE USA	306223	52822	PET WASTE BAGS	2,481.53
Total :						2,481.53

87 Vouchers for bank code : ubgen

Bank total : 1,661,301.31

87 Vouchers in this report

Total vouchers : 1,661,301.31

Prepared by: 
Date: 12-19-19
Approved by: 
Date: 12-19-19

Voucher List
CITY OF SANTEE

Bank code : ubgen


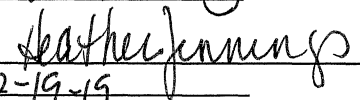
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123250	12/19/2019	12724 AMERICAN FIDELITY ASSURANCE	D100964		VOLUNTARY LIFE INS-AM FIDELITY	4,267.52
					Total :	4,267.52
123251	12/19/2019	12722 FIDELITY SECURITY LIFE	164129538		EYEMED - VOLUNTARY VISION	877.36
					Total :	877.36
123252	12/19/2019	10844 FRANCHISE TAX BOARD	PPE 12/11/19		WITHHOLDING ORDER	25.00
					Total :	25.00
123253	12/19/2019	10508 LIFE INSURANCE COMPANY OF	December 2019		LTD/LIFE INSURANCE	2,741.85
					Total :	2,741.85
123254	12/19/2019	10784 NATIONAL UNION FIRE INSURANCE	December 2019		VOLUNTARY AD&D	93.00
					Total :	93.00
123255	12/19/2019	10335 SAN DIEGO FIREFIGHTERS FEDERAL	December 2019		LONG TERM DISABILITY-SFFA	1,357.00
					Total :	1,357.00
123256	12/19/2019	10424 SANTEE FIREFIGHTERS	PPE 12/11/19		DUES/PEC/BENEVOLENT/BC EXP	2,858.17
					Total :	2,858.17
123257	12/19/2019	12892 SELMAN & COMPANY	December 2019		ID THEFT PROTECTION	200.00
					Total :	200.00
123258	12/19/2019	10776 STATE OF CALIFORNIA	PPE 12/11/19		WITHHOLDING ORDER	308.30
					Total :	308.30
123259	12/19/2019	10001 US BANK	PPE 12/11/19		PARS RETIREMENT	992.80
					Total :	992.80
123260	12/19/2019	10959 VANTAGE TRANSFER AGENT/457	PPE 12/11/19		ICMA - 457	45,510.09
					Total :	45,510.09
123261	12/19/2019	10782 VANTAGEPOINT TRNSFR AGT/801801	PPE 12/11/19		RETIREMENT HSA	3,912.36
					Total :	3,912.36
12 Vouchers for bank code : ubgen						Bank total : 63,143.45

Bank code : ubgen

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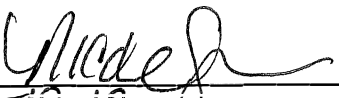
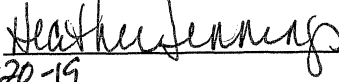
12 Vouchers in this report

Total vouchers : 63,143.45

Prepared by: 
Date: 12-19-19
Approved by: 
Date: 12-19-19

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
89021	12/20/2019	10955 DEPARTMENT OF THE TREASURY	PPE 12/11/19		FED WITHHOLD & MEDICARE	72,926.57
					Total :	72,926.57
89027	12/20/2019	10956 FRANCHISE TAX BOARD	PPE 12/11/19		CA STATE TAX WITHHELD	23,478.64
					Total :	23,478.64
2 Vouchers for bank code : ubgen						Bank total : 96,405.21
2 Vouchers in this report						Total vouchers : 96,405.21

Prepared by: 
Date: 12-19-19
Approved by: 
Date: 12-20-19

Bank code : ubgen


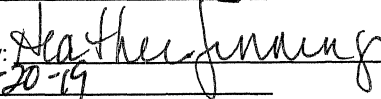
Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
12193	12/23/2019	10353 PERS	12 19 3		RETIREMENT PAYMENT	110,377.10
Total :						110,377.10

1 Vouchers for bank code : ubgen

Bank total : 110,377.10

1 Vouchers in this report

Total vouchers : 110,377.10

Prepared by: 
Date: 12-19-19
Approved by: 
Date: 12-20-19

City of Santee
COUNCIL AGENDA STATEMENT

Item 4

MEETING DATE January 8, 2020

AGENDA ITEM NO.

ITEM TITLE **RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA, ACCEPTING THE SANTANA STREET EMERGENCY CMP REPAIRS (CIP 2020-23) AS COMPLETE**

DIRECTOR/DEPARTMENT Marlene Best, City Manager

SUMMARY This item requests City Council accept the Santana Street Emergency CMP Replacement (CIP 2020-23) as complete. This project replaced a section of 18" diameter corrugated metal pipe (CMP) storm drain on Santana Street that failed August 20, 2019.

On September 11, 2019, the City Council adopted Resolution No. 086-2019 approving immediate repair of the storm drain pipe on Santana Street, waiving the requirement for competitive bidding, and authorizing the City Manager to enter into a contract to make the necessary repairs to the storm drain pipe. Staff solicited quotes from general engineering contractors and the City Manager executed a contract with Ortiz Corporation, Inc. in the amount of \$36,800.00 for the storm drain replacement on October 2, 2019. The Notice to Proceed was issued on October 4, 2019 and all work was completed on October 11, 2019. One construction change order was approved for the project due to conflicting underground utilities in the amount of \$6,100.00 for a total contract price of \$42,900.00

Staff requests City Council accept the project as complete and direct the City Clerk to file a Notice of Completion.

FINANCIAL STATEMENT *jm*

Funding for this project was provided from the General Fund in the amount totaling \$45,936.97.

Original Construction Contract	\$ 36,800.00
Construction Change Orders	6,100.00
Construction Engineering/Management	2,036.97
Project Close Out	<u>1,000.00</u>
Total Project Cost	<u>\$ 45,936.97</u>

CITY ATTORNEY REVIEW N/A Completed

RECOMMENDATION *MOB*

Adopt the attached Resolution accepting the Santana Street Emergency CMP Repairs (CIP 2020-23) as complete, and directing the City Clerk to file a Notice of Completion.

ATTACHMENT

Resolution

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA,
ACCEPTING THE SANTANA STREET EMERGENCY CMP REPAIRS
(CIP 2020-23) AS COMPLETE**

WHEREAS, the City Council approved the immediate repairs for the Santana Street Emergency CMP Repairs (CIP 2020-23) project to safeguard life, health and property, and waived the requirement for competitive bidding on September 11, 2019; and

WHEREAS, City Council approved the use of Gas Tax Road Maintenance Rehabilitation funds and the General Fund as necessary in the amount not to exceed \$80,000.00 to complete immediate permanent repairs to the storm drain pipe, and cover costs for emergency temporary repairs; and

WHEREAS, City Council authorized the City Manager to enter into an agreement for the emergency work and repairs of the Santana Street storm drain in an amount not to exceed \$80,000.00; and

WHEREAS, the City entered into an agreement with Ortiz Corporation, Inc. in the amount of \$36,800.00 for the replacement of the storm drain; and

WHEREAS, Staff approved one construction change order in the amount of \$6,100.00; and

WHEREAS, the project was completed for a total construction contract amount of \$42,900.00; and

WHEREAS, Ortiz Corporation, Inc. has completed the project in accordance with the agreement and technical provisions.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Santee, California, that the work for the construction of the Santana Street Emergency CMP Repairs (CIP 2020-23) 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 8th day of January 2020, by the following roll call vote to wit:

AYES:

NOES:

ABSENT:

APPROVED:

JOHN MINTO, MAYOR

ATTEST:

ANNETTE ORTIZ, CMC, CITY CLERK

City of Santee
COUNCIL AGENDA STATEMENT

Item 5

MEETING DATE January 8, 2020

AGENDA ITEM NO.

ITEM TITLE **SECOND READING AND ADOPTION OF AN ORDINANCE OF THE CITY COUNCIL 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**

DIRECTOR/DEPARTMENT Annette Ortiz, City Clerk 

SUMMARY

The Introduction and First Reading of the above-entitled Ordinance was approved at a Regular Council Meeting on Wednesday, December 11, 2019. The Ordinance is now presented for Second Reading by title only, and adoption.

Vote at First Reading: AYES: HALL, HOULAHAN, KOVAL, MCNELIS, MINTO
 NOES: NONE
 ABSENT: NONE

fm

FINANCIAL STATEMENT None

CITY ATTORNEY REVIEW N/A Completed

RECOMMENDATION *msb*
Adopt Ordinance.

ATTACHMENTS
Ordinance

ORDINANCE NO. _____

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

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;

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 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.

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.

ORDINANCE NO. _____

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
Maximum Lot Coverage	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
Private Open Space (in sq. feet per unit)	—	—	—	—	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.

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 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 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
D. Accessory Uses in Conjunction With a Permitted Principal Use on the Same Site								
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 Junior Accessory Dwelling Unit</u> (subject to Section 13.10.045)	P	P	P	P	P	<u>P</u>	<u>P</u>	<u>P</u>

Use	HL	R-1	R-1A	R-2	R-7	R-14	R-22	R-30
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.

City of Santee
COUNCIL AGENDA STATEMENT

Item 6

MEETING DATE January 8, 2020

AGENDA ITEM NO.

ITEM TITLE SECOND READING AND ADOPTION OF 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)

DIRECTOR/DEPARTMENT Annette Ortiz, City Clerk 

SUMMARY

The Introduction and First Reading of the above-entitled Ordinance was approved at a Regular Council Meeting on Wednesday, December 11, 2019. The Ordinance is now presented for Second Reading by title only, and adoption.

Vote at First Reading: AYES: HALL, HOULAHAN, KOVAL, MCNELIS, MINTO
 NOES: NONE
 ABSENT: NONE


FINANCIAL STATEMENT None

CITY ATTORNEY REVIEW N/A Completed

RECOMMENDATION 
Adopt Ordinance.

ATTACHMENTS
Ordinance

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

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

ORDINANCE NO. _____

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.

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:

Table Excerpt	
District Title	Map Classifications
Overlay Districts	
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:

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.

ORDINANCE NO. _____

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>
<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

ORDINANCE NO. _____

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:

- 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.

ORDINANCE NO. _____

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.

- 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.

ORDINANCE NO. _____

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.

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:

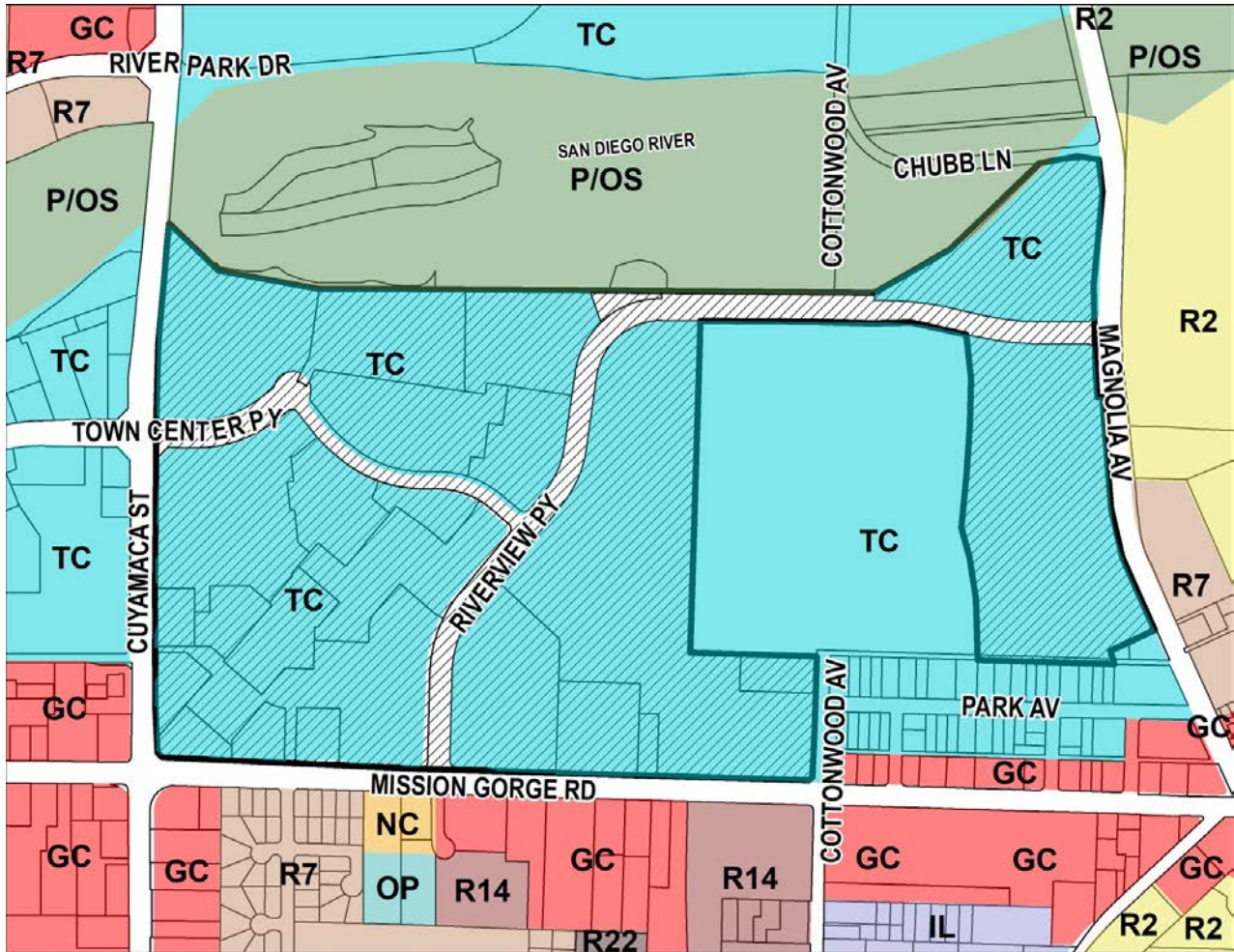
JOHN W. MINTO, MAYOR

ATTEST:

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 7

MEETING DATE January 8, 2020

AGENDA ITEM NO.


ITEM TITLE **THREE CLAIMS AGAINST THE CITY BY KYLE HICKS, MELODY SNOW,
PAMELA STICKLER**

DIRECTOR/DEPARTMENT Erica Hardy, Director of Human Resources 

SUMMARY

Three claims were filed against the City by Kyle Hicks, Melody Snow, and Pamela Stickler. The claims have been reviewed by the City's Director of Human Resources prior to bringing them forward for consideration. The Director of Human Resources recommends the claims be rejected as provided in Government Code Section 913.

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



FINANCIAL STATEMENT There is no financial impact to the City by rejecting claims.

CITY ATTORNEY REVIEW N/A Completed

RECOMMENDATION *MSB*

Reject claims as per Government Code Section 913.

ATTACHMENTS

None

City of Santee
COUNCIL AGENDA STATEMENT

Item 8

MEETING DATE

January 8, 2020

AGENDA ITEM NO.

ITEM TITLE CONTINUED PUBLIC HEARING TO CONSIDER CERTIFICATION OF A PROGRAM ENVIRONMENTAL IMPACT REPORT UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; ADOPTION OF CEQA FINDINGS OF FACT AND A MITIGATION MONITORING AND REPORTING PROGRAM; AND ADOPTION OF THE SUSTAINABLE SANTEE PLAN (CLIMATE ACTION PLAN) APPLICANT: CITY OF SANTEE

DIRECTOR/DEPARTMENT

JK for

Melanie Kush, Development Services

SUMMARY On August 28, 2019 the City Council held a public hearing to consider adoption of a Sustainable Santee Plan: The City's Roadmap to Greenhouse Gas Reductions ("Sustainable Santee Plan", or "SSP") and Final Program Environmental Impact Report for the SSP. The SSP represents Santee's plan for reducing greenhouse gas ("GHG") emissions to conform to State GHG emission reduction targets. After receiving the staff report and public testimony, the City Council continued the public hearing to November 13, 2019. On November 13th, the City Council continued the public hearing to December 11, 2019, which was further continued to January 8, 2020. Public testimony has focused on the importance of the SSP in light of global climate change, City participation in community choice aggregation and adoption of a plan that includes quantifiable GHG emission reductions for mandatory measures.

Staff has worked with the City's consultant ("LSA"), the Climate Action Campaign and Preserve Wild Santee to refine the introduction and reduction measures in the SSP. LSA prepared a technical appendix describing the basis for such reduction measures (Appendix C) and an SSP Consistency Checklist (Appendix D) for developer projects.

ENVIRONMENTAL REVIEW Pursuant to the California Environmental Quality Act ("CEQA") and State CEQA Guidelines, a Program Environmental Impact Report ("PEIR") (State Clearinghouse No. 2017081030) has been prepared. The Draft PEIR was made available for a 45-day public review and comment period commencing on March 15, 2019 and ending on April 29, 2019. The Final Program EIR consists of revisions to the Draft EIR, responses to comments received on the Draft PEIR, and a Mitigation Monitoring and Reporting Program. Revisions to the SSP are reflected in the revised (Final) EIR.

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FINANCIAL STATEMENT The City engaged two consultants (Atkins & LSA) for a total cost of \$274,764.97. Of this \$150,803.79 was paid from the General Fund with the remainder being funded by HomeFed and a grant from San Diego Gas & Electric (SDG&E). The cost of City implementation requirements has not been determined, and may include the establishment of a new position to administer the programs pursuant to the SSP.

CITY ATTORNEY REVIEW

N/A

Completed

RECOMMENDATION

MSB

1. Re-open the Public Hearing and receive public testimony; and
2. Adopt the Resolution Adopting Findings of Fact Pursuant to the California Environmental Quality Act; Certifying the Program Environmental Impact Report (SCH #2017081030); Adopting a Mitigation Monitoring and Reporting Program; and Adopting the Sustainable Santee Plan; and
3. Authorize staff to file a Notice of Determination in accordance with CEQA.

ATTACHMENTS

Staff Report

Resolution (Exhibits: Sustainable Santee Plan with Appendices A-D, Findings of Fact, and Mitigation Monitoring and Reporting Program)

Final Program EIR

STAFF REPORT

CONTINUED PUBLIC HEARING TO CONSIDER CERTIFICATION OF A PROGRAM ENVIRONMENTAL IMPACT REPORT UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; ADOPTION OF CEQA FINDINGS OF FACT AND A MITIGATION MONITORING AND REPORTING PROGRAM; AND ADOPTION OF THE SUSTAINABLE SANTEE PLAN (CLIMATE ACTION PLAN)

APPLICANT: CITY OF SANTEE

CITY COUNCIL MEETING

January 8 2020

This item is a continued public hearing for the Sustainable Santee Plan: The City's Roadmap to Greenhouse Gas Reductions ("SSP"). A Notice of the Public Hearing was first published in the East County Californian on August 15, 2019. The Draft Program Environmental Impact Report ("PEIR") was prepared and circulated for a 45-day public and agency review period from March 15, 2019 to April 29, 2019. The SSP and Final PEIR were presented to the City Council at the August 28, 2019 meeting. After taking public comment, the City Council continued the public hearing and agenda item to November 13, 2019 to allow additional time for staff and the City's consultant, LSA, to respond to public testimony. On November 13, the public hearing was continued to December 11, and subsequently to January 8, 2020. Notice of the continuances were sent to interested parties and posted at City Hall.

A. PUBLIC PROCESS AND OUTREACH

The City Council conducted a total of seven (7) workshops associated with the Sustainable Santee Plan which were held at regularly scheduled Council Meetings.

In addition to the workshops, a public Scoping Meeting was held in accordance with CEQA on August 31, 2017. During these public meetings staff explained greenhouse gas ("GHG") and impacts on climate change. Also discussed were California's regulatory framework and GHG emission reduction targets. Because these topics have been discussed in the preparatory meetings, they are not included in this report.

Throughout 2019 the City Council also received staff reports and community feedback on Community Choice Aggregation ("CCA"), also known as Community Choice Energy ("CCE"). On January 9, 2019, the City Attorney provided a general overview of CCA's to the City Council. On January 23, 2019, the Council approved a partnership with La Mesa and Chula Vista for preparation of a joint CCA Feasibility Study, prepared by EES (a consultant). On July 24, 2019, the results of the Feasibility Study were presented to the City Council by EES. On August 28 and September 18, 2019 CCA workshops were held to provide information to the Council and to address specific City Council questions. On October 9, 2019, the City Council considered three CCA options (a Santee CCA, partner with San Diego, or partner with Carlsbad) and conducted the first reading of an ordinance

to allow the establishment of a CCA in Santee (a State requirement). On October 23, 2019, the second reading of the ordinance was conducted to allow the establishment of a CCA in Santee, and the Council further considered a Joint Powers Agreement (JPA) CCA with the Clean Energy Alliance (JPA with Carlsbad, Solana Beach and Del Mar). The City Council directed staff to work towards forming a CCA JPA with other partners, including the County of San Diego.

B. REVISIONS TO THE SUSTAINABLE SANTEE PLAN SINCE AUGUST 28

During the course of SSP development, staff met with individuals and interested groups. This process solicited input that has improved the SSP. In particular, staff worked with the Climate Action Campaign (“CAC”) to address the three concerns identified in its August 26, 2019 letter, which it described as necessary to comply with CEQA. In addressing these concerns, CAC encouraged staff to look to other climate action plans in the region that were supported by CAC, including the climate action plan adopted by the City of Encinitas in January 2018 and the climate action plan adopted by the City of San Diego in December 2015.

First, the reduction measures relied on in the SSP to meet state reduction targets for GHG emissions were clarified, revised or substituted for mandatory measures supported by substantial evidence. Under Public Resources Code section 21004, CEQA provides that in mitigating or avoiding a significant effect of a project on the environment, a public agency may exercise only those express or implied powers provided by law other than CEQA. The City may use discretionary powers provided by such other law for the purpose of mitigating or avoiding a significant effect on the environment subject to the express or implied constraints or limitations that may be provided by law.

The mandatory reduction measures (see Chapter 3 of the SSP) are more clearly delineated from the supporting measures, which consist of voluntary programs, policies and projects that are anticipated to decrease GHG emissions but cannot yet be quantified or measured with the level of certainty necessary to constitute mandatory reduction measures.

Second, a technical appendix (Appendix C) was prepared to further explain the assumptions and calculations for estimating the GHG emission reduction potential from the reduction measures in the SSP. Actions to promote safe routes to schools and employee commute trip reductions are no longer relied on to meet the reduction targets, in response to concerns raised by CAC.

Third, the Screening Tables for new development were removed and replaced with an SSP Consistency Checklist requiring new development to demonstrate consistency with the GHG reduction measures in Chapter 3, as applicable to the particular project considered by the City in the future.

Lastly, the introduction to the SSP was revised to emphasize the urgency of climate change pursuant to a request from Preserve Wild Santee.

Below are five major comments that were evaluated but ultimately not included in the SSP based on the following reasons.

1. Carbon Neutrality and Executive Order B-55-18

In October 2018, Executive Order B-55-18 established a statewide goal to reach carbon neutrality as soon as possible and no later than 2045, and achieve and maintain net negative emissions thereafter. This goal was in addition to the existing statewide targets for GHG emission reductions. This Executive Order also charged the California Air Resources Board (“CARB”) with developing a framework for implementation and accounting. CARB was also tasked with working with other state agencies to ensure future Scoping Plans identify and recommend measures to achieve the carbon neutrality goal. The task has yet to be completed by CARB. Without this groundwork, it would be impossible to develop local measures to achieve this goal. The SSP provides a good start towards this carbon neutrality goal. The SSP commits the City to amend the SSP within two years of CARB final rule making on the carbon neutrality issue.

2. Horizon Year

The SSP currently has a horizon year of 2035 which is consistent with other CAPs within the region. Some commenters wanted the horizon year extended to the year 2045 in order to coincide with EO B-55-18 carbon neutrality goal. There is no requirement or precedent to do this. When other Executive Orders were issued, agencies awaited published guidance from CARB before developing plans. The SSP commits to updates every three years, starting in 2021. During the update process, the horizon year may be extended to maintain currency.

3. Land Use Projections to 2035 (“Land Use Buffer”)

The Sustainable Santee Plan incorporates probable future projects to provide reasonably anticipated growth. Growth projections and associated GHG emissions were calculated, using standard protocols from SANDAG, out to the year 2035. As part of this growth projection, the City assumed the build out of the General Plan by 2035 plus an additional 2,000 dwelling units. The additional units were added to accommodate the dwelling units proposed with submitted General Plan Amendments. The City currently has the following applications for developments requiring changes in the General Plan:

City of Santee Approved and Pending General Plan Amendments

Residential Dwelling Units (DUs)

Approved and Pending Residential DUs

Development Name/Applicant	Number of DUs
<hr/> Approved/Under Construction <hr/>	
Mission Gorge Multifamily	113
Infill Development Company	154

D'Lazio	20
Woodside Terrace	4
Approved-Not Built	
Meng Subdivision	24
Santee View Estates	27
Village Run Homes, LLC	40
GA Development LLC	6
Pending Entitlement	
Fanita Ranch Specific Plan	1,612*
Total	2,000

SOURCE: City of Santee, October 2019

* DUs above the General Plan allocation for the Fanita Ranch Specific Plan

Further explanation for how the Land Use Buffer was calculated has been added to Appendix A of the SSP (IFT Report, page A-16).

The Sustainable Santee Plan has a horizon year of 2035. To be relevant, a plan must include any reasonably anticipated changes in land use patterns. During the Sustainable Santee Plan's lifetime, the General Plan will likely be updated at least twice with the next two Housing Element updates (2021 and 2029). It is unclear how much housing capacity will be required in the future. By adding the additional 2,000 dwelling units in the SSP, more aggressive reduction strategies are applied that may not be needed if the anticipated projects are not approved. In that event, the more aggressive reduction strategies will place the City on an accelerated GHG emission reduction path.

4. Carbon Sequestration

Several comments were received about the preservation of undeveloped land as a way to sequester carbon dioxide already in the atmosphere. Sequestration does not reduce man-made GHG gas emissions, but merely absorbs such gases that already exist. Fanita Ranch was mentioned as an example of such a preserve area. For any site to be used as a sequestration site, the property owner would have to forfeit any development potential on the site in perpetuity. There is uncertainty as to which parcels would forfeit development potential. Therefore, the SSP does not rely on the preservation of undeveloped land for the GHG reduction measures.

5. Employee Parking

There was a suggestion that the City charge a parking permit fee for employees and that a cash bonus be provided if no permit is purchased, or a significantly reduced permit fee for those employees who use electric vehicles. Such parking strategies work best where parking demand is high and supply is low. Such conditions do not exist at either City Hall or at the Public Services Operations Center. At either location, employees could park on the street and then collect the financial incentive. Instead, carpooling is incentivized for municipal employees in Measure M-3.1. Specific incentives would be brought forward for Council consideration after adoption of the SSP.

C. REGIONAL CLIMATE ACTION PLANS

In the San Diego region, adoption of a climate action plan has become increasingly common. As shown in Table 1 below only 5 of the 19 local jurisdictions lack a Climate Action Plan (“CAP”). The Sustainable Santee Plan is proposed to be the City of Santee’s CAP.

Agency	Status of Climate Action Plan
County of San Diego	Adopted 2018 (<i>CEQA Challenge</i>)
Carlsbad	Adopted September 2015
Chula Vista	Adopted September 2017
Coronado	In progress
Del Mar	Adopted June 2016
El Cajon	Adopted July 2019 (<i>CEQA Challenge</i>)
Encinitas	Adopted January 2018
Escondido	In progress
Imperial Beach	Adopted July 2019
La Mesa	Adopted March 2018
Lemon Grove	In progress
National City	Adopted May 2011
Oceanside	Adopted 2019
Poway	None proposed
San Diego (City of)	Adopted December 2015
San Marcos	Adopted September 2013
Santee	In progress
Solana Beach	Adopted June 2017
Vista	Adopted 2013. New update will be CEQA

D. CEQA COMPREHENSIVE GHG ANALYSIS

In 2010, the CEQA Guidelines were updated with a provision that allows lead agencies, such as City, to create a GHG reduction plan that would allow for tiering

and streamlining of CEQA analysis for future development projects (Section 15183.5).

A plan to reduce GHG emissions may be used in a cumulative impact analysis of GHG. The City may determine a project's incremental contribution to a cumulative effect is not cumulatively considerable if the project complies with a previously adopted plan or mitigation program. To qualify, a plan must meet the requirements specified in the CEQA Guidelines, including approval in a public process. The SSP is designed to be a CEQA compliant plan from which subsequent development projects may tier their GHG analysis.

E. SUSTAINABLE SANTEE PLAN

The Sustainable Santee Plan is the City's plan for reducing GHG emissions and has four primary purposes or goals: 1) present the City's plan for achieving sustainability by utilizing resources efficiently, reducing GHG emissions, and preparing for potential climate-related impacts; 2) identify how the City will effectively implement this Sustainable Santee Plan by obtaining funding for program implementation and tracking and monitoring the progress of Plan implementation over time; 3) allow streamlined CEQA compliance for new development by preparing an Environmental Impact Report for the Plan and developing a checklist tool that provides clear guidance to developers and other project proponents; and 4) maintain economic competitiveness within the region.

The Sustainable Santee Plan consists of five major sections, described below:

1. Inventories and Projections

The first step in developing any climate action plan is to inventory existing GHG emissions. A community-wide GHG inventory contains the following sectors:

On-road Transportation	Solid Waste
Residential Energy	Wastewater
Commercial Energy	Off-Road Sources
Water	

The City conducted community-wide GHG inventories in 2005, 2008, 2012, and 2013. Note that most climate action plans identify separately those GHG emissions over which the City has direct control, such as building energy usage, street lighting, and employee commute mode. Santee has continued this practice. GHG emissions directly controlled by the City are classified as *Municipal Emissions* and are a subset of *Community-wide Emissions*. Municipal emissions comprise approximately 1% of the community-wide emissions.

The 2005 inventory represents the baseline from which reductions are taken to meet state goals which require reductions of GHG levels from the 1990 levels. As there was little GHG data published in 1990, surrogate years are used to serve as the baseline. When the City started this project, CARB guidance was to choose a baseline year between 2005 and 2008.

Table 1 below depicts the GHG inventory in 2005.

TABLE 1 Communitywide GHG Emissions by Sector for 2005	
Sector	2005 (MT CO₂e)
On-Road Transportation	181,812
Residential Energy	63,544
Commercial Energy	37,697
Solid Waste	16,376
Water	11,354
Off-Road Sources	28,230
Wastewater	959
Total	339,972

2. Target Setting

In target setting, State GHG reduction targets are applied to the GHG emissions of the baseline year (2005). The GHG emission level that the City of Santee is expected to achieve in the years 2030 and 2035 are summarized in Table 2 below:

TABLE 2 Mass GHG Reduction Targets for Community Emissions	
	Community Target
2030 Target	40% below 2005 levels
2030 Emissions Goal (MT CO ₂ e)	249,596
2035 Target	49% below 2005 levels
2035 Emissions Goal (MT CO ₂ e)	173,386
Notes and Acronyms: MT CO ₂ e = Metric tons of carbon dioxide equivalent	

3. Reduction Measures

City staff along with the consultant, interested groups, and the public then developed reduction measures designed to achieve the GHG emissions levels described above. The Sustainable Santee Plan includes 22 measures (13 community and 9 municipal) designed to reduce GHG community emissions

and that along with Federal and State measures are designed to achieve State GHG reduction targets. A table of the reduction measures is attached as Attachment A of this report. The table includes the GHG reduction values for each measure for the years 2030 and 2035.

The 2017 CARB Scoping Plan added a new metric to be calculated. This metric is the GHG per service population, or the Efficiency Target. The Sustainable Santee Plan is committed to achieving GHG emission reduction targets for both Community (Mass) Emissions and Efficiency Targets.

The GHG reduction measures in the Sustainable Santee Plan will allow the City to meet the Efficiency Targets in 2030 and 2035. With the reduction measures, the City will meet Community (Mass) Emissions targets in 2030 and 2035. The CCA program will be needed to achieve the Community (Mass) Emissions targets in 2030 and 2035.

4. Adaptation Measures

The City recognizes that planning sustainably is more than reducing GHG emissions; it also requires being prepared for changes that would impact the community's quality of life, use of resources, and economy. Preparedness, or adaptation, efforts seek to reduce vulnerability and increase the local capacity to adapt to changes. Therefore, the SSP summarizes changes in average and extreme weather that may occur in the next several decades and identifies actions to build resilience and adapt to those changes. Some adaptation measures include:

- Assist in facilitating access to cooling centers for the public.
- Prioritize and plan for infrastructure improvements that increase fire safety and reduce energy, especially in vulnerable neighborhoods.

5. SSP Implementation

The Sustainable Santee Plan will be implemented through enactment of the various measures and actions listed in the plan. Tracking the completion of the measures and actions will be reported to the City Council annually. In addition, the Sustainable Santee Plan commits the City to updating the GHG inventory every three years, starting in 2021. With the updated emissions data, the Sustainable Santee Plan will be updated with new or revised measures to ensure the City of Santee remains on track toward achieving GHG reduction targets.

Many climate actions plans are criticized for lack of enforceable reduction measures. The Sustainable Santee Plan contains quantifiable reduction measures that require action on or before December 2020.

F. ENVIRONMENTAL REVIEW

The City has prepared a programmatic level of review for the SSP. A program EIR can allow the Lead Agency to consider broad policy alternatives and program-wide mitigation measures at an early time when the agency has greater flexibility to deal with problems or cumulative impacts. Subsequent activities within the program must be examined in light of the program EIR to determine whether an additional environmental document must be prepared.

The PEIR for the SSP provides an assessment of the potential environmental impacts associated with the adoption and implementation of the SSP. The Initial Study prepared for the Project identified potentially significant impacts in the following areas, therefore these areas were carried forward to the PEIR for analysis: Aesthetics, Air Quality, Biological Resources, Global Climate Change and Greenhouse Gas Emissions, Hazards and Hazardous Materials, Land Use and Planning, and Wildfire. The Initial Study determined that all other resource impact areas would not experience potentially significant impacts, and therefore these areas were not analyzed further in the PEIR. Each of the resource area analyses in the PEIR are described below:

Aesthetics:

The PEIR evaluated the impacts of the project on aesthetics and determined that the SSP could result in a significant impact by introducing new sources of glare through the construction of new energy-generating facilities that could result in new sources of glare. Accordingly, Mitigation Measure MM 4-1.1 was incorporated to require new energy-generating structures to employ non-reflective material where feasible and to require City review of placement and shielding of such structures to minimize such new sources of glare. With incorporation of MM 4-1.1, impacts to aesthetics are reduced to a less than significant level.

Air Quality:

The PEIR evaluated the impacts of the SSP on air quality and determined that all potential impacts to air quality would be less than significant.

Biological Resources:

The PEIR evaluated the impacts of the SSP on biological resources and determined that all potential impacts to biological resources would be less than significant.

Global Climate Change and GHG Emissions:

The PEIR evaluated the impacts of the SSP on global climate change / GHG emissions and determined that the Project would not result in significant adverse impacts on climate change / GHG emissions.

Hazards and Hazardous Materials:

The PEIR evaluated the impacts of the Project on hazards and hazardous materials emissions and determined that Project-related construction of energy-generating facilities such as solar panels in the vicinity of Gillespie Field and

Marine Corps Air Station Miramar, could result in a potentially significant impact relating to safety hazards. Specifically, the PEIR determined there was a potential aviation safety hazard from glare and increases in building height that could result from the energy-generating rooftop structures such as solar panels and photovoltaic arrays. However, the local Airport Land Use Compatibility Plans (“ALUCPs”) include review procedures and restrictions for projects located within Airport Influence Areas. If any project under the Sustainable Santee Plan is determined to present a safety hazard from increased glare or height, appropriate mitigation measures would be required on a project level to reduce or avoid the safety hazard to the satisfaction of the San Diego County Regional Airport Authority. Further, Mitigation Measure MM 4.1-1, requiring that energy-generating structures utilize non-reflective materials to the maximum extent possible and requires that the City consider shielding and placement of such facilities as part of design review, will further reduce the potential for impacts.

In addition, the PEIR determined that the Project could result in a potentially significant impact associated with wildland fires. However, Mitigation Measure MM 4.5-1 has been identified, requiring the City to update its Safety Element within two years of adoption of the SSP, with policies implementing the climate change strategies of Chapter 4 of the SSP. With incorporation of this mitigation measure, the PEIR determined that impacts would be less than significant.

Land Use and Planning:

The PEIR determined that any future development projects that would implement Sustainable Santee Plan measures and actions would be subject to all applicable City regulations and requirements, including the General Plan and Specific Plans, as well as HCPs and ALUCPs. Therefore, implementation of the Sustainable Santee Plan would not result in any conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project. Impacts would be less than significant.

Wildfire:

The impact of the Project on wildfire was evaluated in the PEIR as having a less than significant impact.

CEQA Summary

All potentially significant impacts of the SSP would be mitigated to less than significant levels with mitigation and a Mitigation and a Mitigation Monitoring and Reporting Program (“MMRP”) has been developed and is recommended for adoption.

The PEIR evaluated two alternatives to the proposed SSP: a No Project Alternative, in which the City would continue to operate with no climate action, and an Accelerated Reduction Program Alternative, which would plan to achieve the State’s 2050 goals by the year 2030. However, staff recommends that the City Council adopt the Sustainable Santee Plan as proposed, because it meets all project objectives, does not have the potential to result in additional aesthetics

impacts, and because it is feasible. The “No Project Alternative” does not meet any of the project requirements, while the “Accelerated Reduction Program Alternative” meets only two of the project objectives and is infeasible.

G. STAFF RECOMMENDATION

Approve the Sustainable Santee Plan as the City’s Climate Action Plan by taking the following actions:

- Open the Public Hearing and receive public testimony; and
- Adopt the Resolution Adopting Findings of Fact Pursuant to the California Environmental Quality Act; Certifying the Program Environmental Impact Report (SCH # 2017081030); Adopting a Mitigation Monitoring and Reporting Program; and Adopting the Sustainable Santee Plan.
- Authorize staff to file a Notice of Determination in accordance with CEQA.

Staff Report Attachment A: Table of Reduction Measures

Staff Report Attachment A

Summary of Community GHG Emission Reduction Strategies and Emission Reductions

Community GHG Reduction Strategies and Emission Reductions		
Goals and Measures	2030 Emission Reductions (MT CO_{2e})	2035 Emission Reductions (MT CO_{2e})
Goal 1: Increase Energy Efficiency in Existing Residential Units		
1.1: Energy Audits in the Existing Residential Sector		
Permits for Minor Modifications	45	45
Permits for Major Modifications	7,811	7,811
Goal 2: Increase Energy Efficiency in New Residential Units		
2.1: Exceed Energy Efficiency Standards	13,524	17,750
Goal 3: Increase Energy Efficiency in Existing Commercial Units		
3.1: Energy Audits in the Existing Commercial Sector		
Permits for Minor Modifications	660	660
Permits for Major Modifications	8,010	8,010
Goal 4: Increase Energy Efficiency in New Commercial Units		
4.1: Exceed Energy Efficiency Standards	8,705	12,337
Goal 5: Decrease Energy Demand through Reducing Urban Heat Island Effect		
5.1: Tree Planting for Shading and Energy Efficiency	47	22
5.2: Light-reflecting Surfaces for Energy Efficiency	1	1
Goal 6: Decrease Greenhouse Gas Emissions through Reducing Vehicle Miles Traveled		
6.1: Non-Motorized Transportation Options	315	263
6.2: Implement Bicycle Master Plan to Expand Bike Routes in the City	311	259
Goal 7: Increase Use of Electric Vehicles		
7.1: Electric Vehicle Charger Program	21,723	47,414
Goal 8: Improve Traffic Flow		
8.1 Traffic Flow Improvement Program	2,430	2,130
Goal 9: Decrease Greenhouse Gas Emissions through Reducing Solid Waste Generation		

Community GHG Reduction Strategies and Emission Reductions		
Goals and Measures	2030 Emission Reductions (MT CO₂e)	2035 Emission Reductions (MT CO₂e)
9.1 Reduce Solid Waste to Landfills	7,233	8,238
Goal 10: Decrease Greenhouse Gas Emissions through Increasing Clean Energy Use		
10.1: Increase Distributed Renewable Energy within Santee	1,800	2,783
10.2: Community Choice Aggregation Program ¹	46,322	56,932
Total Community Measures		
Total of All Measures Excluding CCA	72,615	107,723
Total of All Measures Including CCA	118,937	164,655

¹CCA is separated from total of other reduction measures.

BUA = Business as Usual

CCA = Community Choice Aggregation

MT Co₂e = metric tons of carbon dioxide equivalent

SB = Senate Bill

RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF SANTEE ADOPTING FINDINGS OF FACT PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; CERTIFYING THE PROGRAM ENVIRONMENTAL IMPACT REPORT (SCH # 2017081030); ADOPTING A MITIGATION MONITORING AND REPORTING PROGRAM; AND ADOPTING THE SUSTAINABLE SANTEE PLAN

WHEREAS, greenhouse gas (“GHG”) emissions constitute an environmental impact that must be evaluated under the California Environmental Quality Act (Pub. Resources Code, § 21000 et seq.) (“CEQA”); and

WHEREAS, lead agencies may analyze and mitigate the significant effects of GHG emissions at a programmatic level, such as in a general plan, a long range development plan, or a separate plan to reduce GHG emissions as authorized in State CEQA Guidelines (Cal. Code Regs., tit. 14, § 15000 et seq.), section 15183.5(a); and

WHEREAS, public agencies may choose to analyze and mitigate significant GHG emissions in a plan for the reduction of GHG and such a plan may be used in a cumulative impacts analysis (State CEQA Guidelines, §15183(b)); and

WHEREAS, section 15183(b)(1) of the State CEQA Guidelines states that a plan for the reduction of GHG should: a) Quantify GHG emissions, both existing and projected over a specified time period, resulting from activities within a specified area; b) Establish a level, based on substantial evidence, below which the contribution to greenhouse gas emissions from activities covered by the plan would not be cumulatively considerable; c) Identify and analyze the greenhouse gas emissions resulting from specific actions or categories of actions anticipated within the geographic area; d) Specify measures or a group of measures, including performance standards, that substantial evidence demonstrates, if implemented on a project-by-project basis, would collectively achieve the specified emissions level; e) Establish a mechanism to monitor the plan’s progress toward achieving the level and to require amendment if the plan is not achieving specified levels; f) Be adopted in a public process following environmental review; and

WHEREAS, the City of Santee (“City”) has prepared the “Sustainable Santee Plan” (“SSP” or “Project”), attached hereto as **Exhibit A**, as a comprehensive plan to reduce GHG emissions within its jurisdictional boundary to meet State targets; and

WHEREAS, Chapter 2 and Appendix A of the proposed Sustainable Santee Plan quantifies GHG emission with inventories (2005 and 2013) and projections of future GHG emissions in the years 2020, 2030, and 2035; and

WHEREAS, Chapter 2 of the proposed Sustainable Santee Plan establishes a level based on substantial evidence, below which the contribution to GHG emissions from activities covered by the plan would not be cumulatively considerable; and

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WHEREAS, Chapter 2 of the proposed Sustainable Santee Plan identifies and analyzes GHG emissions from specific categories of actions within the jurisdictional boundaries of the City of Santee; and

WHEREAS, Chapter 3 of the proposed Sustainable Santee Plan specifies measures or a group of measures, including performance standards, that substantial evidence demonstrates, if implemented on a project-by-project basis would collectively achieve the specified emissions level within the jurisdictional boundaries of the City of Santee; and

WHEREAS, Chapter 5 of the proposed Sustainable Santee Plan establishes mechanisms such as annual reporting and updated GHG inventories every three years to monitor the plan's progress toward achieving the level and to require amendments if the plan is not achieving specified levels; and

WHEREAS, pursuant to Public Resources Code section 21067, State CEQA Guidelines section 15367, and the City's Local CEQA Guidelines, the City is the lead agency for the Project; and

WHEREAS, pursuant to CEQA and the State CEQA Guidelines the City determined that a Program Environmental Impact Report ("PEIR") should be prepared in accordance with State CEQA Guidelines section 15168 in order to analyze all potential adverse environmental impacts of the proposed Sustainable Santee Plan at a programmatic level; and

WHEREAS, the PEIR identifies all potential impacts that would result from Project implementation at a programmatic level and identifies mitigation measures that future development would implement to reduce identified potentially significant effects; and

WHEREAS, any proposal for future development under the proposed Sustainable Santee Plan must be reviewed pursuant to the goals, policies, and plans of the proposed Sustainable Santee Plan and implementing entitlements; and

WHEREAS, as addressed in State CEQA Guidelines section 15168(c), if a later activity would have effects not examined in the PEIR, a new Initial Study would need to be prepared leading to either an EIR or negative declaration, or if the lead agency finds that pursuant to State CEQA Guidelines section 15162 no new effects could occur or no new mitigation measures are required, the City can approve the activity as being within the scope of the Project covered by the PEIR and no new environmental documentation would be required; and

WHEREAS, the City issued a Notice of Preparation ("NOP") of a Draft PEIR for the Project on or about August 17, 2017, and circulated the NOP for a 30-day public review period; and

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WHEREAS, in the NOP, the City solicited comments from various public agencies, other entities, and members of the public; and

WHEREAS, on August 31, 2017, the City held a public scoping meeting to further solicit comments on the scope of the PEIR; and

WHEREAS, a Draft PEIR was prepared incorporating comments received in response to the NOP; and

WHEREAS, the Draft PEIR concluded that there would be no significant and unavoidable impacts resulting from the Project; and

WHEREAS, the Draft PEIR further determined that mitigation measures were required to mitigate some impacts to a less than significant level; and

WHEREAS, on or about March 15, 2019 the City initiated a 45-day public review and comment period for the Draft PEIR for the Project; and

WHEREAS, during the public review and comment period, copies of the Draft PEIR and technical appendices were available for review and inspection at City Hall and on the City's website; and

WHEREAS, pursuant to State CEQA Guidelines section 15086, the City consulted with and requested comments from all responsible and trustee agencies, other regulatory agencies, and others during the 45-day public review and comment period; and

WHEREAS, during the public review and comment period, the City received two comment letters from local or regional agencies, four comment letters from non-government organizations, and three letters from individuals; and

WHEREAS, after the close of the 45-day public review and comment period, the City received two additional late comment letters from non-government organizations; and

WHEREAS, the City has prepared a Final PEIR, consisting of the written comments received during and after the close of the 45-day public review and comment period on the Draft PEIR, written responses to those comments, and revisions to the Draft PEIR. For the purposes of this Resolution, the "PEIR" shall refer to the Draft PEIR, as revised by the Final PEIR, together with the other sections of the Final PEIR; and

WHEREAS, pursuant to Public Resources Code section 21092.5, the City provided copies of its responses to commenting public agencies at least ten (10) days prior to the City Council's consideration of the Final PEIR; and

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WHEREAS, on January 8, 2020, the City Council held a public hearing on the Project, at which all persons wishing to testify were heard; and

WHEREAS, the environmental impacts identified in the PEIR that the City finds are of no impact or constitute a less than significant impact and do not require mitigation are described in Section II of the CEQA Findings of Fact, attached hereto as **Exhibit B**; and

WHEREAS, the environmental impacts identified in the PEIR as potentially significant but which the City finds can be mitigated to a level of less than significant through the incorporation of feasible Mitigation Measures identified in the PEIR and set forth herein, are described in Section III of the CEQA Findings of Fact, attached hereto as **Exhibit B**; and

WHEREAS, the cumulative impacts of the Project identified in the PEIR and set forth herein, are described in Section IV of the CEQA Findings of Fact, attached hereto as **Exhibit B**; and

WHEREAS, the significant and irreversible environmental changes that would result from the Project, but which would be largely mitigated, and which are identified in the PEIR and set forth herein, are described in Section V of the CEQA Findings of Fact, attached hereto as **Exhibit B**; and

WHEREAS, the existence of any growth-inducing impacts resulting from the Project identified in the PEIR and set forth herein, are described in Section VI of the CEQA Findings of Fact, attached hereto as **Exhibit B**; and

WHEREAS, alternatives to the Project that might eliminate or reduce significant environmental impacts are described in Section VII of the CEQA Findings of Fact, attached hereto as **Exhibit B**; and

WHEREAS, the Mitigation Monitoring and Reporting Program setting forth the mitigation measures to which the City shall bind itself in connection with adopting the Project is attached hereto as **Exhibit C**; and

WHEREAS, prior to taking action, the City Council has heard, been presented with, reviewed and considered all of the information and data in the administrative record, including the PEIR, and all oral and written evidence presented to it during all meetings and hearings; and

WHEREAS, the PEIR reflects the independent judgment of the City Council and is deemed adequate for purposes of making decisions on the merits of the Project; and

WHEREAS, the City has not received any comments or additional information that constitute substantial new information requiring recirculation of the PEIR or any portion

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thereof under Public Resources Code section 21092.1 and State CEQA Guidelines section 15088.5; and

WHEREAS, all the requirements of CEQA, the State CEQA Guidelines, and the City's Local CEQA Guidelines have been satisfied by the City in the PEIR, which is sufficiently detailed so that all of the potentially significant environmental effects of the Project have been adequately evaluated; and

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

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Santee does hereby resolve 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

As the decision-making body for the City, and in the City's role as lead agency under the California Environmental Quality Act (Pub. Resources Code, § 21000 et seq.) and the State CEQA Guidelines (Cal. Code Regs., tit. 14, § 15000 et seq.), the City Council has reviewed and considered the information relating to the Sustainable Santee Plan ("SSP" or "Project") contained within the Draft and Final Program Environmental Impact Reports ("PEIR") and all supporting documentation, together with all oral and written comments received during the public review process, and all other related documents, which are available at City Hall and which are incorporated by reference herein. The City Council finds that the PEIR reflects the independent judgment and analysis of the City. The City Council further finds that the PEIR contains a complete and accurate reporting of environmental impacts associated with the Project, and was prepared in compliance with CEQA, the State CEQA Guidelines, and the City's Local CEQA Guidelines. The City Council further finds and declares that the City has not received any evidence of new significant impacts, as defined by State CEQA Guidelines, section 15088.5, after circulation of the Draft PEIR which would require recirculation. No substantial changes to the Project have occurred that would require a supplemental or subsequent EIR.

SECTION 3: FINDINGS OF FACT

In accordance with State CEQA Guidelines, sections 15091 and 15093, the City Council hereby adopts the Environmental Findings of Fact attached hereto as **Exhibit B** and incorporated herein by this reference as if fully set forth herein.

SECTION 4: CERTIFICATION OF THE PEIR

In accordance with State CEQA Guidelines, sections 15090, the City Council hereby certifies that:

A. The PEIR is an accurate and objective statement that has been completed in compliance with CEQA and the State CEQA Guidelines.

B. The City Council has been presented with and has reviewed and considered the information contained in the PEIR prior to approving the Sustainable Santee Plan.

C. The PEIR reflects the City Council's independent judgment and analysis.

SECTION 5: MITIGATION MONITORING AND REPORTING PROGRAM

Pursuant to Public Resources Code section 21081.6, the City Council hereby adopts the Mitigation Monitoring and Reporting Program ("MMRP") attached hereto as **Exhibit C** and incorporated herein by this reference. The City Council finds that the MMRP is designed to ensure that, during the implementation of the Project, the City and any other responsible parties implement the components of the Project and comply with the mitigation measures identified in the MMRP. To the extent there is any conflict between the MMRP, the PEIR, or the Findings of Fact, the terms and provisions of the MMRP shall control.

SECTION 6: ADOPTION OF THE SUSTAINABLE SANTEE PLAN

Based upon the entire record before the City Council and the findings set forth herein, the City Council of the City of Santee adopts the Sustainable Santee Plan, attached to this Resolution as **Exhibit A**.

SECTION 7: 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 and include, but are not limited to, all documents and materials relating to the City of Santee's authorization to implement a Community Choice Aggregation Program within the jurisdiction of the City under Public Utilities Code Section 366.2. The custodian of the record of proceedings is the Department of Development Services.

SECTION 8: 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.

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ADOPTED by the City Council of the City of Santee, California, at a Regular Meeting thereof held this 8th day of January, 2020 by the following roll call vote to wit:

AYES:

NOES:

ABSENT:

APPROVED:

JOHN W. MINTO, MAYOR

ATTEST:

ANNETTE ORTIZ, MBA, CMC, CITY CLERK

Attachments: Exhibit A – Sustainable Santee Plan
Exhibit B – Findings of Fact
Exhibit C – Mitigation Monitoring and Reporting Program

EXHIBIT A
SUSTAINABLE SANTEE PLAN

The complete Sustainable Santee Plan may be found at:

1. The City's website: <http://cityofsanteeca.gov/services/project-environmental-review>

or

2. City Clerk
City of Santee
Building 3
10601 Magnolia Avenue
Santee, CA 92071
3. Development Services Department
City of Santee
Building 4
10601 Magnolia Avenue
Santee, CA 92071
4. Santee Library
9225 Carlton Hills Blvd #17
Santee, CA 92071

EXHIBIT B
FINDINGS OF FACT

SECTION I: INTRODUCTION

Public Resources Code section 21002 states that “public agencies should not approve projects as proposed if there are feasible alternatives or feasible mitigation measures available which would substantially lessen the significant environmental effects of such projects[.]” Section 21002 further states that the procedures required by CEQA “are intended to assist public agencies in systematically identifying both the significant effects of projects and the feasible alternatives or feasible mitigation measures which will avoid or substantially lessen such significant effects.”

Pursuant to section 21081 of the Public Resources Code, a public agency may only approve or carry out a project for which an EIR has been completed that identifies any significant environmental effects if the agency makes one or more of the following written finding(s) for each of those significant effects accompanied by a brief explanation of the rationale for each finding:

1. Changes or alterations have been required in, or incorporated into, the project which mitigate or avoid the significant effects on the environment.
2. Those changes or alterations are within the responsibility and jurisdiction of another public agency and have been, or can and should be, adopted by that other agency.
3. Specific economic, legal, social, technological, or other considerations, including considerations for the provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or alternatives identified in the environmental impact report.

As indicated above, section 21002 requires an agency to “avoid or substantially lessen” significant adverse environmental impacts. Thus, mitigation measures that “substantially lessen” significant environmental impacts, even if not completely avoided, satisfy section 21002’s mandate. (*Laurel Hills Homeowners Assn. v. City Council* (1978) 83 Cal.App.3d 515, 521 [“CEQA does not mandate the choice of the environmentally best feasible project if through the imposition of feasible mitigation measures alone the appropriate public agency has reduced environmental damage from a project to an acceptable level”]; *Las Virgenes Homeowners Fed., Inc. v. County of Los Angeles* (1986) 177 Cal. App. 3d 300, 309 [“[t]here is no requirement that adverse impacts of a project be avoided completely or reduced to a level of insignificance . . . if such would render the project unfeasible”].)

While CEQA requires that lead agencies adopt feasible mitigation measures or alternatives to substantially lessen or avoid significant environmental impacts, an agency need not adopt infeasible mitigation measures or alternatives. (Pub. Resources Code, §

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21002.1(c) [if “economic, social, or other conditions make it infeasible to mitigate one or more significant effects on the environment of a project, the project may nonetheless be carried out or approved at the discretion of a public agency”]; see also State CEQA Guidelines, § 15126.6(a) [an “EIR is not required to consider alternatives which are infeasible”].) CEQA defines “feasible” to mean “capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, and technological factors.” (Pub. Resources Code, § 21061.1.) The State CEQA Guidelines add “legal” considerations as another indicia of feasibility. (State CEQA Guidelines, § 15364.) Project objectives also inform the determination of “feasibility.” (*Jones v. U.C. Regents* (2010) 183 Cal. App. 4th 818, 828-829.) “[F]easibility’ under CEQA encompasses ‘desirability’ to the extent that desirability is based on a reasonable balancing of the relevant economic, environmental, social, and technological factors.” (*City of Del Mar v. City of San Diego* (1982) 133 Cal.App.3d 401, 417; see also *Sequoyah Hills Homeowners Assn. v. City of Oakland* (1993) 23 Cal.App.4th 704, 715.) “Broader considerations of policy thus come into play when the decision-making body is considering actual feasibility[.]” (*Cal. Native Plant Soc’y v. City of Santa Cruz* (2009) 177 Cal.App.4th 957, 1000 (“*Native Plant*”); see also Pub. Resources Code, § 21081(a)(3) [“economic, legal, social, technological, or other considerations” may justify rejecting mitigation and alternatives as infeasible] (emphasis added).)

Environmental impacts that are less than significant do not require the imposition of mitigation measures. (*Leonoff v. Monterey County Board of Supervisors* (1990) 222 Cal.App.3d 1337, 1347.)

The California Supreme Court has stated, “[t]he wisdom of approving . . . any development project, a delicate task which requires a balancing of interests, is necessarily left to the sound discretion of the local officials and their constituents who are responsible for such decisions. The law as we interpret and apply it simply requires that those decisions be informed, and therefore balanced.” (*Citizens of Goleta Valley v. Board of Supervisors* (1990) 52 Cal.3d 553, 576.) In addition, perfection in a project or a project’s environmental alternatives is not required; rather, the requirement is that sufficient information be produced “to permit a reasonable choice of alternatives so far as environmental aspects are concerned.” Outside agencies (including courts) are not to “impose unreasonable extremes or to interject [themselves] within the area of discretion as to the choice of the action to be taken.” (*Residents Ad Hoc Stadium Com. v. Board of Trustees* (1979) 89 Cal.App.3d 274, 287.)

**SECTION II: FINDINGS REGARDING ENVIRONMENTAL IMPACTS NOT
REQUIRING MITIGATION**

The City Council hereby finds that the following potential environmental impacts of the Project are less than significant and therefore do not require the imposition of Mitigation Measures.

A. AESTHETICS

1. Scenic Vistas

Threshold: Would the Project have a substantial adverse effect on a scenic vista?

Finding: Less than significant. (Initial Study [IS], p. 14.)

Explanation: The SSP is a policy-level document that does not include any site-specific designs or proposals and does not propose to grant any entitlements for development that would have the potential to degrade the aesthetic quality of the environment or adversely affect visual resources within the City. The SSP proposes strategies and measures that would aid in reducing the City's greenhouse gas emissions and, thus, would not directly lead to development that would affect a scenic vista. While the SSP does not recommend specific densities, building heights, massing, or design of any projects, future activities implemented under the SSP could result in changes to community aesthetics. For example, implementation of the GHG reduction measures in the SSP will result in the installation of photovoltaic (PV) panels on homes and businesses to provide alternate sources of energy. PV panels could be placed on rooftops, which could potentially alter scenic views from homes or businesses located behind the rooftop panels. However, the placement of PV panels for residential use would likely not be large enough to significantly affect views from other residences located uphill or behind the rooftop panels. Installation of these panels would require standard building permits from the City, which would ensure the PV panels would not have a specific, adverse impact on visual resources.

Furthermore, any future development projects that would implement SSP measures and actions would be subject to all applicable City regulations and requirements, as well as subject to further CEQA analysis of project-specific impacts, which would occur with or without implementation of the SSP. The City's zoning regulations,

standard development conditions, and design guidelines address site and building design. Therefore, the SSP would not result in any substantial visual impacts on the physical environment and impacts would be less than significant.

2. Scenic Resources

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

Finding: Less than significant. (IS, p. 15.)

Explanation: According to the California Scenic Highway Mapping System, there are no officially designated highways within the project area. However, a segment of State Route 52, located west of Santee, was designated a state scenic highway in 2016(Caltrans 2017).

Any future development projects that would implement SSP measures and actions would be subject to all applicable City regulations and requirements, as well as subject to further CEQA analysis of project-specific impacts, which would occur with or without implementation of the SSP. Specifically, General Plan Policies 9.7 and 10.1 and Objective 12 will protect the scenic resources and historic buildings associated with State Route 52 (City of Santee 2003). Therefore, implementation of the SSP would not result in any substantial damage to scenic resources within a State Scenic Highway. Impacts would be less than significant.

3. Visual Character

Threshold: In non-urbanized areas, would the project substantially degrade the existing visual character or quality of public view of the site and its surroundings?

Finding: Less than significant. (Draft PEIR, 4.1-11 and -12.)

Explanation: The SSP does not propose specific development. However, implementation of the GHG reduction measures in the SSP will result in clean energy, energy-saving retrofits to existing buildings, and the planting of new types and increased numbers of trees that would have potential impacts on visual character. Types of development and retrofits required by the SSP include incorporation of renewable energy-generating systems in new construction, such as solar panels, photovoltaic arrays, and energy-saving components such as cool roofs and cool pavement. Solar photovoltaic panels would likely be visible to visitors, employees, and residents, and screening would

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inhibit energy production. Depending on the size, mass, and color of these renewable energy-generating and energy-saving components, future redevelopment or development could result in changes to the visual character and quality of an individual site and its surroundings.

However, the incorporation of solar roof-to photo-voltaic systems in buildings is becoming more commonly accepted by the community. Both public high schools in Santee, Santana High School and West Hills High School, have constructed photo-voltaic systems over portions of their respective parking lots. These structures generate renewable energy and act as a shade structure, keeping cars cool in the summer. A similar structure was constructed over the parking lot at the Sports-Plex in Town Center Community Park in Santee. This is in addition to the hundreds of roof-top photo-voltaic systems that have been installed on single-family homes in Santee. Target in Town Center has installed a roof-top solar photo-voltaic system behind its parapet that has helped the building achieve an Energy Star Award.

Existing uses seeking a building permit from the City for modifications will be required to evaluate their energy efficiency under Measure 1.1 (Energy Audits in Existing Residential Sector) and Measure 3.1 (Energy Audits in Existing Commercial Sector) and be subject to environmental review under CEQA, as applicable. New development projects require discretionary review under the Santee Municipal Code and will be subject to the Consistency Checklist (Appendix D to the SSP) - including Measure 2.1 (Energy Efficiency Improvements of Residential Sector), Measure 5.2 (Cool Roofs), and Measure 10.1 (Installation of Photovoltaic Solar Systems for New Development) – and CEQA, as applicable, to ensure that the energy efficiency methodology is compatible with the structure and surrounding development. The General Plan, Land Use Policy 11.1 requires the City to ensure that all requirements set forth within the Community Enhancement Element are implemented during the development review process. This includes the Policies of 6.1, 8.2, and 8.4 of the General Plan, Community Enhancement which are designed to create and maintain a positive visual identity for the City. Light reflecting cool roofs and cool pavement would also be evaluated during this discretionary review.

Energy retrofits on existing structures and installation of solar photo-voltaic systems on rooftops of buildings would not substantially degrade the visual quality or character of the City, as future projects are required to comply with the Municipal Code and be consistent with General Plan policies and measures. Technology of roof-panel has improved that steep and obvious mounting angles for such

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panels is no longer necessary. In fact, solar photo-voltaic technology is being incorporated in modern structure's building materials, as per the Tesla solar roof (2019) in which the roof tiles collect the solar energy. Additionally, any energy efficiency device would have to comply with the Santee Municipal Code with regard to height, setbacks, etc. Specifically, Section 17.06.100 Small Residential Rooftop Solar Energy Systems, requires that the panel or module array does not exceed the maximum legal building height as defined by the City.

GHG Reduction Measure 5.1 (Tree Planting for Shade and Energy Efficiency) and Supporting Measures (plant trees in City-owned spaces) would introduce new types and greater number of trees to Santee. Trees reduce the ambient temperatures, create shade, and sequester carbon. Planting trees is consistent with Policy 9.2 of the General Plan, Community Enhancement Element. Trees provide relief from the built environment.

Overall, the impact of the project on Threshold 4.1.3 is less than significant. (Draft PEIR, pp. 4.1-11 and -12.)

B. AGRICULTURE AND FOREST RESOURCES

1. Farmland Conversion

Threshold: Would the Project convert Prime Farmland, Unique Farmland, or Farmland of Statewide significance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

Finding: No impact. (IS, p. 17.)

Explanation: The City does not contain soils designated by the California Department of Conservation (CDC), Division of Land Resources (DLRP), as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (CDC DLRP 2015). No impact would occur.

2. Agricultural Zoning

Threshold: Would the Project conflict with existing zoning for agricultural use, or a Williamson Act contract?

Finding: No impact. (IS, p. 17.)

Explanation: The City does not contain any land that is subject to a Williamson Act contract, which is designed to retain prime agriculture and open space by providing tax incentives for property owners (CDC DLRP,

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2013). Therefore, implementation of the SSP would not conflict with a Williamson Act contract. No impact would occur.

3. Forest Land Zoning

Threshold: Would the Project 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))?

Finding: No impact. (IS, p. 17.)

Explanation: The City's land cover is designated as Urban and Rangeland (predominantly Shrub and Herbaceous) on the Fire and Resource Assessment Program (FRAP) State of California Land Cover Map (California Department of Forestry and Fire Protection [Cal Fire] 2006), which identifies forest land coverage in California. This designation does not constitute forest land or timberland. There is no land with existing zoning of forest land or timberland within the City. Therefore, the implementation of the SSP would not conflict with existing zoning, or cause rezoning of forest land or timberland. No impact would occur.

4. Loss of Forest Land

Threshold: Would the Project result in the loss of forest land or conversion of forest land to non-forest use?

Finding: No impact. (IS, p. 17.)

Explanation: There are no areas designated as forest land in the City. Therefore, implementation of the SSP would not result in the loss of forest land or conversion of forest land to non-forest use. No impact would occur.

5. Conversion of Farmland or Forest Land

Threshold: 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?

Finding: No impact. (IS, p. 18.)

Explanation: The implementation of the SSP would not result in the loss of farmland. The City does not have land cover designated as forest

land. Therefore, the implementation of the SSP would not convert forest land to non-forest use. No impact would occur.

C. AIR QUALITY

1. Air Quality Plans and Air Quality Standards

Threshold: Would the Project conflict with or obstruct implementation of the applicable air quality plan; violate any air quality standard or contribute substantially to an existing or projected air quality violation?

Finding: Less than significant. (Draft PEIR, pp. 4.2-16 through -18.)

Explanation: *Short Term Construction Emissions*

Implementation of the GHG reduction measures in the SSP will result in construction of energy-generating facilities such as photovoltaic/solar arrays or installation of cool roofs that would primarily be installed on rooftops of new or existing buildings. It will also result in energy-efficiency retrofits in existing residential, commercial, and municipal buildings throughout the City. However, details of the potential construction activities are unknown. Each individual construction activity associated with future development projects will need to comply with the CEQA.

Long Term Operational Emissions

Long-term air pollutant emission impacts are those associated with stationary sources and mobile sources involving any changes related to the project. The citywide energy usage (including electricity and natural gas) and VMT data were obtained from the project and entered in CalEEMod under User Defined Industrial land use of one unit size. The countywide off-road emissions were calculated from OFFROAD2007 model and proportioned to citywide emissions based on relevant indicator data, as described in the SSP. Table 4.2.E presents a summary of the peak daily emissions for the Sustainable Santee Plan baseline year 2005, forecast year 2035 (under business as usual scenario), and changes in emissions. The CalEEMod and OFFROAD2007 model outputs and calculations are provided in Appendix C, Air Quality Analysis Memo.

Draft PEIR Table 4.2.E shows that the SSP would decrease all criteria air pollutants emissions from both baseline and buildout of General Plan and thus would not exceed the corresponding SDAPCD daily emission thresholds for any criteria pollutants.

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The SSP would reduce regional criteria air pollutants emissions and is not expected to result in any long-term regional air quality impacts. Therefore, the SSP will not conflict with the RAQS or SIP, and no significant impact will result with respect to implementation of the air quality plan. The SSP is an implementation tool of the City's General Plan, does not change the City's population, is considered to be within the SANDAG growth projections, and thus would be consistent with the SIP and RAQS. Therefore, implementation of the SSP would not conflict with or obstruct implementation of the applicable air quality plan. Impacts would be less than significant. (Draft PEIR, pp. 4.2-16 through -18.)

2. Cumulatively Considerable Pollutant Emissions

Threshold: Would the Project result in 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?

Finding: Less than significant. (IS, p. 19.)

Explanation: Implementation of the SSP would not add any vehicle trips. It is anticipated that implementation of the SSP would decrease VMT and vehicle emissions, thus improving air quality. The SSP implementation would reduce reliance on traditional, more-polluting forms of energy by increasing use of cleaner, alternative energy sources. The change in energy sources would reduce emissions associated with energy production. The SSP would promote the renovation of existing structures with energy-efficiency retrofits and renewable energy. The anticipated construction activities required for retrofits and renovations would not involve large internal-combustion equipment that would contribute substantial air emissions or contribute to a cumulatively considerable net increase of any criteria pollutant for which the region is in nonattainment. Therefore, the impact would be less than significant.

3. Sensitive Receptors

Threshold: Would the Project expose sensitive receptors to substantial pollutant concentrations?

Finding: Less than significant. (IS, p. 20.)

Explanation: Implementation of the SSP would not add any new vehicle trips or otherwise increase VMT. Implementation of the SSP would decrease VMT and the associated vehicle emissions, thereby improving air quality. The SSP implementation would reduce reliance on

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traditional, more-polluting forms of energy by increasing use of cleaner, alternative energy sources. The change in energy sources would reduce emissions associated with energy production. The SSP would promote the renovation of existing structures with energy-efficiency retrofits and renewable energy. The anticipated construction activities required for retrofits and renovations would not involve large internal-combustion equipment that would contribute substantial air emissions that could affect sensitive receptors. The impact would be less than significant.

4. Other Adverse Emissions

Threshold: Would the Project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

Finding: No impact. (IS, p. 20.)

Explanation: The SSP would not propose strategies or measures that would directly or indirectly result in the creation of objectionable odors. SSP strategies would include construction and installation of renewable energy structures (e.g., solar panels) and expansion of bicycle infrastructure; however, construction activities associated with those measures would not create objectionable odors. Therefore, no impact would occur.

D. BIOLOGICAL RESOURCES

1. Sensitive Species

Threshold: 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 Wildlife or U.S. Fish and Wildlife Service?

Finding: Less than significant. (IS, p. 20-21.)

Explanation: Implementation of energy retrofits or energy production facilities could result in removal of habitat or street trees, which can provide nesting opportunities, or otherwise affect protected candidate, sensitive, or special-status species. Chapter 12.24 of the City's Municipal Code promotes urban forestry and protects trees on public property (City of Santee 2016). Furthermore, an objective of the City's General Plan Conservation Element is to preserve significant biological resources. This objective lists, four policies (7.1-7.4) that help achieve this goal by encouraging and requiring the preservation, conservation, and/or enhancement of biological resources in the

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City. All new development that would implement goals and strategies in the SSP must be in compliance with the City's Municipal Code and General Plan policies. Therefore, the impact from implementation of the SSP would be less than significant.

2. Riparian Habitat

Threshold: 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?

Finding: Less than significant. (IS, pp. 21-22.)

Explanation: The natural waterways within the City provide unique riparian habitat for various species. Riparian/ wetland habitat is considered to be significant wildlife habitat, particularly for bird species. As such, the City's General Plan encourages the maintenance of appropriate open space uses adjacent to these waterways. Therefore, any future development projects that would implement SSP measures and actions near waterways and open spaces would be subject to all applicable City regulations and requirements, as well as subject to further CEQA analysis of project-specific impacts, which would occur with or without implementation of the SSP. Impacts would be less than significant.

3. Wetlands

Threshold: Would the Project have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

Finding: Less than significant. (IS, p. 22.)

Explanation: There are over 300 acres of wetland vegetation communities in the City, concentrated primarily along the San Diego River and Sycamore Creek (City of Santee 2003). Implementation of the General Plan's Conservation Element requires the enforcement of appropriate Federal, State, and local water quality regulations. Implementation of the SSP would not result in development in any wetland areas. It is possible that retrofit or construction activities could occur adjacent to wetlands. However, compliance with the General Plan would ensure no net loss of wetlands. There would be no significant impact on wetlands.

4. Wildlife Movement

Threshold: 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?

Finding: Less than significant. (IS, p. 22.)

Explanation: General Plan Conservation Element policies and implementation programs promote the recovery and protection of corridors linking separate habitat areas to prevent fragmentation of sensitive natural communities. In addition, all projects are subject to the Migratory Bird Treaty Act (MBTA), which prohibits taking, killing, possessing, transporting, and importing of migratory birds, parts of migratory birds, and their eggs and nests, except when specifically authorized by the Department of the Interior. Therefore, any development pursuant to the SSP would be evaluated for conformance to these policies and regulations to ensure that riparian habitat or sensitive natural communities are not adversely affected. The impact would be less than significant.

5. Local Policies and Ordinances

Threshold: Would the Project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

Finding: Less than significant. (IS, p. 22-23.)

Explanation: An objective of the City's General Plan Conservation Element is to preserve significant biological resources. This objective lists four policies (7.1 through 7.4) to help achieve this goal by encouraging and requiring the preservation, conservation, and/or enhancement of biological resources in the City. Furthermore, projects that implement strategies from the SSP would be subject to the City's Water Efficient Landscape Ordinance, Tree Ordinance, all applicable Federal, State, and regional policies and regulations related to the protection of important biological resources. Specifically, development would be required to comply with the Federal Endangered Species Act, MBTA, Federal Clean Water Act, California Endangered Species Act, California Fish and Wildlife Code, California Wetlands Conservation Policy, and California Department of Fish and Wildlife Lake or Streambed Alteration Program. Therefore, impacts would be less than significant.

6. Habitat Conservation Plans

Threshold: Would the Project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan (NCCP), or other approved local, regional, or state habitat conservation plan?

Finding: Less than significant. (Draft PEIR, p. 4.3-4 and -5.)

Explanation: The MSCP is the NCCP for San Diego County (City of San Diego 1998). The MSCP allows local jurisdictions to maintain land use control and implement their respective portions of the MSCP through Subarea Plans. The City is drafting its Subarea Plan, which will act as an HCP in combination with the MSCP. The City's MSCP Subarea Plan aims to balance development needs with habitat conservation and would ultimately protect approximately one-fourth of the City as permanent open space (City of Santee 2003). The City's MSCP Subarea Plan will also specify where future development and habitat preservation are expected to occur and what biological mitigation is required of future development. Once the SSP is adopted, any future development projects that would implement SSP measures and actions would be subject to all applicable City regulations and requirements, including the City's MSCP Subarea Plan. In addition, future projects would be required to comply with CEQA.

The San Diego River Park Master Plan provides a vision and guidance for development within a half-mile for a 17.5-mile section of the San Diego River, which includes portions of the City of Santee. Future development projects that would implement SSP measures and actions would be subject to all applicable visions, principles, recommendations and implementation strategies within the San Diego River Park Master Plan.

Therefore, implementation of the SSP would not result in any conflict with approved habitat conservation plans. Impacts would be less than significant.

E. CULTURAL RESOURCES

1. Historical Resources

Threshold: Would the Project cause a substantial adverse change in the significance of a historical resource pursuant to State CEQA Guidelines, section 15064.5?

Finding: Less than significant. (IS, p. 24.)

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Explanation: Implementation of the SSP would include energy-efficiency retrofit activities, which could be proposed at the site of a historical resource or at the site of a resource considered to be a potential historical resource. Future energy-efficiency retrofit activities have the potential to result in impacts on individual historical resources within the City, including resources listed in or eligible for listing in the National Register of Historic Places, California Register of Historic Places, and the City's inventory of historic resources. Five historic sites have been recorded within the City, representing less than 10 percent of the total cultural resource inventory (City of Santee 2003). In addition, the City has one structure (Edgemoor Farm Dairy Barn) listed in the National Register of Historical Places and one registered Local Historic Landmark (James Love House). General Plan Conservation Element Policies 8.1 and 8.2 incorporate specific measures to identify, register, protect, and preserve historic and archaeological resources into the City planning and environmental review processes. As such, these policies ensure that energy efficiency retrofits to historic buildings would be done without degrading the features of the building that make it a historic resource. Therefore, potential impacts to historic resources as a result of implementation of the SSP would be less than significant.

2. Archaeological Resources

Threshold: Would the Project cause a substantial adverse change in the significance of an archaeological resource pursuant to State CEQA Guidelines, section 15064.5?

Finding: Less than significant. (IS, p. 24.)

Explanation: According to the General Plan, 65 cultural resource sites are known to occur within the City, based on a review of official records. The majority of cultural resources in the City are prehistoric sites with one that has both a prehistoric and a historic component.

Any future development projects that would implement SSP measures and actions would be subject to all applicable City regulations and requirements, as well as subject to further CEQA analysis of project-specific impacts, which would occur with or without implementation of the SSP. According to the General Plan Conservation Element, the City shall also use the environmental review process to preserve archaeological resources. Additionally, General Plan Conservation Element Policies 8.1 and 8.2 incorporate specific measures to preserve historic and prehistoric sites, and cultural and archaeological resources. Preservation could include the professional retrieval of artifacts prior to the development of a site

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or curation of any recovered artifacts as a condition of any cultural resources mitigation program. Therefore, potential impacts to archaeological resources as a result of implementation of the SSP would be less than significant.

3. Human Remains

Threshold: Would the Project disturb any human remains, including those interred outside of dedicated cemeteries?

Finding: Less than significant. (IS, p. 25.)

Explanation: Human remains are known to occur at one of the prehistoric sites in the City. Human burials have specific provisions for treatment in Section 5097 of the California Public Resources Code. Disturbing human remains could also violate the California Health and Safety Code, Section 7050.5. The General Plan Conservation Element Policy 8.1 also incorporates specific measures to preserve historic and prehistoric sites.

Therefore, through compliance with the California Public Resources Code, the California Health and Safety Code, and General Plan policy, potential impacts to historic and prehistoric sites, and human remains, as a result of implementation of the SSP would be less than significant.

F. ENERGY

1. Wasteful Use of Energy

Threshold: Would the Project result in a potentially significant impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

Finding: Less than significant.

Explanation: The purpose of the Project is to incorporate energy efficiency features and reduce greenhouse gas emissions through measures that encourage energy efficiency, water conservation, and alternative transportation. Therefore, the Project's measures encourage clean energy, energy-saving retrofits to existing residential, commercial, and municipal buildings, and the incorporation of renewable energy-generating systems in new construction, including solar panels, photovoltaic arrays, and other energy-saving components such as cool roofs and cool pavement. As a result of the SSP, new developments requiring a discretionary review would be required to implement the GHG reduction measures

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in the Consistency Checklist. Implementation of the SPP could result in construction, which would require energy expenditure, but it would be to provide energy-generating facilities and energy-efficiency retrofits. Implementation of the SSP would ultimately reduce reliance on traditional, less-efficiency forms of energy by increasing the use of cleaner, alternative energy sources. Overall, implementation of the measures and actions contained in the SSP is projected to result in a decrease in energy consumption in both existing and new buildings, increase water efficiency, increase awareness of sustainability issues, reduce landfilled waste, promote clean energy use, expand sustainability transportation option, and optimize vehicular travel. Thus, the Project would not result in waste, inefficiency or unnecessary consumption of energy resources and impacts will be less than significant.

2. Energy Efficiency Plans

Threshold: Would the Project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

Finding: Less than significant.

Explanation: The Project is consistent with existing State policies and programs aimed at increasing energy efficiency, including Renewable Portfolio Standards, Title 24 Energy Efficiency Standards, and the implementation of the Clean Car Fuel Standard (Pavley Standard). Chapter 1 of the SSP describes the regulatory setting for the SSP in detail, including federal and state legislation, regulations and policies relating to energy efficiency. The SSP forecasts future greenhouse gas emissions (which can be used as proxy for energy efficiency) and compares those forecasts to community targets that are consistent with the State's adopted AB 32 greenhouse gas reduction target, and determines that the SSP is consistent with these targets. Specific to renewable energy, the SSP includes GHG reduction measures that require clean energy (e.g., Measure 10.1 requiring new development to install photovoltaic solar systems); initiation of a Community Choice Aggregation program (Measure 10.2); and application of the Consistency Checklist to new development. Therefore no conflicts between the Project and any applicable state or local plan for renewable or energy efficiency will occur, and impacts will be less than significant.

G. GEOLOGY AND SOILS

1. Fault Rupture, Seismic Groundshaking, and Seismic-Related Ground Failure

Threshold: Would the Project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving 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; strong seismic ground shaking; seismic-related ground failure including liquefaction; or landslides?

Finding: Less than significant. (IS, pp. 26-27.)

Explanation: According to the City's General Plan, no active or potentially active faults are known to occur within or adjacent to the City. The Rose Canyon Fault Zone, located approximately 10 miles west of the City, is the closest known active fault. Earthquakes that might occur on the Rose Canyon Fault Zone or other faults within the southern California and northern Baja California area are potential generators of significant ground motion in the City. However, the seismic risk within the City is not considered significantly greater than that of the surrounding municipalities and the San Diego County area in general. Since no Alquist-Priolo Earthquake Fault Zones exist within the City, there are no restrictions on development related to the Alquist-Priolo requirements.

In addition, implementation of the SSP would not result in an increased demand for housing and contains no housing component. Therefore, implementation of the SSP would not result in an increase in population that could be exposed to rupture of a known earthquake fault. Implementation of the SSP would include construction of energy-efficient retrofits or clean energy facilities. These structures could be affected by effects of fault rupture; however, impacts associated with rupture of a known fault would be less than significant.

Any future development projects that would implement SSP measures would be subject to the Uniform Building Code (UBC) and the California Building Code (CBC); therefore, the design and construction of the structures would be engineered to withstand the expected ground acceleration that may occur in the City from regional active faults. Proper engineering and adherence to the UBC and CBC guidelines would minimize the risk to life and property from potential ground motion. Therefore, impacts associated with strong seismic ground shaking would be less than significant.

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Liquefaction is a phenomenon where loose, saturated, and relatively uncohesive soil deposits lose strength during strong ground motions. Primary factors controlling the development of liquefaction include intensity and duration of ground accelerations, characteristics of the subsurface soil, in situ stress conditions, and depth to groundwater. According to the City's General Plan, no active or potentially active faults are known to occur within or adjacent to the City. Therefore, impacts associated with seismic-related ground failure, including liquefaction, would be less than significant.

According to the City's General Plan, no active or potentially active faults are known to occur within or adjacent to the City. In addition, General Plan Policies 1.2 and 1.3 provide hillside development guidelines and encourage the preservation of hillsides with steep slopes to minimize danger from landslides. Due to hillside management and low potential for ground shaking, it is unlikely that landslides would occur in the City. Therefore, impacts associated with landslides would be less than significant.

2. Soil Erosion

Threshold: Would the Project result in substantial soil erosion or the loss of topsoil?

Finding: Less than significant. (IS, pp. 27-28.)

Explanation: According to the City's General Plan, the geologic stratigraphy of the City consists of several surficial soil types including fill, topsoil, colluvium, and alluvium. Soils located within valley and drainage bottoms are susceptible to erosion. One of the General Plan Conservation Element objectives is to reduce the amount of erosion of soil in the City. General Plan Policies 4.1 and 4.2 require that appropriate soils and geologic surveys be completed for all proposed development and require appropriate grading, erosion control measures, and replanting to minimize erosion and prevent slippage of man-made slopes (City of Santee 2003). In addition, the Regional Water Quality Control Board (RWQCB) requires Storm Water Pollution Prevention Plans (SWPPPs) prior to construction. SWPPPs have extensive erosion control measures to ensure that erosion is limited to the fullest extent feasible. Compliance with the General Plan and construction period SWPPP would ensure a less than significant impact.

3. Unstable Soils

Threshold: 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?

Finding: Less than significant. (IS, p. 28.)

Explanation: Impacts associated with landslides and liquefaction would be less than significant. General Plan Policy 4.1 requires that appropriate soils and geologic surveys be completed for all proposed development. Therefore, unstable soil would be identified prior to construction, and impacts associated with geology unit or soil instability would be less than significant.

4. Expansive Soils

Threshold: Would the Project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code, creating substantial risks to life or property?

Finding: Less than significant. (IS, p. 28.)

Explanation: Expansive soils have the potential to significantly shrink or swell with changes in moisture content. General Plan Policy 4.1 requires that appropriate soils and geologic surveys be completed for all proposed development. Any future development projects that would implement SSP measures would be subject to these surveys and the UBC, which would ensure that they are developed in a way that minimizes the possible effects of expansive soils. Compliance with existing code regulations would ensure a less than significant impact.

5. Septic Tanks

Threshold: Would the Project 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?

Finding: No impact. (IS, p. 28.)

Explanation: The SSP would not include strategies that would lead to development projects with septic tanks or alternative wastewater systems. Therefore, no impact would occur.

6. Paleontological Resources

Threshold: Would the Project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Finding: Less than significant. (IS, p. 25.)

Explanation: There are no known unique paleontological resources or geologic features in the City. The SSP would result in resource efficiencies and emission reductions and does not propose land uses that would result in ground disturbance. Any future development projects that would implement SSP measures and actions would be subject to all applicable City regulations and requirements, as well as subject to further CEQA analysis of project-specific impacts related to ground disturbance and potential paleontological resources. Therefore, the implementation of the SSP would result in less than significant impact.

H. GREENHOUSE GAS EMISSIONS

1. Emissions Generation

Threshold: Would the Project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Finding: Less than significant. (IS, pp. 29-30.)

Explanation: Consistent with AB 32, the City has identified a 15 percent community reduction target below baseline (2005) emissions by 2020. Implementation of existing State reduction programs adopted after 2005 (i.e., Renewable Portfolio Standard [RPS], updates to Title 24 Energy Efficiency Standards, and the implementation of the Clean Car Fuel Standard, commonly referred to as the Pavley Standard) is projected to further reduce emissions to 202,273 MT CO₂e by 2020, which makes emissions in 2020 significantly lower than baseline levels, and emissions will meet the AB 52 target.

Implementation of the measures and actions that would be contained in the SSP is projected to result in a further emissions reduction, which would meet the applicable AB 32 targets and be aligned with the targets from EO S-3-05 and EO B-30-15. SSP measures and actions would achieve these reductions by reducing GHG emissions. This reduction would be achieved by decreasing energy consumption in existing and new residential and commercial buildings, increasing water efficiency, increasing awareness of sustainability issues, reducing landfilled waste, promoting clean

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energy use, expanding sustainable transportation options, optimizing vehicular travel, and applying the Consistency Checklist to new developments. Further, consistent with AB 32 and communitywide goals, the City has identified a 15 percent municipal reduction target below baseline (2005) emissions by 2020. Implementation of existing State reduction programs adopted after 2005 (i.e., RPS, updates to Title 24 Energy Efficiency Standards, and the implementation of the Clean Car Fuel Standard, commonly referred to as the Pavley Standard) is projected to further reduce municipal emissions, which makes emissions in 2020 approximately 3 percent lower than baseline (2005) levels, and to 1,681 MT CO₂e in 2035, which is 1 percent higher than baseline levels. Implementation of the measures and actions that would be contained in the SSP is projected to result in a further emissions reductions by 2030 and 2035. Total adjusted municipal emissions, which include reductions from both the SSP measures and the State and local reduction programs, would be reduced from baseline (2005) levels and meet the applicable AB 32 targets and be aligned with the targets from EO S-3-05 and EO B-30-15.

Further, on September 12, 2018, California Governor Jerry Brown announced through Executive Order B 55 18, the following GHG emissions target: by 2045, California will be carbon neutral. This executive order is more ambitious and replaces the 2050 goal found in Executive Order S-3-05. The order directs the California Air Resources Board to provide a plan with specific regulations to reduce statewide sources of GHG emissions. The Executive Order does not include a specific guideline for local governments, and as of now, the Air Resources Board has not developed a Scoping Plan to reach the B-55-18 target, or developed a methodology for monitoring progress towards carbon neutrality. In fact, Section I.B. of the January 2019 draft California 2030 Natural and Working Lands Climate Change Implementation Plan (“NWL Plan”) prepared on behalf of five state agencies (including the California Air Resources Board) recognizes that “the State is still working through the details of what carbon neutrality means and how it can be achieved.” The 2017 Climate Change Scoping Plan Update directed the State to develop the NWL Plan to reduce GHG emissions and to cultivate net carbon sequestration potential for California’s natural and working lands. The NWL Plan will also support Executive Order B-55-18, which establishes a goal for the State to achieve carbon neutrality by 2045 and maintain net-negative greenhouse gas emissions thereafter.¹

¹ On page 4 of the Executive Summary, the NWL plan further explains, “The conservation, restoration, and management activities described in this Plan are focused on State-supported

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The horizon year for the SSP is 2035, consistent with other regional climate action plans and the City of Santee's Mobility Element. Further, 2035 represents the mid-point between the state's reduction targets for the years 2020 and 2050. The City acknowledges the carbon neutral goals of Executive Order B-55-18 and an adopted SSP will be a large first step towards this goal. In the SSP implementation section (Chapter 5), the City commits to updating inventories and refining measures every three years. Inclusion of the Executive Order in subsequent SSPs, with horizon years beyond 2035, could be accomplished once the California Air Resources Board develops a methodology to monitoring progress towards carbon neutrality

The SSP in and of itself does not generate greenhouse gas emissions. It is a policy document that includes measures and actions to achieve applicable reductions by reducing emissions. The reductions will be achieved by decreasing energy consumption in existing uses, new uses, and municipal uses, increasing water efficiency, requiring clean energy use, expanding sustainable transportation options, and optimizing vehicular travel. Impacts would be less than significant.

2. Emission Reduction Plans

Threshold: Would the Project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emission of greenhouse gases?

Finding: Less than significant. (Draft PEIR, p. 4.4-20 through -26.)

Explanation: Policies adopted for the purpose of reducing the emissions of greenhouse gases at the State level include AB 32 and SB 375. The purpose of the SSP is to reduce GHGs within the City. Implementation of the project would not conflict with either of these policies. The project includes baseline GHG emissions inventories for the years 2005 and 2013, emissions reduction targets for the years 2020, 2030, and 2035, forecast emissions inventories under a BAU scenario for 2020, 2030, and 2035, and reduced 2020, 2030, and 2035 inventory that demonstrates the emissions reductions achieved with the implementation of the statewide and local GHG

efforts implemented through programs at the California Department of Food and Agriculture (CDFA), California Environmental Protection Agency (CalEPA), California Strategic Growth Council (SGC), and the California Natural Resources Agency (CNRA) and its boards, departments, and conservancies. Implementation will occur on State-owned lands or be funded with State dollars on private, tribal, federal, and other public lands.

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reduction measures outlined in the Project. Appendix A of the SSP contains the GHG Inventories, Long-Term Forecasts, and Target-Setting Report that supports the analysis below.

In 2005, communitywide emissions totaled 339,972 MT CO₂e and municipal emissions totaled 1,657 MT CO₂e. The largest source of communitywide emissions was on-road transportation, and the largest source of municipal emissions was SDG&E-owned streetlights.

Consistency with SB 32

SB 32 sets greenhouse gas reduction goals for the State. By 2030, emissions should be at or below 40 percent below 1990 levels. To reach the 2030 target, a 40 percent decrease from 2005 levels is recommended by the San Diego Association of Governments (SANDAG) . To put the City on a path toward reaching the State's net carbon neutrality goal by 2045 as set forth in the Governor's Executive Order B55-18, an emission reduction of 49 percent below 2005 levels by 2035 is proposed. The 2020, 2030 and 2035 community BAU emissions are estimated to be 432,982 MT CO₂e, 486,170 MT CO₂e, and 515,462 MT CO₂e, respectively. These estimates are an increase from 2005 baseline community emissions, with an increase of 93,010 MT CO₂e in 2020, 146,198 MT CO₂e in 2030, and 175,490 MT CO₂e in 2035. The difference between the BAU-forecast community emissions and the established reduction targets for 2030 and 2035 is 144,006 MT CO₂e, 282,187 MT CO₂e, and 342,076 MT CO₂e, respectively. This is the amount the City of Santee must reduce its community emissions in order to reach its target and match the AB 32 reduction target.

The 2020, 2030, and 2035 municipal BAU emissions are estimated to be 1,948 MT CO₂e, 2,003 MT CO₂e, and 2,031 MT CO₂e, respectively. These estimates are an increase from the 2005 baseline municipal emissions, with an increase of 291 MT CO₂e in 2020, 346 MT CO₂e in 2030, and 374 MT CO₂e in 2035. The difference between the BAU-forecast municipal emissions and the established reduction targets for 2020, 2030, and 2035 is 540 MT CO₂e, 970 MT CO₂e, and 1,186 MT CO₂e, respectively. This is the amount the City of Santee must reduce its municipal emissions in order to reach its target and match the SB 32 reduction target.

The project includes mandatory GHG reduction measures at the municipal and community levels to meet the City's mass emissions reduction targets identified above. Each goal contains measures to indicate the City's commitment to meeting the goal, and within each

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measure there are one or more actions presented to indicate the steps the City can take to achieve the measure. Goals at the municipal level include:

- Increase Energy Efficiency in Municipal Buildings;
- Increase Energy Efficiency in Community Buildings and Infrastructure;
- On-Road Energy Efficiency Enhancements/ Employee Commute and Vehicle Fleet; and
- Reduce Energy Consumption in the Long Term.

Goals at the community level include:

- Increase Energy Efficiency in Existing Residential Units;
- Increase Energy Efficiency in New Residential Units;
- Increase Energy Efficiency in Existing Commercial Units;
- Increase Energy Efficiency in New Commercial Units;

- Decrease Energy Demand through Reducing Urban Heat Island Effect;
- Decrease GHG Emissions through Reducing VMT;
- Increase Use of Electric Vehicles;
- Improve Traffic Flow;
- Decrease GHG Emissions through Reducing Solid Waste Generation; and
- Decrease GHG Emissions through Increasing Clean Energy Use.

Implementation of these goals, and their associated measures and actions, would reduce communitywide GHG emissions by 25 percent compared to the 2030 BAU emissions, and by 32 percent compared to 2035 BAU emissions. State and federal reduction measures would reduce the 2030 BAU emissions by an additional 30 percent, and

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would reduce the 2035 BAU emissions by 35 percent. Both communitywide and municipal targets will be met by 2030 and 2035 with implementation of goals in the project and State and federal reduction measures.

Consistency with SB 375

SB 375 sets regional targets for the reduction of GHG emissions from passenger vehicles. The targets for the SANDAG region are a 7 percent decrease and a 13 percent decrease per capita from 2005 for the years 2020 and 2035, respectively.

The project includes specific goals at the communitywide and municipal levels designed to reduce emissions from passenger vehicles. Community Goal 6 (Decrease GHG Emissions through Reducing VMT), Community Goal 7 (Increase Use of Electric Vehicles), and Community Goal 8 (Improve Traffic Flow), include measures to effectively achieve this reduction:

- Non-Motorized Transportation Options;
- Implement the Bicycle Master Plan to Expand the Bicycle Routes around the City;
- Electric Vehicle Charger Program; and
- Traffic Flow Improvement Program.

Municipal Goal 3, On-Road Energy Efficiency Enhancement; Employee Commute and Vehicle Fleet, also contains measures to aid in the reduction of passenger vehicle emissions within City operations. These measures are:

- Encourage or Incentivize Employee Carpools;
- Encourage or Incentivize Purchase of Hybrid or Electric Vehicles;
- Replace or Supplement Vehicle Fleet with Hybrid/Electric Vehicles; and
- Install E-Vehicle Chargers.

Implementation of these measures and their associated actions would reduce emissions from passenger vehicles within the City by 12 percent compared to the 2030 BAU on-road transportation emissions, and by 27 percent compared to the 2035 BAU on-road

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transportation emissions. State and Federal reduction measures would reduce the 2030 BAU on-road transportation emissions by an additional 24 percent, and would reduce the 2035 BAU emissions by an additional 42 percent. Per capita passenger vehicle emissions targets will be met by 2030 and 2035 with implementation of the goals in the project and the State and federal reduction measures.

With implementation of the proposed measures in the SSP, reduction targets for the City of Santee for both SB 32 and SB 375 will be met by 2030 and 2035. In each case, the targets are exceeded by 4 percent or more. Implementation of SSP measures and actions would therefore not result in conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases.

Further, on September 12, 2018, California Governor Jerry Brown announced through Executive Order B-55-18, the following GHG emissions target: by 2045, California will be carbon neutral. This executive order is more ambitious and replaces the 2050 goal found in Executive Order S-3-05. The order directs the California Air Resources Board to provide a plan with specific regulations to reduce statewide sources of GHG emissions. The Executive Order does not include a specific guideline for local governments, and as of now, the Air Resources Board has not developed a Scoping Plan to reach the B-55-18 target, or developed a methodology for monitoring progress towards carbon neutrality. The horizon year for the SSP is 2035, consistent with other regional climate action plans and the City of Santee's Mobility Element. Further, 2035 represents the mid-point between the state's reduction targets for the years 2020 and 2050. The City acknowledges the carbon neutral goals of Executive Order B-55-18 and an adopted SSP will be a large first step towards this goal. In the SSP implementation section (Chapter 4 of the SSP), the City commits to updating inventories and refining measures every three years. Inclusion of the Executive Order in subsequent SSPs, with horizon years beyond 2035, could be accomplished once the California Air Resources Board develops a methodology to monitoring progress towards carbon neutrality. Impacts would be less than significant. (Draft PEIR, pp. p. 4.4-20 through - 26.)

I. HAZARDS AND HAZARDOUS MATERIALS

1. Hazardous Materials

Threshold: Would the Project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

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Finding: Less than significant. (IS, p. 32.)

Explanation: Implementation of the SSP would not result in the routine transport, use, or disposal of hazardous materials. Construction activities associated with retrofit/renovation projects or new mixed use or transit-oriented development projects that would be recommended by the SSP may require use of common but potentially hazardous construction materials, including vehicle fuels, paints, cleaning materials, and caustic construction compounds. If incorrectly transported, handled, or disposed of, these substances could pose a potential health risk to construction workers and to the general public. However, the transport and handling of these common, potentially hazardous materials at the project site would occur in accordance with California Occupational Safety and Health Administration (Cal OSHA) guidelines. Further, such materials would be disposed of in accordance with California Department of Toxic Substances Control (DISC) and County regulations. Adherence to Federal, State, and local regulations regarding the use and disposal of hazardous materials and wastes would reduce to a Less than Significant level the potential for impacts to human health and safety and the environment in relation to the handling, disposal, and transport of hazardous construction materials. Therefore, implementation of the SSP would have a less than significant impact.

2. Accident or Upset

Threshold: 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?

Finding: Less than significant. (IS, p. 32.)

Explanation: Implementation of the SSP would likely result in the renovation of older residential and commercial structures within the City. Structures built prior to 1978 may include asbestos-containing materials (ACMs) and lead-based paint (LBP). If not properly handled and released into the environment in large enough quantities, these materials could pose a threat to construction workers and public safety. However, demolition and construction activities involving hazardous materials removal are heavily regulated and construction workers must comply with applicable Federal and State safety regulations. Compliance with such regulations would reduce the risk on the surrounding environment and worker health to a less than significant impact.

3. Hazards Near Schools

Threshold: 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?

Finding: Less than significant. (IS, p. 32.)

Explanation: Any future development projects that would implement SSP measures would be subject to Federal, State, and local regulations regarding the use and disposal of hazardous materials and wastes. Therefore, indirect effects associated with future projects, including sites within one-quarter mile of an existing or proposed school would have a less than significant impact due to compliance with such regulations.

4. Waste Sites

Threshold: 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?

Finding: Less than significant. (IS, p. 33.)

Explanation: According to the DISC EnviroStor and California State Water Resources Control Board (SWRCB) GeoTracker databases, there are approximately 130 hazardous materials/waste cleanup and/or permitted sites in the City (DTSC 2016; SWRCB 2016). Any future development projects that would implement SSP measures would be subject to environmental review, which would include a search of appropriate databases (i.e., EnviroStor, GeoTracker) to determine whether the proposed site is a listed hazardous materials site and the status of the site (i.e., whether further evaluation or cleanup action is required or if the case has received regulatory closure and no further action is required). If located on a listed hazardous materials site, the project would be required to comply with applicable Federal, State, and local regulations related to hazardous materials, which would ensure there would be minimal risk of significant hazard to the public or the environment. Therefore, this impact would be less than significant.

5. Emergency Plans

Threshold: Would the Project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

Finding: Less than significant. (IS, p. 34.)

Explanation: The SSP would encourage more efficient land use and transit-oriented development, so it is possible that future projects that implement the strategies of the SSP could require temporary road closures during their construction, which could adversely affect evacuation during an emergency event or emergency response. However, any closures would be short term and alternate routes would be provided as necessary. It is unlikely that these actions would significantly interfere with adopted emergency response or evacuation plans. Furthermore, all future proposed projects would be subject to further CEQA analysis of project-specific impacts. Therefore, this impact would be less than significant.

J. HYDROLOGY AND WATER QUALITY

1. Water Quality Standards

Threshold: Would the Project violate any water quality standards or waste discharge requirements?

Finding: Less than significant. (IS, p. 35.)

Explanation: The SSP is a policy document and does not propose any new development, but it does include goals and strategies that may result in future development projects that could potentially have environmental impacts. The possible violation of water quality standards or waste discharge requirements may result from runoff during future construction activities. As shown in Land Use and Planning Impact (b), the SSP would be consistent with the City's General Plan. Development of projects in the City that implement the SSP strategies would be subject to General Plan Conservation Element Policies 9.1 through 9.5, which aim to identify and eliminate urban runoff problems before development is approved and require new construction to utilize best management practices (BMPs) to reduce pollutants in urban runoff and storm water discharge. Therefore, the impacts would be less than significant.

2. Groundwater Supplies

Threshold: Would the Project substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that the Project may impede sustainable groundwater management of the basin?

Finding: Less than significant. (IS, p. 36.)

Explanation: Implementation of the SSP would not result in a substantial (if any) increase in impervious surfaces in the City. The SSP would promote development in transit-oriented areas, which are already developed with impervious surfaces. The SSP would not increase the impermeable surface area such that groundwater recharge would be substantially affected. Energy-efficiency retrofits for existing residential and commercial buildings and installation of renewable energy-generating facilities (such as solar arrays) would not increase impermeable surface area in the City. Installation of renewable energy-generating facilities in open areas may result in a minor increase in impermeable surface area. However, the SSP would not substantially deplete groundwater supplies or interfere substantially with groundwater recharge. The impact would be less than significant.

3. Erosion or Siltation

Threshold: 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, in a manner which would result in substantial erosion or siltation on- or off-site?

Finding: Less than significant. (IS, p. 36.)

Explanation: Any future development projects that would implement SSP measures and actions would be subject to all applicable City regulations and requirements, as well as subject to further CEQA analysis of project-specific impacts, which would occur with or without implementation of the SSP. In addition, the City's General Plan Conservation Element encourages the protection of waterways and drainage courses. Therefore, the SSP would not result in any substantial alteration of existing drainage patterns and impacts would be less than significant.

4. Flooding

Threshold: Would the Project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a

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stream or river, in a manner which would substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?

Finding: Less than significant. (IS, p. 36.)

Explanation: Any future development projects that would implement SSP measures and actions would be subject to all applicable City regulations and requirements, as well as subject to further CEQA analysis of project-specific impacts, which would occur with or without implementation of the SSP. In addition, the City's General Plan Conservation Element encourages the protection of waterways and drainage courses. Therefore, the SSP would not result in any substantial alteration of existing drainage patterns and impacts would be less than significant.

5. Runoff

Threshold: 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, in a manner which would create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantially additional sources of polluted runoff or impede or redirect flood flows?

Finding: Less than significant. (IS, p. 37.)

Explanation: Any future development projects that would implement SSP measures and actions would be subject to all applicable City regulations and requirements, as well as subject to further CEQA analysis of project-specific impacts, which would occur with or without implementation of the SSP. In addition, the City's General Plan Conservation Element encourages the protection of waterways and drainage courses. Therefore, the SSP would not result in any substantial alteration of existing drainage patterns and impacts would be less than significant

6. Flood Hazard

Threshold: In flood hazard, tsunami, or seiche zones, would the Project risk release of pollutants due to project inundation?

Finding: No impact. (IS, p. 38.)

Explanation: A seiche is the periodic oscillation of a body of water resulting from seismic shaking. The City is not close to any big lakes, so seiche is unlikely to occur. A tsunami is a very large ocean wave caused by

an underwater earthquake or volcanic eruption. The City is located approximately 14 miles inland from the Pacific Ocean, so people or structures in the City would not be exposed to inundation by tsunami. Mudflows are shallow water-saturated landslides that travel rapidly down slopes carrying rocks, brush, and other debris. As discussed in Geology and Soils Impact (a, iv), landslides are unlikely to occur due to the low potential for ground shaking in the area. Thus, it is unlikely that the project site would be subject to inundation by a seiche, tsunami, or mudflow. Therefore, there is no impact

7. Water Quality Control Plan

Threshold: Would the Project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

Finding: Less than significant. (IS, pp. 36-37.)

Explanation: The SSP would not substantially deplete groundwater supplies or interfere substantially with groundwater recharge. The impact would be less than significant. Further, the SSP is a policy document that does not propose any new development, but it does include goals and strategies that may result in future development projects that could potentially have environmental impacts. The possible violation of water quality standards or waste discharge requirements may result from runoff during future construction activities. As shown in Land Use and Planning Impact (b), the SSP would be consistent with the City's General Plan. Development of projects in the City that implement the SSP strategies would be subject to General Plan Conservation Element Policies 9.1 through 9.5, which aim to identify and eliminate urban runoff problems before development is approved and require new construction to utilize best management practices (BMPs) to reduce pollutants in urban runoff and storm water discharge. Therefore, the impacts would be less than significant.

K. LAND USE AND PLANNING

1. Established Communities

Threshold: Would the Project physically divide an established community?

Finding: No impact. (IS, p. 38.)

Explanation: The SSP does not include changes to existing land use designations. Instead, it includes measures to improve pedestrian and bicycle mobility as well as promote the use of alternative transportation. The SSP includes the creation and/or expansion of infrastructure that

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improves connectivity throughout the community. Therefore, no impact would occur as a result of the SSP's implementation.

2. Conflicts With Plans

Threshold: 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?

Finding: Less than significant. (Draft PEIR, p. 4.6-19 and -20.)

Explanation: Several regionally and locally adopted land use plans, policies, and regulations would be applicable to development under the proposed SSP. These include SANDAG's Regional Comprehensive Plan, the San Diego County's Regional Air Quality Strategy and the State Implementation Plan, the City of Santee Zoning Code, the Town Center Specific Plan, the MCAS Miramar Airport Land Use Compatibility Plan, the Gillespie Field Airport Land Use Compatibility Plan, and the San Diego River Park Master Plan.

To fulfill the purposes of the SSP, the City identified the following goals. Goals at the municipal level include:

- Increase Energy Efficiency in Municipal Buildings;
- Increase Energy Efficiency in Community Buildings and Infrastructure;
- On-Road Energy Efficiency Enhancements;
- Employee Commute and Fleet; and
- Reduce Energy Consumption in the Long Term.

Goals at the community level include:

- Increase Energy Efficiency in Existing Residential Units;
- Increase Energy Efficiency in New Residential Units;
- Increase Energy Efficiency in Existing Commercial Units;
- Increase Energy Efficiency in New Commercial Units;
- Decrease Energy Demand through Reducing Urban Heat Island Effect;
- Decrease GHG Emissions through Reducing VMT;

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- Increase Use of Electric Vehicles;
- Improve Traffic Flow;
- Decrease GHG Emissions through Reducing Solid Waste Generation; and
- Decrease GHG Emissions through Increasing Clean Energy Use.

Policies in the applicable land use plans identified above are designed to promote sustainability in land use planning. For example, SANDAG's RCP sets forth a regional strategy to promote smarter growth, focusing on locating higher-density and mixed-use development close to existing and planned transportation infrastructure. Additionally, the RTP provides the framework for how the region will meet the GHG targets for passenger cars and light-duty trucks established by the ARB for 2020 and 2035 by using land in a way that makes development more compact, conserves open space, and invests in a transportation network that reduces VMT and gives residents alternative transportation options. The San Diego Air Pollution Control District's RAQS and the SIP establishes a comprehensive regional air pollution control program leading to the attainment of State and federal air quality standards in the SDAB. The RAQS relies on information from the ARB and SANDAG, including mobile and area source emissions, as well as information regarding projected growth in the County, to project future emissions and then establish the strategies necessary for the reduction of emissions through regulatory controls. The ARB mobile source emission projections and SANDAG growth projections are based on population and vehicle trends and land use plans developed by the cities and by the County as part of the development of their general plans. The SIP relies on the same information from SANDAG to develop emissions inventories and emissions reduction strategies that are included in the attainment demonstration for the SDAB. As such, projects that propose development consistent with the growth anticipated by the general plans would be consistent with the both San Diego Air Pollution Control District's RAQS and the SIP. The SSP establishes goals and policies that incorporate environmental responsibility into its daily management of its community and municipal operations. The SSP will further the goals and standards of the regional plans with regard to air quality, investing in a transportation network that reduces VMT and giving residents alternative transportation options by implementing measures and programs to reduce energy use, water use, and GHG emissions, and that support alternative modes of transportation and ride sharing.

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The goals of the General Plan promote sustainability. The SMC also provides development review criteria and procedures to determine the development projects' consistency with the Zoning Code, Municipal Code, and the General Plan. The SSP is a separate document from the General Plan and establishes goals and policies that incorporate environmental responsibility into its daily management of its community and municipal operations. The SSP will further the goals and policies of the General Plan with regard to energy and water conservation, efficient multi-modal transportation network, and encouraging commuter programs by implementing measures and programs to reduce energy use, water use, and GHG emissions, and that support alternative modes of transportation and ride sharing.

The goals of the MSCP are to conserve biological resources in land use planning, which can be achieved, in part, by locating development outside of sensitive biological areas. The Town Center Specific Plan establishes guidelines for creating a people- and transit-oriented hub for commercial, civic and residential uses along the San Diego River. The San Diego River Park Master Plan provides guidance on how to restore the relationship between the river and surrounding communities making it an asset through environmental, social and cultural, and economic value added to a community. Both the Gillespie Field and MCAS Miramar ALUCPs set guidelines related to land use compatibility, aircraft noise impacts, height protection, and airport safety to ensure land use compatibility.

The SSP does not propose any specific development. Any future development projects that would implement SSP measures and actions would be subject to all applicable City regulations and requirements, including the General Plan and Specific Plans, as well as HCPs and ALUCPs, and additional CEQA analysis of project-specific impacts, which would occur with or without implementation of the SSP. Therefore, implementation of the SSP would not result in any conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project. Impacts would be less than significant.

Once the SSP is adopted, any future development projects that would implement SSP measures and actions would be subject to all applicable City regulations and requirements, as well as subject to further CEQA analysis of project-specific impacts, which would occur with or without implementation of the SSP. Therefore, implementation of the SSP would not result in any conflict with approved conservation plans.

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Finally, The SSP explains the relationship of the General Plan with reduction targets. (See SSP, page 19 (explaining the relationship between the SSP horizon year and the General Plan horizon year), and page 27 (explaining existing local reductions found in the General Plan).) Further, Section 3.2 of the Draft PEIR analyzes the SSP's relationship with the Santee General Plan.

Page 18 of the SSP discusses a 2,000 dwelling unit buffer above the General Plan buildout to accommodate submitted and projected applications for General Plan Amendments. Accommodating this buffer allows the City to ensure that future development (for which applications are already submitted or anticipated in the near future) are accounted for in the City's emissions reductions efforts and policies. As shown in the SSP and the PEIR, even with this buffer, the City can meet its targets. Further, adding these units is more conservative than not incorporating a buffer, as the buffer's inclusion required additional GHG reductions. If the General Plan Amendments including the units accommodated by the buffer ultimately do not come to fruition, the City is committing to greater reductions than what would be required by the build-out to the existing General Plan only. Impacts would be less than significant.

L. MINERAL RESOURCES

1. Regional and Statewide Mineral Resources

Threshold: 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?

Finding: Less than significant. (IS, p. 40.)

Explanation: Valuable sand, gravel and crushed rock resources, extremely important to the construction industry, are found in the City of Santee. There are two designated mineral resources zones (MRZ) in the City: MRZ-2 (areas where adequate information exists to indicate that significant mineral deposits are present or where it was judged that a high likelihood for their presence exists) and MRZ-3 (areas containing mineral deposits whose significance cannot be evaluated from available data). The areas designated in the MRZ-2 zone are primarily along the floodplain of the San Diego River and on hills underlain by granitic rocks. The remainder of the City is designated as MRZ-3.

Apart from mining operations, loss of the availability of mineral resources generally is due to the placement of incompatible land

uses, which either directly or indirectly make the resource inaccessible for future extraction. The SSP would not propose improvements or changes to existing land use designations. Therefore, implementation of the SSP would not result in the significant loss of availability of a known mineral resource.

2. Locally-Important Mineral Resource

Threshold: 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?

Finding: Less than significant. (IS, p. 40.)

Explanation: The SSP would not propose improvements or changes to existing land use designations. Therefore, implementation of the SSP would not result in the significant loss of a locally important mineral resource recovery site, and impacts would be less than significant.

M. NOISE

1. Noise Standards

Threshold: Would the Project result in the 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?

Finding: Less than significant. (IS, pp. 41-42.)

Explanation: Implementation of the SSP would reduce VMT, thus reducing total vehicular noise in the City. The SSP implementation would not add vehicle trips. Implementation of the policies and programs of the SSP would augment existing City programs and policies with regard to transit-oriented development. Energy retrofits would likely reduce impacts from vehicular noise to occupants of the particular buildings, since increased insulation and double- or triple-paned windows also would act to buffer exterior noise levels. Installation activities for energy retrofits on existing residential and commercial buildings, or installation of renewable energy facilities such as photovoltaic arrays, may result in temporary increases in noise; however, it is anticipated that such activities would not require large construction equipment that would result in substantial noise. Additionally, each specific development project would undergo evaluation and noise study and mitigation measures if above normally acceptable levels defined in the General Plan prior to project approval for consistency with General Plan policies and standards.

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Potential construction activities from implementation of the SSP would be energy retrofits on existing residential and commercial buildings, and installation of renewable energy facilities such as photovoltaic arrays. However, as discussed above, energy-efficiency retrofit or installation of photovoltaic arrays would not be substantial, and if these activities have the potential to exceed the City's noise thresholds, a noise study and appropriate measures would be required pursuant to the General Plan Noise Element objectives and policies to 1) control noise from sources adjacent to residential, institutional and other noise-sensitive receptors and 2) ensure that future developments will be constructed to minimize interior and exterior noise levels. Therefore, the impact would be less than significant

Further, implementation of the SSP would reduce VMT, thus reducing total vehicular noise in the City. The SSP implementation would not add vehicle trips. Implementation of the policies and programs of the SSP would augment existing City programs and policies with regard to transit-oriented development. Energy retrofits would likely reduce impacts from vehicular noise to occupants of the particular buildings, since increased insulation and double- or triple-paned windows also would act to buffer exterior noise levels. Any noise generated during construction activities would be temporary. Thus, there would be no substantial permanent noise impacts from implementation of the SSP, and there would be less than significant noise impacts from implementation of the SSP.

2. **Vibration**

Threshold: Would the Project result in the exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

Finding: Less than significant. (IS, pp. 41-42.)

Explanation: Implementation of the SSP would not result in vibration-generating facilities. Construction vibration that could occur during energy-efficiency retrofit or installation of photovoltaic arrays would not be substantial, and if these activities were to occur on or near fragile buildings, all appropriate measures would be required pursuant to the General Plan Noise Element objectives and policies to 1) control noise from sources adjacent to residential, institutional and other noise-sensitive receptors and 2) ensure that future developments will be constructed to minimize interior and exterior noise levels. Renewable energy-generating structures such as solar arrays do not produce substantial vibration and would be located on rooftops of existing or new structures. If such facilities were to be proposed for

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fragile buildings or areas of sensitive receptors, appropriate mitigation or design revision would be required either through the City's design review or plan check process to ensure that the structures would not generate excessive ground borne vibration or noise during operation. Therefore, the impact would be less than significant.

3. Airport Noise

Threshold: 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?

Finding: No impact. (IS, pp. 42-43.)

Explanation: The nearest airports to the City are Gillespie Field and MCAS Miramar, located to the south and west of the City. There are no private airports or airfields located within the City limits. Therefore, the Project would not expose people to excessive noise levels associated with a private airstrip. The SSP would not include strategies associated with airports, and would not result in a significant impact on future air traffic operations. Therefore, noise-sensitive land uses would not be exposed to excessive noise levels from aviation noise as a result of the SSP. No impact would occur.

N. POPULATION AND HOUSING

1. Population Growth

Threshold: 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)?

Finding: No impact. (IS, pp. 43-44.)

Explanation: The SSP would not include any site-specific designs or proposals, grant any entitlements for development, or propose to change existing land use designations or zoning; therefore, it would not change resident population or total jobs in the City.

Implementation of the SSP would not induce substantial population growth that could exceed local and regional growth projections either directly or indirectly. The SSP implementation would not result in an increased demand for housing and would not contain a housing

component. Implementation of the SSP also would not displace substantial numbers of people or existing housing. Therefore, there would be no impact on population and housing.

2. Displacement of Housing

Threshold: Would the Project displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere; and displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

Finding: No impact. (IS, pp. 43-44.)

Explanation: The SSP would not include any site-specific designs or proposals, grant any entitlements for development, or propose to change existing land use designations or zoning; therefore, it would not change resident population or total jobs in the City.

Implementation of the SSP would not induce substantial population growth that could exceed local and regional growth projections either directly or indirectly. The SSP implementation would not result in an increased demand for housing and would not contain a housing component. Implementation of the SSP also would not displace substantial numbers of people or existing housing. Therefore, there would be no impact on population and housing.

O. PUBLIC SERVICES

1. Fire Protection

Threshold: 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 fire protection?

Finding: No impact. (IS, pp. 44-45.)

Explanation: The SSP would not include any site-specific designs or proposals, grant any entitlements for development, or propose to change existing land use designations or zoning, so it would not change resident population or total jobs in the City. Demand for public services, including all the services above, is based on service population, which is a total of resident population and jobs. Thus, the nature of the project would not affect the demand for public services. Therefore, there would be no impact.

2. Police Protection

Threshold: 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 Sheriff Law Enforcement Services?

Finding: No impact. (IS, pp. 44-45.)

Explanation: The SSP would not include any site-specific designs or proposals, grant any entitlements for development, or propose to change existing land use designations or zoning, so it would not change resident population or total jobs in the City. Demand for public services, including all the services above, is based on service population, which is a total of resident population and jobs. Thus, the nature of the project would not affect the demand for public services. Therefore, there would be no impact.

3. Schools

Threshold: Would the Project result in substantial adverse physical impacts associated with the provision of 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 schools?

Finding: No impact. (IS, pp. 44-45.)

Explanation: The SSP would not include any site-specific designs or proposals, grant any entitlements for development, or propose to change existing land use designations or zoning, so it would not change resident population or total jobs in the City. Demand for public services, including all the services above, is based on service population, which is a total of resident population and jobs. Thus, the nature of the project would not affect the demand for public services. Therefore, there would be no impact.

4. Parks

Threshold: Would the Project result in substantial adverse physical impacts associated with the provision of 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 parks?

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Finding: No impact. (IS, pp. 44-45.)

Explanation: The SSP would not include any site-specific designs or proposals, grant any entitlements for development, or propose to change existing land use designations or zoning, so it would not change resident population or total jobs in the City. Demand for public services, including all the services above, is based on service population, which is a total of resident population and jobs. Thus, the nature of the project would not affect the demand for public services. Therefore, there would be no impact.

5. Other Public Facilities

Threshold: Would the Project result in substantial adverse physical impacts associated with the provision of 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 other public facilities?

Finding: No impact. (IS, pp. 44-45.)

Explanation: The SSP would not include any site-specific designs or proposals, grant any entitlements for development, or propose to change existing land use designations or zoning, so it would not change resident population or total jobs in the City. Demand for public services, including all the services above, is based on service population, which is a total of resident population and jobs. Thus, the nature of the project would not affect the demand for public services. Therefore, there would be no impact.

P. RECREATION

1. Increased Use

Threshold: 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?

Finding: No impact. (IS, p. 45.)

Explanation: The SSP would not include any site specific designs or proposals, grant any entitlements for development, or propose to change existing land use designations or zoning; therefore, it would not change resident population or total jobs in the City.

Implementation of the SSP would not increase resident population in

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the City. Demand for parks and recreational facilities is based on population. As there would be no population increase as a result of implementation of the SSP, there would be no need for the construction or expansion of recreational facilities that might have an adverse physical effect on the environment. No impact would occur.

2. Construction and Expansion

Threshold: Does the Project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

Finding: No impact. (IS, p. 45.)

Explanation: No new recreational facilities or expansion of existing facilities are proposed as part of the SSP, nor would any be warranted or required for implementation of the SSP. Therefore, no impact would occur.

Q. TRANSPORTATION / TRAFFIC

1. Plans, Policies, and Ordinances

Threshold: Would the Project conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

Finding: No impact. (IS, pp. 46-47.)

Explanation: Implementation of the SSP measures and actions would encourage the use of transit service, add additional bicycle infrastructure (consistent with regional and local plans), and discourage single-occupancy vehicle use. Achieving each of these goals would result in a reduction in traffic loads, which would reduce the number of vehicle trips, volume to capacity ratio, and intersection congestion within the City. Furthermore, no proposed measure or action would directly increase traffic in relation to the existing traffic load and capacity of the system. Therefore, implementation of the SSP would have a beneficial impact on transportation in the City compared to current conditions. No impact would occur.

In addition, existing and planned bicycle facilities are identified in the City of Santee Bicycle Master Plan (KTU+A, 2009) the draft City of Santee Mobility Element (2017), and the 2050 Regional Transportation Plan (SANDAG, 2011). The SSP would be consistent with this Master Plan by requiring the expansion of bicycle routes and active transportation routes throughout the City. As the SSP would encourage alternative methods of transportation, such as public

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transit and bicycle facilities, it would be consistent with the intent of regional plans that seek to improve sub-regional and regional transportation. Therefore, implementation of the SSP would not decrease the performance or safety of any alternative transportation facility.

2. VMT

Threshold: Would the Project conflict or be inconsistent with CEQA Guidelines sections 15064.3, subdivision (b)?

Finding: No impact. (IS, pp. 46-47.)

Explanation: The project would not conflict with CEQA Guidelines section 15064.3(b) because the project encourages the use of alternative transportation modes, and discourages single occupancy vehicle use. Further, the City has not yet adopted VMT thresholds for the project to conflict with.

3. Design Hazards

Threshold: 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)?

Finding: No impact. (IS, p. 47.)

Explanation: The SSP would not include facilities that would substantially increase hazards, nor would it construct incompatible uses. Furthermore, any future development projects that would implement SSP measures and actions would be subject to all applicable City regulations and requirements, as well as subject to further CEQA analysis of project-specific impacts, which would occur with or without implementation of the SSP. The City's zoning regulations, standard development conditions, and design guidelines address site and building design. Therefore, the SSP would not result in any substantial increase in hazards due to design features or incompatible uses. No impact would occur.

4. Emergency Access

Threshold: Would the Project result in inadequate emergency access?

Finding: Less than significant. (IS, p. 47.)

Explanation: The SSP would encourage more efficient land use and transit-oriented development, so it is possible that future projects or actions

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could require temporary road closures during their construction, which could adversely affect evacuation during an emergency event or emergency response. However, any closures would be short term and alternate routes would be provided as necessary. It is unlikely that these actions would significantly interfere with adopted emergency response or evacuation plans. Furthermore, all future proposed projects would be subject to further CEQA analysis of project-specific impacts. Therefore, this impact would be less than significant.

R. TRIBAL CULTURAL RESOURCES

1. Tribal Cultural Resources

Threshold: 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); or (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 Public Resources Code section 5024.1?

Finding: Less than significant. (IS, p. 49.)

Explanation: The SSP would not include any site-specific designs or proposals, grant any entitlements for development, or propose to change existing land use designations or zoning. Any future development projects that would implement SSP measures and actions would be subject to all applicable City regulations and requirements, as well as subject to further CEQA analysis of project-specific impacts, which would occur with or without implementation of the SSP. Because implementation of the SSP does not propose any site-specific designs or proposals, grant any entitlements for development, or propose to change existing land use designations or zoning and because future development projects would be subject to independent environmental review, impacts to Traditional Cultural Resources (TCRs) that are listed or eligible for listing in the California Register of Historical Resources and local register of historic resources, as a result of implementation of the SSP would be less than significant.

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Further, five historic sites have been recorded within the City, representing less than 10 percent of the total cultural resource inventory (City of Santee 2003). In addition, the City has one structure (Edgemoor Farm Dairy Barn) listed in the National Register of Historical Places and one registered Local Historic Landmark (James Love House). However, the SSP would not include any site-specific designs or proposals, grant any entitlements for development, or propose to change existing land use designations or zoning. Any future development projects that would implement SSP measures and actions would be subject to all applicable City regulations and requirements, as well as subject to further CEQA analysis of project-specific impacts, which would occur with or without implementation of the SSP. Additionally, implementation of the SSP would not propose any site-specific designs or proposals, grant any entitlements for development, or propose to change existing land use designations or zoning and future development projects would be subject to independent environmental review. Therefore, impacts to TCRs that are listed or eligible for listing in the California Register of Historical Resources or local register of historic resources would be less than significant.

S. UTILITIES AND SERVICE SYSTEMS

1. Relocation and Construction of New Facilities

Threshold: 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?

Finding: Less than significant. (IS, p. 51.)

Explanation: The SSP is a policy document that does not propose specific new development that would have the potential to increase population or result in the development of land uses that would increase demand for water supplies, water treatment, and wastewater treatment. In addition, one of the goals of the SSP would be to decrease water consumption, thereby reducing the demand for potable water supplies, generation of wastewater, and the need for new or expanded treatment and distribution infrastructure. Therefore, implementation of the SSP would not result in the construction or expansion of water or wastewater treatment facilities. This impact would be less than significant.

Further, the SSP is a policy document that does not propose specific

new development that would have the potential to increase the amount of surface runoff. Therefore, there would be no need to provide new or expanded storm water drainage facilities. If it is determined later that projects that would require storm water drainage facilities are needed to implement the goals and actions of the SSP, then additional CEQA analysis would be conducted to determine the extent of possible impacts based on project-specific information. No other utility or infrastructure relocations would be required. Therefore, the implementation of the SSP would have a less than significant impact.

2. Water Supplies

Threshold: Would the Project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

Finding: Less than significant. (IS, p. 51.)

Explanation: Implementation of the SSP would not result in an increase in population. Thus, no new water supplies would be required. Furthermore, the SSP would promote water conservation, which would actually reduce the City's water demand. Therefore, implementation of the SSP would have a less than significant impact.

3. Wastewater Capacity

Threshold: 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?

Finding: Less than significant. (IS, p. 51.)

Explanation: The SSP is a policy document that does not propose specific new development that would have the potential to increase population or result in the development of land uses that would increase demand for water supplies, water treatment, and wastewater treatment. In addition, one of the goals of the SSP would be to decrease water consumption, thereby reducing the demand for potable water supplies, generation of wastewater, and the need for new or expanded treatment and distribution infrastructure. Therefore, implementation of the SSP would not result in the construction or expansion of water or wastewater treatment facilities. This impact would be less than significant.

4. Solid Waste

Threshold: 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?

Finding: Less than significant. (IS, p. 52.)

Explanation: Implementation of the SSP would not result in an increase in population. Thus, a significant increase in solid waste generation is not expected. In addition, the SSP would require recycling and the reduction of solid waste generation. Therefore, implementation of the SSP would have a less than significant impact.

5. Solid Waste Laws

Threshold: Will the Project comply with federal, state, and local statutes and regulations related to solid waste?

Finding: No impact. (IS, p. 52.)

Explanation: The SSP would not recommend any strategy or measure that does not comply with applicable solid waste regulations. No impact would occur.

T. WILDFIRE

1. Response Plans

Threshold: If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the Project substantially impair an adopted emergency response plan or emergency evacuation plan?

Finding: Less than significant. (Draft PEIR, p. 4.7-3.)

Explanation: The SSP is a policy document and does not impair an adopted emergency response or emergency evacuation plan. Any future development projects that would implement the project would be subject to all applicable City regulations, reviews, and requirements pertaining to emergency response, emergency access, and maintaining emergency evacuation routes. Impacts would be less than significant.

2. Pollutant Concentrations

Threshold: Due to slope, prevailing winds, and other factors, would the Project exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of wildfire?

Finding: Less than significant. (Draft PEIR, p. 4.7-3.)

Explanation: The SSP is a policy document that does not include any site specific designs or proposals and does not propose to grant any entitlements for development that would have the potential to expose occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. Any future development projects that would implement SSP measures and actions would be subject to all applicable City regulations, reviews, and requirements pertaining to emergency response, emergency access, and maintaining emergency evacuation routes, as well as further CEQA analysis of project-specific impacts. Among the wildfire resistive measures available for existing and new development using the SSP include: additional insulation requirements and reduced vehicle trips (reduced spark incidence). No specific aspects of the activities contemplated to implement the SSP will alter the slope, prevailing winds, or any other facts that would increase exposure to Santee residents, employees or visitors to increased pollutant concentrations from wildfire. Impacts would be less than significant. (Draft PEIR, p. 4.7-3.)

3. Infrastructure Risks

Threshold: Would the Project 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?

Finding: Less than significant. (Draft EIR, p. 4.15-33.)

Explanation: The SSP is a policy document that is designed to reduce GHG emissions. Measure 5.1 encourages the planting of trees to reduce the Urban Heat Island effect. This effect is the increased temperatures and humidity caused by the pavement and building in already developed areas. Tree planting would be in the more developed areas of Santee and not necessarily in the Very High Fire Hazard Severity Zones located at the periphery of the City. Additionally, any new trees would be water efficient and drought resistive types and would not add to fuel capacity. Therefore, the

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impact of tree plantings envisioned by the project would have a less than significant effect.

4. Runoff Risks

Threshold: Would the project 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?

Finding: Less than significant. (Draft EIR, p. 4.15-33.)

Explanation: The SSP is a policy document that is designed to reduce GHG emissions. The project would not create a development that would 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. The types of projects contemplated and encouraged by the SSP include building retrofits and the installation of solar panels, and these types of projects would not result in increased runoff, post-fire slope instability, or changes in drainage patterns. Further, all future development implementing the SSP would be subject to all existing building codes and development standards in place to control for runoff, instability, and drainage issues. Impacts would be less than significant.

SECTION III: IMPACTS THAT ARE LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED

The City Council hereby finds that Mitigation Measures have been identified in the PEIR and these Findings that will avoid or substantially lessen the following potentially significant environmental impacts to a less than significant level. The potentially significant impacts, and the Mitigation Measures that will reduce them to a less than significant level, are as follows:

A. AESTHETICS

1. Light and Glare

Threshold: Would the Project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

Finding: Less than significant with mitigation. (Draft PEIR, pp. 4.1-12 through - 14.)

Explanation: Implementation of the SSP could result in construction of energy-generating facilities such as solar panels and photovoltaic arrays that would primarily be installed on rooftops of new or existing buildings. These energy-generating structures would not generally include

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lighting and, therefore, there would be no increased sources of light as a result of implementation of the project.

Glare results from sharply reflected light caused by sunlight or artificial light reflecting from highly finished surfaces such as window glass or brightly colored surfaces. The types of land uses that are typically sensitive to excess glare include homes, hospitals, senior housing, and other types of uses where excessive glare may disrupt sleep. In addition, glare may interfere with the vision of drivers and as discussed in Section 4.5, Hazards and Hazardous Materials, create aviation hazards by interfering with the vision of pilots.

Implementation of the SSP could result in energy-generating rooftop structures such as solar panels and photovoltaic arrays, which could introduce substantial new sources of glare. Rooftop solar panels or photovoltaic arrays, to be effective, must be oriented to maximize solar radiation absorption. If these structures were to be constructed adjacent to residential uses or sensitive receptors, the impact from increased glare would be potentially significant. However, solar panels and photovoltaic arrays are designed to maximize sunlight absorption and are generally constructed of dark, light-absorbing materials and are composed of a minimum of reflective surfaces. Modern photo-voltaic systems reflect as little as 2% of incoming sunlight, about the same as water, and less than soil or wood shingles. Therefore, it is not anticipated that solar panels or photovoltaic arrays would result in an increased amount of glare even if they were oriented in such a way as to face sensitive receptors or drivers/pilots.

General Plan policies related to improving visual appearance and neighborhood identity are contained in the Community Enhancement Element. Although none of these policies specifically addresses light and glare effects, and it is unknown at this time where or how many such structures would be constructed under the SSP. Each discretionary project pursuant to the SSP would be required to undergo individual design and environmental review to develop appropriate mitigation measures particular to each project site. In addition, the following mitigation measure shall be implemented for all discretionary projects under the SSP to reduce glare impacts.

With implementation of **MM 4.1-1**, impacts of glare from implementation of the project would be reduced to less than significant by ensuring that energy-generating structures do not pose a safety risk to drivers, adversely affect sensitive receptors, or result in aviation hazards.

MM 4.1-1 *All proposed energy-generating structures shall be constructed utilizing non-reflective materials to the maximum extent feasible. If a reflective material is used, appropriate shielding shall be placed or the structure relocated to reduce the amount of visible glare. The City shall review all discretionary projects prior to issuance of building permits to ensure that appropriate shielding and placement of such structures are included in design plans.*

Implementation of MM 4.1-1 will ensure impacts from glare are mitigated to a less than significant level. There would be no significant unavoidable adverse impacts of the project related to aesthetics. (Draft PEIR, p. 4.1-14.)

B. HAZARDS AND HAZARDOUS MATERIALS

1. Public Airports

Threshold: For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

Finding: Less than significant with mitigation. (Draft PEIR, p. 4.5-19 and -20.)

Explanation: Implementation of the SSP would reduce VMT, thus reducing total vehicular noise in the City. The SSP implementation would not add vehicle trips. Implementation of the policies and programs of the SSP would augment existing City programs and policies with regard to transit-oriented development. Energy retrofits would likely reduce impacts from vehicular noise to occupants of the particular buildings, since increased insulation and double- or triple-paned windows also would act to buffer exterior noise levels. Installation activities for energy retrofits on existing residential and commercial buildings, or installation of renewable energy facilities such as photovoltaic arrays, may result in temporary increases in noise; however, it is anticipated that such activities would not require large construction equipment that would result in substantial noise. Additionally, each specific development project would undergo evaluation and noise study and mitigation measures if above normally acceptable levels defined in the General Plan prior to project approval for consistency with General Plan policies and standards. There would be less than significant noise impacts from implementation of the SSP.

Implementation of the SSP could result in construction of energy-generating facilities such as solar panels and photovoltaic arrays that

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would primarily be installed on rooftops of new or existing buildings. These energy-generating rooftop structures could introduce substantial new sources of glare and could also increase overall height of buildings.

The Gillespie Field Airport is located along the City's southern border and MCAS Miramar Airport is located along the City's western border. Both AIA boundaries extend into the City of Santee. The San Diego County Regional Airport Authority has adopted an ALUCP for each airport that implements the FAA FAR Part 77. The FAA Height Notification Boundary extends 20,000 feet from the nearest point of any runway. Part 77, Subpart B requires FAA notification (through submittal of the FAA Form 7460 1) for structures within the boundary that exceed a slope of 100:1 (100 feet in distance from the runway to 1 foot in height). Outside of the boundary, applicants who intend to perform any construction or alterations that exceed 200 feet in height above ground level must also notify the FAA (through submittal of the FAA Form 7460 1).

The ALUCPs also discuss AIAs, which are divided into two review areas: Review Area 1 and Review Area 2. Review Area 1 consists of locations where noise and safety concerns may necessitate limitations on the types of land uses actions. Specifically, Review Area 1 encompasses locations exposed to aircraft noise levels of 60 dB CNEL or greater together within all of the safety zones. The safety zones are established for the purpose of evaluating the safety compatibility of land use development. The ALUCP identifies land use types as incompatible, conditional, or compatible, and establishes criteria applicable to each zone. Within Review Area 1, all land use actions are subject to San Diego County Regional Airport Authority review to the extent required by law. Review Area 2 consists of locations beyond Review Area 1 but within the airspace and/or overflight notification areas. Limits on the heights of structures, particularly in areas of high terrain, are the only restrictions on land uses within Review Area 2. Therefore, since review procedures in regard to height are in place, implementation of the project would not increase safety hazards for people residing or working in the project area.

Implementation of the project could pose an aviation safety hazard from the glare and increases in height that could result from the energy-generating rooftop structures such as solar panels and photovoltaic arrays. However, as described above, the ALUCPs include review procedures and restrictions for projects located within AIAs. If any project under the SSP is determined to present a safety hazard from increased glare or height, appropriate mitigation

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measures would be required on a project level to reduce or avoid the safety hazard to the satisfaction of the San Diego County Regional Airport Authority. Additionally, as described in Section 4.1, Aesthetics, MM 4.1-1 shall be implemented for all discretionary projects under the SSP to reduce glare impacts.

In addition to adherence to all local, regional, State, and Federal regulations and compliance with the guidelines of the ALUCPs, with implementation of **MM 4.1-1**, impacts of glare from implementation of the project would be reduced to less than significant by ensuring that energy-generating structures do not result in safety hazard for people residing or working in the project area. (Draft PEIR, pp. 4.5-19 and -20.)

2. Wildland Fires

Threshold: Would the Project expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

Finding: Less than significant with mitigation. (Draft PEIR, p. 4.5-20 and -21.)

Explanation: According to Cal Fire, the northern and southwestern portions of the City are designated as Very High Fire Hazard Severity Zones located in the local responsibility areas for the City of Santee. The northern and southwestern portions of the City are along the wildland urban interface (WUI), where structures are built in close proximity to wildland areas. Approximately 89 residential structures with a population of 222 residents, 3 commercial structures, and 1 fire station are within the Very High Fire Hazard Severity Zones.

Chapter 4 of the SSP evaluated climate change risks, predicting an increase of wildland fires in the WUI, and recommended adaptation strategies that if implemented would mitigate the future increased risks due to wildland fires within the City of Santee. The adaptation strategies related to wildland fires are found in Chapter 4 of the SSP under the titles “Public Health and Safety,” and “Wildfire.” The adaptation strategies include the following actions that the City should take in addressing wildland fires:

- Map neighborhoods that could be more vulnerable to the effects of climate change including fire to identify high risk areas of the City.
- Educate the public on the importance of fire safety.

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- Create buffer zones between vegetation and structures and infrastructure through the use of fire fuel load modifications.
- Identify fire-prone habitats, evaluate and plan for the increased risk of larger and more frequent wildfires.

The City has committed to updating the Safety Element of the General Plan within the next two years which presents an opportunity to include policies within the Safety Element Update aimed at implementing the recommendations in the SSP related to the adaptation strategies addressing the increased wildland fire risks.

Implementation of the SSP would reduce the risks of wildland fires within the City. Therefore, this impact is less than significant, however, to ensure the Safety Element of the General Plan is updated to include adaptation strategies addressing the increased wildland fire risks, **Mitigation Measure 4.5-1** is provided.

MM 4.5-1 *Within two years of adoption of the Sustainable Santee Plan, the City of Santee shall update the Safety Element of the General Plan and include policies that will implement the climate change adaptation strategies found in Chapter 4 of the SSP.*

MM 4.5-1 would ensure that the adaptation strategies within the SSP are implemented, which will further reduce hazards. (Draft PEIR, p. 4.5-21.)

SECTION IV: CUMULATIVE IMPACTS

Regarding the Project's potential to result in cumulative impacts, the City hereby finds as follows:

A. AESTHETICS

The geographic context for this cumulative analysis is the City and the view from beyond the City. Due to the City's location where certain areas are bounded by hills, the affected area is not highly visible from surrounding areas nor would the SSP have an influence on surrounding areas. Since the SSP covers the entire City, cumulative impacts would be same as the impacts identified above for the project. All future development would be required to comply with proposed policies that regulate the design of new buildings as well as protect the existing visual quality of the City. All development or redevelopment projects would also undergo further environmental and development review on a project-by-project basis to ensure that the visual quality of the surrounding environment is not substantially compromised. Therefore, on a cumulative level, implementation of the project would not substantially degrade the visual quality or character of the City, and the cumulative impact would be less than significant.

Impacts from light and glare are generally localized and site-specific; therefore, the context for an analysis of cumulative impacts from light and glare would be geographically limited to the City. Cumulative development in this geographic area has resulted in moderate to high levels of ambient light and glare typical of urban areas in the more developed areas, and lower levels of light and glare near City boundaries. Future development in this geographic context would further increase sources of light and glare, which could be potentially significant if future projects introduce light and glare into areas of the City that have lower levels of ambient lighting. The project would not result in new sources of substantial light, since future energy-generating structures would generally not be lighted. Therefore, the project would not make a cumulatively considerable contribution to any cumulative light impact. The project could result in localized increases sources of glare. However, implementation of project-level mitigation measures and MM 4.1-1 would reduce any localized glare impact to less than significant and the project would not make a cumulatively considerable contribution to any cumulative glare impact. The cumulative impacts would be less than significant. (Draft PEIR, p. 4.1-14.)

B. AGRICULTURE AND FORESTRY RESOURCES

The project would have no impact on agriculture and forestry resources, as neither resource is located within the City. No cumulative impact would occur. (IS, p. 17.)

C. AIR QUALITY

The analysis of air quality is cumulative in nature and no separate analysis is required. Therefore, because direct Project air quality impact are less than significant, cumulative air quality impacts are less than significant as well. (Draft PEIR, p. 4.2-18.)

D. BIOLOGICAL RESOURCES

The geographic context for this cumulative analysis is the City of Santee, which assumes implementation of the existing and future HCPs located within the City's limits. All development in this geographic context is required to be consistent with the applicable HCPs, and any inconsistencies with the HCPs must be identified as impacts in the environmental analysis.

All future development would be required to comply with the Subarea Plan once it is adopted as well as all applicable City regulations and requirements. Additionally, all development or redevelopment projects would also undergo further environmental and development review on a project-by-project basis to ensure that the surrounding environment is not substantially compromised. Therefore, on a cumulative level, implementation of the project would not conflict with the provisions of an adopted HCP, NCCP, or other approved local, regional, or State HCP. Therefore, the cumulative impact would be less than significant. (Draft PEIR, p. 4.3-5.)

E. CULTURAL RESOURCES

Implementation of the SSP would include energy-efficiency retrofit activities, which could be proposed at the site of a historical resource or at the site of a resource considered to be a potential historical resource. However, potential impacts to historic resources as a result of implementation of the SSP would be less than significant, and no significant cumulative impact to cultural resources would occur. (IS, pp. 24-25.)

F. ENERGY

No cumulative impact relating to energy would occur. The SSP is designed to reduce energy use along with reducing GHG emissions. The SSP is a local plan designed to enhance State energy efficiency plans. The SSP would result in projects that maximize energy efficiency measures in order to achieve GHG reduction targets. (Draft PEIR, Goals 1-6, Table 3.7, Page 3-10)

G. GEOLOGY AND SOILS

No cumulative impact relating to geology and soils would occur. Any future development projects that would implement SSP measures, as well as any cumulative projects, would be subject to the Uniform Building Code (UBC) and the California Building Code (CBC); therefore, the design and construction of the structures would be engineered to withstand the expected ground acceleration that may occur in the City from regional active faults. Proper engineering and adherence to the UBC and CBC guidelines would minimize the risk to life and property from potential ground motion. Therefore, cumulative impacts would be less than significant. (IS, pp. 25-28.)

H. GREENHOUSE GAS EMISSIONS

The analysis of GHG emissions is cumulative in nature, and no separate analysis is required. The project's direct impacts are less than significant; therefore, cumulative impacts relating to greenhouse gas emissions are also less than significant. (Draft PEIR, p. 4.4-26.)

I. HAZARDS AND HAZARDOUS MATERIALS

Future development in the City of Santee could be located within the AIAs of Gillespie Field and MCAS Miramar. Development pursuant to the SSP and any other related projects within the AIAs would be required to submit Form 7460-1 if buildings or appurtenant structures exceed 200 feet in height and/or exceed the 100:1 slope (100 feet in distance to 1 foot in height). In addition, each project pursuant to the SSP and future projects, whether within the AIA area or not, would be required to undergo individual design and environmental review to develop appropriate mitigation measures particular to each project site to reduce glare. The San Diego County Regional Airport Authority would review all projects proposed within the AIAs. Adherence to all local, State, and federal regulations would ensure that the project and other related projects do not result in a significant public aviation hazard. Additionally, MM 4.1-1 shall be implemented for all

discretionary projects under the SSP to reduce glare impacts. Finally, MM 4.5-1 ensures implementation of the SSP adaptation strategies further reducing hazards related to climate change risk. Therefore, with implementation of MM 4.1-1 and MM 4.5-1, the contribution of the project and other area projects to aviation safety hazards would not be cumulatively considerable and would therefore be less than significant. (Draft PEIR, p. 4.5-22.)

J. HYDROLOGY AND WATER QUALITY

Development of projects in the City that implement the SSP strategies, as well as all cumulative projects, would be subject to General Plan Conservation Element Policies 9.1 through 9.5, which aim to identify and eliminate urban runoff problems before development is approved and require new construction to utilize best management practices (BMPs) to reduce pollutants in urban runoff and storm water discharge. Therefore, no cumulatively considerable impact would occur. (IS, pp. 35-38.)

K. LAND USE AND PLANNING

The geographic context for land use impacts with respect to consistency with applicable land use plans is the City of Santee, which assumes full buildout of the City's General Plan, potential amendments to the General Plan, in the amount of 2,000 dwelling units, and implementation of the HCPs and ALUCPs located within in the City's limits.

While the City of Santee is part of the larger SANDAG region, compliance with SANDAG policies is voluntary, and individual municipalities are not required, although they aim to, conform to SANDAG policies. In addition, land use decisions are subject to the jurisdiction of the San Diego Air Pollution Control District, which implements the air quality regulations for the region. All development in this geographic context is required to be consistent with the applicable General Plan, and any inconsistencies with the HCPs, ALUCPs and air quality regulations must be identified as impacts in the environmental analysis.

It is anticipated that development in general will be reviewed for consistency with adopted land use plans and policies by the City of Santee, in accordance with the requirements of CEQA, the State Zoning and Planning Law, and the State Subdivision Map Act, all of which require findings of plan and policy consistency prior to approval of entitlements for development. This SSP relates to GHG emission reductions and comprehensively evaluates GHG emissions stemming from land use decision and would track development to ensure consistency with the plan. The cumulative impacts of the SSP on future development and land uses would not be significant.

Because the SSP is consistent with the policies of the City of Santee General Plan, the cumulative impact of the SSP with respect to consistency with land use plans would be less than significant. (Draft PEIR, p. 4.6-21.)

L. MINERAL RESOURCES

The project would not result in the loss of availability of any known mineral resources. Therefore, no cumulative impact would occur. (IS, p. 40.)

M. NOISE

The project has the potential to reduce, not increase, ambient noise levels from traffic, and other project-related noise will be controlled by compliance with the City's General Plan Noise Element objectives and policies, which will also apply to cumulative projects. Therefore, no cumulative impact would occur. (IS, pp. 41-43.)

N. POPULATION AND HOUSING

The project will have no impact on population growth and related development. Therefore, no cumulative impact will occur. (IS, pp. 43-44.)

O. PUBLIC SERVICES

The project will have no impact on public facilities given that it will not change residential population or total jobs in the City. Therefore, no cumulative impact will occur. (IS, pp. 44-45.)

P. RECREATION

The project will have no impact on recreational facilities given that it will not change residential population or total jobs in the City, and therefore, will not change demand or use of existing or planned recreational facilities. Therefore, no cumulative impact will occur. (IS, p. 45.)

Q. TRANSPORTATION

The project will encourage alternative transportation use and will not decrease the performance or safety of any transportation system. Therefore, no cumulative impact will occur. (IS, pp. 45-47.)

R. TRIBAL CULTURAL RESOURCES

Any future development projects that would implement SSP measures and actions, as well as all cumulative projects, would be subject to all applicable City regulations and requirements, as well as subject to further CEQA analysis of project-specific impacts, which would occur with or without implementation of the SSP. No cumulative impact will occur. (IS, p. 49.)

S. UTILITIES AND SERVICE SYSTEMS

Any future development projects that would implement SSP measures and actions, as well as all cumulative projects, would be subject to all applicable City regulations and requirements, as well as subject to further CEQA analysis of project-specific impacts, which would occur with or without implementation of the SSP. Further, the SSP promotes decreased water consumption, thereby reducing the demand for potable water supplies, generation of wastewater, and the need for new or expanded treatment and distribution infrastructure. No cumulative impact will occur. (IS, p. 51.)

T. WILDFIRE

New development would be required to achieve energy efficiencies and existing development would achieve greater energy efficiencies are among the benefits of the project. The cumulative effective of the SSP is reduced GHG emission as compared to the City without the project. No cumulative impact would occur relating to wildfire risk.

SECTION V: FINDINGS REGARDING SIGNIFICANT IRREVERSIBLE ENVIRONMENTAL CHANGES

Sections 15126(c) and 15126.2(c) of the CEQA Guidelines, require that an EIR address any significant irreversible environmental changes that would occur should the project be implemented. Generally, a project would result in significant irreversible environmental changes if any of the following would occur:

- The project would involve a large commitment of non-renewable resources;
- The primary and secondary impacts of the project would generally commit future generations to similar uses;
- The project involves uses in which irreversible damage could result from any potential environmental accidents; or
- The proposed consumption of resources is not justified.

The project does not propose new development; the SSP facilitates construction of energy-generating facilities and energy retrofits on existing structures that would entail a small commitment of energy, human resources, and building materials. This commitment of energy, personnel, and building materials would be commensurate with that of other projects of similar magnitude, and none of these commodities is in short supply.

Maintenance of new energy-generating facilities would entail a further commitment of energy resources in the form of natural gas, electricity, and water resources. However, this commitment would be minimal, consisting of routine maintenance of solar panels.

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The SSP does not propose any development that would otherwise entail commitment of energy resources. In fact, the project would result in a long-term reduction in energy demand and reduction of greenhouse gas emissions and other air pollutants, a beneficial impact.

SECTION VI: GROWTH INDUCING IMPACTS

Section 15126.2(d) of the State CEQA Guidelines requires a Draft EIR to discuss the ways the Project could foster economic or population growth or the construction of additional housing, directly or indirectly, in the surrounding environment. In accordance with State CEQA Guidelines Section 15126.2(d), a Project would be considered to have a growth-inducing effect if it would:

- Directly or indirectly foster economic or population growth, or the construction of additional housing in the surrounding environment;
- Remove obstacles to population growth (e.g., construction of an infrastructure expansion to allow for more construction in service areas);
- Tax existing community service facilities, requiring the construction of new facilities that could cause significant environmental effects; or
- Encourage and facilitate other activities that could significantly affect the environment, either individually or cumulatively.

In addition, CEQA Guidelines state that growth inducement must not be assumed.

Climate Action Plans are not, by their nature, growth inducing. The SSP provides a framework for reducing greenhouse gas emissions from existing and future development that has previously been planned for in the City's General Plan.

The SSP does not propose development; therefore, it would not induce growth. The SSP's goals promote non-motorized transportation options so as to decrease dependency on the automobile, encourage alternative transportation modes, reduce energy consumption, and promote sustainability. Additionally, the SSP promotes retrofits to existing development and installation of new energy-generating structures; it does not include the construction of new infrastructure that would promote growth in inappropriate locations. Thus, the necessary infrastructure that normally triggers growth when introduced is already in place within the City with respect to the project.

A project's growth-inducing potential does not automatically result in growth, whether it is a portion of growth or actually exceeds projected levels of growth. Growth at the local level is fundamentally controlled by the land use policies of local municipalities or counties, which are determined by the local politics in each jurisdiction.

Retrofits to existing development or construction of new energy-generating structures could require expansion of and/or upgrades to sewer, water, electrical, and gas

lines in the City. However, these projects would be required to analyze needed facility extensions on a project level.

Overall, implementation of the SSP would provide a small number of temporary construction jobs to retrofit existing development, construct new energy-generating structures, and expand non-motorized transportation infrastructure. However, this employment would be considered on a project-by-project basis.

Approval of the project would not set a precedent that could encourage and facilitate other activities that could significantly affect the environment. In fact, the project would result in a long-term reduction in energy demand and reduction of greenhouse gas emissions and other air pollutants, a beneficial impact.

SECTION VII: ALTERNATIVES

A. BACKGROUND

The evaluation of environmental impacts in the DEIR concluded that the project would not result in temporary or permanent significant and unavoidable effects for any of the environmental issue areas identified in Appendix G of the State CEQA Guidelines. However, a range of feasible alternatives to the project was developed to provide additional information and flexibility to the decision-makers when considering the project.

Where significant impacts are identified, section 15126.6 of the State CEQA Guidelines requires EIRs to consider and discuss alternatives to the proposed actions. Subsection (a) states:

- (a) An EIR shall describe a range of reasonable alternatives to the project, or to the location of the project, which would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project, and evaluate the comparative merits of the alternatives. An EIR need not consider every conceivable alternative to a project. Rather it must consider a reasonable range of potentially feasible alternatives that will foster informed decision-making and public participation. An EIR is not required to consider alternatives which are infeasible. The lead agency is responsible for selecting a range of project alternatives for examination and must publicly disclose its reasoning for selecting those alternatives. There is no ironclad rule governing the nature or scope of the alternatives to be discussed other than the rule of reason.

Subsection 15126.6(b) states the purpose of the alternatives analysis:

- (b) Because an EIR must identify ways to mitigate or avoid the significant effects that a project may have on the environment (Public Resources

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Code Section 21002.1), the discussion of alternatives shall focus on alternatives to the project or its location which are capable of avoiding or substantially lessening any significant effects of the project, even if these alternatives would impede to some degree the attainment of the project objectives, or would be more costly.

In subsection 15126.6(c), the State CEQA Guidelines describe the selection process for a range of reasonable alternatives:

- (c) The range of potential alternatives to the proposed project shall include those that could feasibly accomplish most of the basic objectives of the Project and could avoid or substantially lessen one or more of the significant effects. The EIR should briefly describe the rationale for selecting the alternatives to be discussed. The EIR should also identify any alternatives that were considered by the lead agency but were rejected as infeasible during the scoping process and briefly explain the reasons underlying the lead agency's determination. Additional information explaining the choice of alternatives may be included in the administrative record. Among the factors that may be used to eliminate alternatives from detailed consideration in an EIR are: (i) failure to meet most of the basic project objectives, (ii) infeasibility, or (iii) inability to avoid significant environmental impacts.

The range of alternatives required is governed by a "rule of reason" that requires the EIR to set forth only those alternatives necessary to permit a reasoned choice. The EIR shall include sufficient information about each alternative to allow meaningful evaluation, analysis, and comparison with the proposed project. Alternatives are limited to ones that would avoid or substantially lessen any of the significant effects of the Project. Of those alternatives, the EIR need examine in detail only the ones that the lead agency determines could feasibly attain most of the basic objectives of the project.

However, when a project would not result in any significant and unavoidable impacts, the lead agency has no obligation to consider the feasibility of alternatives to lessen or avoid environmental impacts, even if the alternative would reduce the impact to a greater degree than the proposed project. (Pub. Res. Code § 21002; *Laurel Hills Homeowners Association v. City Council* (1978) 83 Cal.App.3d 515, 521; *Kings County Farm Bureau v. City of Hanford* (1990) 221 Cal.App.3d 692, 730-731; *Laurel Heights Improvement Assn. v. Regents of the University of California* (1988) 47 Cal.3d 376, 400-403.)

B. PROJECT OBJECTIVES

The following objectives have been established for the Project (Draft PEIR, p. 5-2):

1. Present the City's plan for achieving sustainability by utilizing resources effectively, reducing GHG emissions, and preparing for potential climate-related impacts.
2. Identify how the City will effectively implement this proposed project by obtaining funding for program implementation, and tracking and monitoring the progress of Sustainable Santee Plan implementation over time.
3. Allow streamlined CEQA compliance for new development by preparing a PEIR for the Sustainable Santee Plan and developing tools that provide clear guidance to developers and other project proponents.
4. Maintain economic competitiveness within the region.

C. SIGNIFICANT AND UNAVOIDABLE IMPACTS

The Draft PEIR did not identify any significant and unavoidable impacts resulting from the project. After the incorporation of all feasible mitigation measures, all project impacts are reduced to a level of less than significant.

D. ALTERNATIVES SELECTED FOR ANALYSIS

The alternatives selected for further detailed review within the PEIR focus on alternatives that could the Project's significant environmental impacts, while still meeting most of the basic Project objectives. Those alternatives include:

1. No Project/Buildout of Existing Circulation Element

Description:

The SSP will be used together with the City's General Plan to guide sustainable development into the future. Therefore, this alternative analyzes the environmental effects that could occur if the SSP were not implemented and development proceeded under the existing General Plan. Only those issue areas that are discussed in the EIR technical sections are analyzed below.

While the General Plan includes several policies related to resource conservation, it lacks the specificity of program development contained in the SSP. Under the No Project Alternative, strategies and actions that implement those policies would not be implemented. Measures that would result in the implementation of the City's Bicycle

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Master Plan (Measure 6.2) and traffic signal and outdoor lighting retrofits (Measure M-2.1) would not be implemented. Other actions that would increase building energy efficiency and water use efficiency would not be implemented, and efforts to reduce waste would be less intensive and less coordinated. Overall, the No Project Alternative would result in fewer actions and measures to reduce GHG emissions and less coordinated and presumably less effective implementation of the General Plan's goals and policies to address climate change.

Without the SSP, it is uncertain whether the City would achieve its GHG reduction targets of 15 percent below 2005 levels by year 2020 and 49 percent below 2005 levels by the year 2035. Under the No Project Alternative, emissions reductions would occur with implementation of legislation adopted at the State level; however, there would likely be a gap in emissions reduction potential, which the SSP is intended to fulfill. (Draft PEIR, p. 5-3.)

Impacts: As with the project, Alternative 1: No Project Alternative would result in less than significant impacts to aesthetics, air quality, biology, hazards, and land use and planning. Impacts relating to the greenhouse gas emissions would likely be potentially significant for Alternative 1, as opposed to less than significant for the project. (Draft PEIR, p. 5-4 and -5.)

Project Objectives: Without adoption and implementation of the SSP, there would be no plan that lays out measures and actions for achieving sustainability by utilizing resources effectively and reducing GHG emissions, or strategies for preparing for potential climate-related impacts. Additionally, there would be no plan laying out implementation steps to support achievement of the energy efficiency and GHG reduction goals. There would also be no policy document to be referred to during the planning process for future development projects. The list of specific actions to reduce GHG emissions would not be available. Furthermore, there would be no plan from which future developments could streamline CEQA compliance. Lack of a plan to meet the State's GHG gas reduction goals may make Santee less economically competitive as business owners and residents increasingly prefer locations and homes that require less electricity and energy uses (and as a result, are less expensive to supply with electricity and energy) and that have less impact on the environment. Therefore, this alternative would not meet any of the objectives of the project.

Finding: The City Council rejects Alternative 1: No Project, on the following grounds, each of which individually provides sufficient justification for

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rejection of this alternative: (1) the alternative fails to meet any of the Project objectives; (2) the alternative fails to reduce any project impacts; and (3) the alternative would result in greater impacts associated with greenhouse gas emissions than the project.

2. Accelerated Reduction Program Alternative

Description:

Alternative 2 would include more aggressive GHG Reduction goals that match the State's 2050 goal to be implemented by 2030. The 2050 goal as described in Executive Order S-3-05 is to get statewide emissions 80 percent below 1990 levels by 2050. In addition to these GHG emission reductions, Executive Order B-55-18 has established a new statewide goal of carbon neutrality as soon as possible and no later than 2045. Carbon neutrality refers to achieving net zero carbon emissions by balancing a measured amount of carbon emissions with an equal amount that is sequestered or offset. These are two separate but related targets.

Statewide emissions include intra-state aviation, water-borne transportation, and some unique industrial processes that will require continued GHG emissions. To achieve Carbon Neutrality and to achieve a reduction of GHG emission to 80% below 1990 levels, other State-wide carbon emission sectors would have to achieve zero carbon emissions and buy carbon sequestration credits.

To implement the goals of Carbon Neutrality and an 80% reduction in GHG emissions at the City level actions would include 1) adoption of zero net energy standards for all new construction earlier than planned; 2) retrofitting many existing buildings with energy savings measures; 3) be a member of a Community Choice Aggregation program, Investor Owned Utility or other energy provider that achieves 100% renewable energy.

Alternative 2 would require the GHG reductions in a shorter time frame. This Alternative would not benefit from technological and regulatory changes that would over a longer time frame. Therefore, the required reductions would involve more local effort. For example, everyone living in, working in, and visiting the City could have to own and travel in an electric vehicle or find alternative transportation such as walking or biking. This could also apply to the bus system and heavy-duty trucks that transport goods to and from the City. Since on-road transportation accounts for 60% of all GHG emissions in the City, combustion engines would be banned (e.g., portable generators, lawn mowers, scooters, motorcycles, cars, and trucks) within the City unless carbon credits could offset these emissions.

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Alternative 2 would also require that wastewater treatment be contained in covered tertiary treatment with methane capture systems. Methane is a GHG. To achieve GHG or Carbon Neutrality, the water treatment plant would have to be covered to capture these gases or credits purchased to mitigate such emissions. Additionally, all electricity would need to be generated by solar photo-voltaic ("PV") or other zero-emission renewable sources. This would require advanced energy storage systems to provide electricity 24 hours, seven days a week regardless of renewable generation, at any given time. Some of this advanced energy storage capacity is just coming online and may not be economically feasible to be placed near every PV system by 2030. (Draft PEIR, p. 5-6.)

Impacts:

As with the project, Alternative 2 would result in less than significant impacts to air quality, biology, greenhouse gas emissions, hazards, and land use and planning. However, Alternative 2 may result in greater aesthetics impacts than the project. This is because implementation of Alternative 2 would likely result in more energy-generating systems on rooftops, as well as larger renewable energy projects that would likely affect the visual character of the surrounding community. Thus, the impact from future development under Alternative 2 would be significant. Similar to the project, implementation of Alternative 2 could require mitigation measures to reduce the impacts of glare of smaller renewable energy-generating systems. Unlike the project, this impact would be potentially significant and unavoidable under Alternative 2. (Draft PEIR, p. 5-7)

Project Objectives:

While Alternative 2 would reduce GHG emissions at a quicker pace, it would not meet two objectives of the project (Objective #2 and Objective #4). Objective #2 seeks to identify how the City will effectively implement the SSP by obtaining funding for program implementation and tracking and monitoring the progress of Plan implementation over time. The Alternative to accelerate GHG reductions might outpace funding sources such as grants which are designed and timed to achieve State mandates. Many State grant programs are tied to specific and timed achievement of State objectives. If Santee is ahead of this schedule, certain measures would not be eligible for available grants and would require the use of general Funds. This would put strain on the City's ability to fund such a program.

Alternative 2 requires that an energy provider achieve 100% renewable energy by 2030. Current renewable energy rates for the existing CCAs are averaging between 70% and 80% (Lean Energy US, 2019). It might be infeasible of achieving 100% renewable energy sourcing by 2030 as the growing number of CCAs may

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outstrip clean energy production. In addition, many long term contracts with non-renewable sources may remain in place for extended periods of time.

Regarding Objective #4, Alternative 2 would require GHG emission reductions at an accelerated pace than surrounding jurisdictions. Depending on the GHG reduction strategy, additional costs to the City and/or homeowner or business owner could be expected. In the short term, the costs of these GHG reduction strategies could place the City, homeowner, or business owner at an economic disadvantage when compared to surrounding jurisdictions. Homeowners and businesses which are cost-sensitive may choose other cities when deciding where to locate due to the cost of implementing GHG reduction measures. In addition, certain measures (1.1 and 3.1) are only triggered when properties are required to obtain building permits for modifications, and it would be difficult to review all of the older residences by the year 2030. And lastly, Alternative 2 would result in significant and unavoidable aesthetic impacts due to larger renewable energy projects and other measures required to meet the more aggressive time line.

Alternative 2's target year of 2030 does not provide sufficient time for these improvements to occur. Therefore, Alternative 2 would not meet the objectives of the project.

Finding:

The City Council rejects Alternative 2: Accelerated Reduction Program Alternative, on the following grounds, each of which individually provides sufficient justification for rejection of this alternative: (1) the alternative fails to meet the project objectives to the same extent as the project and is infeasible; (2) the alternative fails to avoid or reduce any potentially significant impacts of the project; and (3) the alternative would result in increased impacts relating to aesthetics.

E. ENVIRONMENTALLY SUPERIOR ALTERNATIVE

Neither Alternative 1 nor Alternative 2 are environmentally superior to the project on the basis of the minimization or avoidance of physical environmental impacts. With respect to GHG emissions, Alternative 1: No Project Alternative would have potentially greater and possibly significant impacts. With respect to Aesthetics, Alternative 2: Accelerated Reduction Program Alternative would have potentially significant impacts. Therefore, the project would be the preferred, Environmentally Superior Alternative. (Draft PEIR, p. 5-10.)

CEQA does not require the City to choose the environmentally superior alternative. Instead CEQA requires the City to consider environmentally superior alternatives, explain

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the considerations that led it to conclude that those alternatives were infeasible from a policy standpoint, weigh those considerations against the environmental impacts of the project, and make findings that the benefits of those considerations outweighed the harm. However, because the Project would not result in any significant and unavoidable impacts, the City is under no obligation to consider or adopt any alternative to the Project, even if that alternative would reduce the already less than significant impacts further and/or would achieve all of the Project objectives, and the information contained herein is for informational purposes only. (Pub. Res. Code § 21002.)

**EXHIBIT C
MITIGATION MONITORING AND REPORTING PROGRAM**

Introduction

The California Public Resources Code, Section 21081.6, requires that a lead or responsible agency adopt a mitigation monitoring plan when approving or carrying out a project when an Environmental Impact Report (EIR) identifies measures to reduce potential adverse environmental impacts. As lead agency for the project, the City of Santee (City) is responsible for adoption and implementation of the Mitigation Monitoring and Reporting Program (MMRP).

The City has prepared an PEIR in conformance with Sections 15080 through 15097 of the State Guidelines for the Implementation of the California Environmental Quality Act. The purpose of the EIR is to identify any potentially significant impacts associated with the project and incorporate mitigation measures into the project as necessary to eliminate the potentially significant effects of the project or to reduce the effects to a level of insignificance.

Purpose of the MMRP

The purpose of the MMRP is to ensure that the mitigation measures required by the PEIR for the Sustainable Santee Plan are properly implemented. The City will monitor the mitigation measures required for the Project. The MMRP Checklist provides a mechanism for monitoring the mitigation measures in compliance with the PEIR. General guidelines for the use and implementation of the monitoring program are described below.

Mitigation Monitoring Checklist

The Mitigation Monitoring Checklist is organized by the time of implementation and by categories of environmental impacts. For each impact area, the impacts identified in the EIR are summarized, and the required mitigation measures are listed. The following items are identified for each mitigation measure to ensure the implementation of each measure: (1) responsibility for implementation and monitoring; (2) date of completion; and (3) initials of monitor. A "Comments" column is provided for the monitor to insert comments concerning the completion of the mitigation measures.

Timing

The mitigation measures will be implemented at various times as construction proceeds. Some measures are implemented prior to the commencement of construction while others are completed during construction (e.g., during trenching and grading).

Responsibility

For each mitigation measure, the responsible party for implementing the measure is identified. In most cases, the Applicant is the responsible party for implementing the mitigation measure. When the City carries out the project directly, the City becomes the applicant. The entity responsible for monitoring the implementation is also identified. In most cases, the City is responsible for monitoring.

Verification of Completion

The "Completion" columns have been left blank. The mitigation monitor will use these columns to indicate the date of completion, and to initial the completion of the mitigation measure.

Comments

A comments column is included to provide space for the monitor to record notes and observations as needed.

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Mitigation Measure	Mitigation Responsibility	Time Frame of Mitigation				Monitoring Reporting Agency	Time Frame for Verification Frequency to		Date of Completion	Date of Verification	Comments
		Planning	Pre-Const.	During Const.	Post Const.		Monitor	Report			
<i>Aesthetics</i>											
MM 4.1-1 All proposed energy-generating structures shall be constructed utilizing non-reflective materials to the maximum extent feasible. If a reflective material is used, appropriate shielding shall be placed or the structure relocated to reduce the amount of visible glare. The City shall review all discretionary projects prior to issuance of building permits to ensure that appropriate shielding and placement of such structures are included in design plans.	Applicant / City of Santee	X	X	X		City of Santee					
<i>Hazards and Hazardous Materials</i>											
MM 4.1-1 All proposed energy-generating structures shall be constructed utilizing non-reflective materials to the maximum extent feasible. If a reflective material is used, appropriate shielding shall be placed or the structure relocated to reduce the amount of visible glare. The City shall review all discretionary projects prior to issuance of building permits to ensure that appropriate shielding and placement of such structures are included in design plans. Note: Same mitigation measure is under Aesthetics	Applicant / City of Santee	X	X	X		City of Santee					

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Mitigation Measure	Mitigation Responsibility	Time Frame of Mitigation				Monitoring Reporting Agency	Time Frame for Verification Frequency to		Date of Completion	Date of Verification	Comments
		Planning	Pre-Const.	During Const.	Post Const.		Monitor	Report			
MM 4.5-1 Within two years of adoption of the Sustainable Santee Plan, the City of Santee shall update the Safety Element of the General Plan and include policies that will implement the climate change adaptation strategies found in Chapter 4 of the Sustainability Plan.	City of Santee	X				City of Santee					

City of Santee
COUNCIL AGENDA STATEMENT

Item 9

MEETING DATE January 8, 2020

AGENDA ITEM NO.

ITEM TITLE PUBLIC HEARING TO AMEND THE CONSOLIDATED FEE SCHEDULE TO ADD RENTAL FEES FOR NEW FACILITIES AT WESTON PARK AND MAST PARK AND FOR AN EXISTING PARK PAVILION IN TOWN CENTER PARK WEST

DIRECTOR/DEPARTMENT Bill Maertz, Community Services

WMM

SUMMARY

On June 27, 2012, the City Council adopted Resolution 047-2012 adopting a Consolidated Fee Schedule establishing user fee amounts for various City services and facilities. Santee Municipal Code Section 3.02.010(A) provides that the Consolidated Fee Schedule may be amended as necessary by a resolution of the City Council.

During Calendar Year 2020, one new and one renovated City park will be opened to the public. Weston Park, located on Trailmark Way north of Trailridge Avenue in the Weston neighborhood is a new city park that will include a large picnic shelter, restroom building, walking paths, large grass area for active/passive use and a parking lot with approximately 22 parking spaces. Mast Park, located at 9125 Carlton Hills Boulevard, will complete a comprehensive reconstruction that will triple the amount of space for picnics, provide new play areas for children, expanded dog park facilities and enhance the disc golf course.

Amendments to the Consolidated Fee Schedule are required to incorporate rental fees for picnic shelters and other facilities offered at these park sites. In addition to adding fees for the rental of new facilities at Weston Park and Mast Park, the amendment will add a fee for rental of an existing picnic pavilion located in Town Center Park West currently omitted from the Consolidated Fee Schedule. The proposed additions to the Consolidated Fee Schedule are summarized as Exhibit "A" to the attached resolution.

FINANCIAL STATEMENT

jm

An increase in park facility rental fee revenue of approximately \$35,000 is anticipated with this action.

CITY ATTORNEY REVIEW

N/A

Completed

RECOMMENDATION

MDB

Conduct and close the public hearing; and
Adopt the resolution amending the Consolidated Fee Schedule.

ATTACHMENTS (Listed Below)

Proposed Consolidated Fee Schedule – Community Services (Recreation)
Resolution (with Exhibit "A")

Community Services-Recreation
Proposed Rental Fees for Parks, January 8, 2020

	Unit	Fee
Park Pavilions & Amenities		
Resident:		
<u>Big Rock Park Pavilion</u> (Lath covers; tables seat 6 – 8)		
Large (All 10 tables) Approx 80 - 110 people	per hour (up to 5)	\$20
Medium (5 tables) Approx 40 - 55 people	per hour (up to 5)	\$16
Small (2 or 3 tables) Approx 20 - 26 people	per hour (up to 5)	\$10
<u>Mast Park Pavilion</u> (Tables seat approx 8 people)		
Large Solid Cover (All 7 tables), 1 reserved parking space	per hour	\$30
Medium Solid Cover (4 tables)	per hour	\$20
Medium Lath Cover (4 tables)	per hour	\$20
<u>Shadow Hill Park Pavilion</u> (Solid cover; tables seat approx 8)		
Medium (All 6 tables) Approx 50 people	per hour (up to 5)	\$16
<u>Town Center Community Park Pavilion</u> (Solid cover; tables seat approx 8)		
Large-West (7 tables)	per hour	\$16
Playground Pavilion (All 5 tables) Approx 40 people	per hour (up to 5)	\$16
Football Pavilion (All 5 tables) Approx 40 people	per hour (up to 5)	\$16
<u>West Hills Park Pavilions</u> (Solid covers; tables seat approx 8)		
Playground Pavilion (All 7 tables) Approx 55 people	per hour (up to 5)	\$16
Hilltop Pavilion (All 4 tables) Approx 30 people	per hour (up to 5)	\$16
<u>Weston Park Pavilion</u> (Tables seat approx 8 people)		
Medium Solid Cover (4 tables)	per hour	\$20
<u>Woodglen Vista Park Pavilion</u> (Solid covers; tables seat approx 8)		
Large (All 18 tables) Approx 145 people	per hour (up to 5)	\$20
Medium (9 tables) Approx 70 people	per hour (up to 5)	\$16
Small (3 tables) Approx 25 people	per hour (up to 5)	\$10
<u>All Parks</u>		
Space for special entertainment/set up: Air jumps, outdoor apparatus, small animal petting zoo, entertainment area.		
Permit	ea.	\$34
Special Use: clinics/camps/instruction/special events/tournaments/activity/extended services		negotiated based on

Community Services-Recreation
Proposed Rental Fees for Parks, January 8, 2020

	Unit	Fee
Park Pavilions & Amenities		
Non-Resident:		
Big Rock Park Pavilion (Lath covers; tables seat 6 – 8)		
Large (All 10 tables) Approx 80 - 110 people	per hour (up to 5)	\$24
Medium (5 tables) Approx 40 - 55 people	per hour (up to 5)	\$19
Small (2 or 3 tables) Approx 20 - 26 people	per hour (up to 5)	\$15
Mast Park Pavilion (Tables seat approx 8 people)		
Large Solid Cover (All 7 tables), 1 reserved parking space	per hour	\$40
Medium Solid Cover (4 tables)	per hour	\$30
Medium Lath Cover (4 tables)	per hour	\$30
Shadow Hill Park Pavilion (Solid cover; tables seat approx 8)		
Medium (All 6 tables) Approx 50 people	per hour (up to 5)	\$19
Town Center Community Park Pavilion (Solid cover; tables seat approx 8)		
Large-West (7 tables)	per hour	\$20
Playground Pavilion (All 5 tables) Approx 40 people	per hour (up to 5)	\$19
Football Pavilion (All 5 tables) Approx 40 people	per hour (up to 5)	\$19
West Hills Park Pavilions (Solid covers; tables seat approx 8)		
Playground Pavilion (All 7 tables) Approx 55 people	per hour (up to 5)	\$19
Hilltop Pavilion (All 4 tables) Approx 30 people	per hour (up to 5)	\$19
Weston Park Pavilion (Tables seat approx 8 people)		
Medium Solid Cover (4 tables)	per hour	\$30
Woodglen Vista Park Pavilion (Solid covers; tables seat approx 8)		
Large (All 18 tables) Approx 145 people	per hour (up to 5)	\$24
Medium (9 tables) Approx 70 people	per hour (up to 5)	\$19
Small (3 tables) Approx 25 people	per hour (up to 5)	\$15
All Parks Space for special entertainment/set up: Air jumps, outdoor apparatus, small animal petting zoo, entertainmanet area.		
Permit	ea.	\$54
Special Use: clinics/camps/instruction/special events/tournaments/activity/extended services		negotiated based on impact

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA
AMENDING THE CONSOLIDATED FEE SCHEDULE TO ADD RENTAL FEES
FOR NEW FACILITIES AT WESTON PARK AND MAST PARK AND FOR AN
EXISTING PARK PAVILION IN TOWN CENTER PARK WEST**

WHEREAS, the City of Santee ("City") is authorized to establish fees in the amount of the estimated reasonable cost of providing the service for which a fee is charged ("User Fee"); and

WHEREAS, On June 27, 2012, the City Council adopted Resolution 047-2012 adopting a Consolidated Fee Schedule establishing User Fee amounts at no more than the estimated reasonable cost of providing each service and to provide a means of adjusting the User Fees, so adopted, to reflect the rate of inflation; and

WHEREAS, Santee Municipal Code Section 3.02.010(A) provides that the Consolidated Fee Schedule may be amended as necessary by a Resolution of the City Council; and

WHEREAS, a new City park located on Trailmark Way north of Trailridge Avenue ("Weston Park") will be opened to public use in 2020; and

WHEREAS, Mast Park, located at 9125 Carlton Hills Boulevard, is undergoing a comprehensive reconstruction and will be reopened to the public in 2020; and

WHEREAS, an existing picnic pavilion located in Town Center Park West, 9409 Cuyamaca Street, is omitted from the current Consolidated Fee Schedule; and

WHEREAS, amendments to the Consolidated Fee Schedule are required to incorporate rental fees for picnic shelters and other facilities at Weston Park, Mast Park and Town Center Park West; and

WHEREAS, the procedural requirements of Government Code sections 66016 and 66018 relating to notice, provision of data, and a public hearing have been met.

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

Section 1. The Recitals set forth above are true and correct and are hereby incorporated into this Resolution.

Section 2. The User Fees itemized in Exhibit "A" are hereby adopted and incorporated in the Consolidated Fee Schedule.

Section 3. This action is statutorily exempt from the environmental review requirements of the California Environmental Quality Act ("CEQA") pursuant to Public Resources Code section 21080(b)(8) and CEQA Guidelines section 15273(a)(1).

RESOLUTION NO. _____

ADOPTED by the City Council of the City of Santee, California, at a Regular Meeting thereof held this 8th day of January, 2020, 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 - Proposed Rental Fees for Park Facilities Located at Mast Park, Weston Park and Town Center Community Park West

EXHIBIT "A"

PROPOSED RENTAL FEES FOR PARK FACILITIES LOCATED AT MAST PARK, WESTON PARK AND TOWN CENTER COMMUNITY PARK WEST

	Fee per Hour (Proposed)	
	Residents	Non-Residents
<u>Mast Park Pavilions</u>		
Large solid cover (All 7 tables + one reserved parking space)	\$30	\$40
Medium solid cover (4 tables)	\$20	\$30
Medium Lath cover(4 tables)	\$20	\$30
<u>Weston Park Pavilion</u>		
Medium (4 tables)	\$20	\$30
<u>Town Center Community Park West Pavilion</u>		
Large (7 tables)	\$16	\$20

City of Santee
COUNCIL AGENDA STATEMENT

Item 10

MEETING DATE January 8, 2020

AGENDA ITEM NO.

ITEM TITLE **PUBLIC HEARING CONSIDERING A DISPOSITION AND DEVELOPMENT AGREEMENT (DDA) BETWEEN THE CITY OF SANTEE AND EXCEL ACQUISITIONS, LLC, FOR DEVELOPMENT OF REAL PROPERTY KNOWN AS PARCEL 4 OF PARCEL MAP 18857 LOCATED IN TROLLEY SQUARE**

DIRECTOR/DEPARTMENT Marlene D. Best, City Manager

SUMMARY

The City is currently in the process of reacquiring from Kimco Realty, the successor to Vestar Development II, LLC, 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 December 11, 2019, in accordance with Government Code section 37420 et seq., the Council adopted a resolution finding that the public interest and convenience require the sale of the Property, declaring its intent to sell the Property, and setting the date for tonight's Public Hearing.

City staff have been in negotiations with Excel Acquisitions, LLC ("Excel") regarding the sale of the Property, which would be completed through a Disposition and Development Agreement ("DDA"). Under the DDA, the City would sell the Property to Excel to be developed as a four-story hotel consisting of approximately 96 rooms, a breakfast seating area, a pool with a deck, and approximately 80 parking spaces.

The City and Excel are still negotiating the terms of the DDA. For this reason, it is recommended that the Public Hearing be continued to a date certain.

CEQA COMPLIANCE

The City's approval of the DDA is not subject to CEQA because it does not constitute approval of any activity on the Property that would have a direct or reasonably foreseeable indirect environmental impact pursuant to CEQA (See 14 C.C.R. §§ 15060(c); 15378(b).)

FINANCIAL STATEMENT *tm*

If the City approves the DDA, the City would gain the purchase price of \$1.4 million, minus sale costs.

CITY ATTORNEY REVIEW N/A Completed

RECOMMENDATION *MDB*

Continue the Public Hearing to a date certain.

ATTACHMENTS

None

City of Santee
COUNCIL AGENDA STATEMENT

Item 11

MEETING DATE

January 8, 2020

AGENDA ITEM NO.

ITEM TITLE

DISCUSSION AND DIRECTION ON USE OF THE CITY'S NEW LOGO

DIRECTOR/DEPARTMENT

Marlene Best, City Manager

SUMMARY

On December 11, 2019, North Star Destination Strategies and City staff unveiled the City's new logo and tagline, which was developed over eight months through an extensive branding process. This process included education and research, insight, strategy development, and a creativity phase.

We are now at the "action" phase, which will be the implementation plan for the City's new brand. The goal is to make sure the City's brand is the guiding principle for the future, not just a logo and tagline.

While North Star will be mapping out a formal written action plan to help ensure that the brand gains traction and maintains momentum, City staff is looking to get Council direction on how and where to use the City seal, the branding logo and the 40th birthday logo. For example, City business cards and stationary currently include the City seal but could be updated to include the new logo in place of, or in addition to, the seal. With the kick off of the City's 40th birthday, staff is also seeking direction on where Council might want to incorporate the commemorate 40th logo. Staff will provide examples and highlight some options at the meeting. Following Council direction, staff will create a graphic standards manual to ensure consistent use of the City seal and brand logos.

FINANCIAL STATEMENT

\$50,000 is currently appropriated as part of the adopted Fiscal Year 2019-20 Economic Development budget for brand implementation, which can fund costs associated with updating City letterhead, business cards, etc. if directed. Funds are also budgeted in departmental operating budgets for the purchase of items like letterhead and business cards, which may also help offset some of these costs.

CITY ATTORNEY REVIEW

N/A Completed

RECOMMENDATION

Provide direction to staff on use of the City's new brand logos.

ATTACHMENTS

None

City of Santee
COUNCIL AGENDA STATEMENT

Item 12

MEETING DATE January 8, 2020

AGENDA ITEM NO.

ITEM TITLE **REPORT ON THE PROCESS OF ALLOCATING COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDS.**

DIRECTOR/DEPARTMENT Melanie Kush, Development Services



SUMMARY

At the April 24, 2019 City Council meeting, concerns were expressed by the City Council with the City's CDBG allocation process and staff was directed to research the processes used in other jurisdictions in determining the allocation of Public Services funds.

Allocation Process: The City Council currently conducts a two-meeting public hearing to determine the allocation of Community Development Block Grant (CDBG) Program funds for upcoming Program Year. During the first part of the public hearing, usually in February, the City Council receives a staff report and public testimony and at the second meeting the City Council makes final allocation decisions and directs staff to prepare an Annual Action Plan. Historically, the City Council has made its funding decisions without any recommendations from staff or a committee.

The purpose of this Report is to consider other methods for the allocation of CDBG funds, primarily for Public Services Activities, and provide direction to staff on whether or not any changes should be made to the City's process. If changes to the current practice are made, the process would be included in the new 2020-2024 Consolidated Plan and Annual Action Plan for year 1 allocations.

ENVIRONMENTAL REVIEW

This is a project that is exempt from the California Environmental Quality Act ("CEQA") as defined in Section 15378 of the CEQA Guidelines.

FINANCIAL STATEMENT



Revisions to the process by which CDBG funds are allocated are not likely to have any fiscal impact to the City.

CITY ATTORNEY REVIEW

N/A

Completed

RECOMMENDATIONS



Receive report and provide direction to staff.

ATTACHMENTS

Staff Report

**STAFF REPORT
JANUARY 8, 2020**

**REPORT ON THE PROCESS OF ALLOCATING
COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDS**

A. CDBG BACKGROUND

The Basics: The Community Development Block Grant (CDBG) program is administered by the U.S. Department of Housing and Urban Development (HUD). Cities, like Santee, with over 50,000 in population are provided the opportunity to apply for “entitlement” monies. Entitlements are based on a formula that weighs population, the extent of poverty, housing overcrowding, age of housing and population growth lag in relationship to other metropolitan areas. To receive its annual CDBG entitlement grant, a grantee must develop and submit to HUD a 5-Year Consolidated Plan, which is a jurisdiction’s comprehensive planning document and application for funding under Community Planning and Development grant programs. Santee is currently in the 5th Year of its Consolidated Plan and is in the process of preparing the next Consolidated Plan for Program Years 2020 (Fiscal Year 2020/21) through 2024 (Fiscal Year 2024/25).

The Annual Action Plan: A required part of the City’s Consolidated Plan (ConPlan) is the preparation of an Annual Action Plan (AAP). Each year the AAP is updated to reflect City Council’s allocations to Public Services, Public Facilities and Administration activities, consistent with the goals and objectives contained in the ConPlan. A synopsis of the AAP must be published community-wide in order to afford affected citizens an opportunity for review and comment. After the 30-day public review of comments period, the AAP must be submitted to HUD by May 15 of each year.

B. UPCOMING PUBLIC PARTICIPATION AND ALLOCATION PROCESS

Public participation is an important part of the CDBG process. Two public hearings are required to meet the HUD requirements for citizen participation. In accordance with the Code of Federal Regulations (CFR) Title 24, “Housing and Urban Development”, Section 570.704, the City plans on initiating the CDBG application process by publishing a Notice of Funding Availability (NOFA) for Program Year 2020. Based on the HUD requirement that the City’s 5-Year ConPlan and Annual Action Plan be submitted by May 15, 2020, the proposed timeline for approval of these items is as follows:

- January 11, 2020 – Begin accepting applications for Program Year 2020 CDBG Funding. Post NOFA on website and notice in paper.
- January 28, 2020 – Applications due at 5:00pm.
- February 12, 2020 – Public Hearing to assess submitted applications and provide an opportunity for CDBG applicants and the public to address the City Council.

- February 26, 2020 – Continued Public Hearing to finalize which applications will be funded and at what amounts. The City Council may also direct staff to prepare a draft Consolidated Plan and Annual Action Plan and make them available for public comments for 30 days.
- March 18, 2020 to April 18, 2020 – 30-day ConPlan and Annual Action Plan public review and comment period.
- April 22, 2020 – Public Hearing to consider approval of Annual Action Plan for PY 2020 and 2020-2024 Santee Consolidated Plan.
- May 15, 2020 – Date by which the ConPlan and Annual Action Plan must be submitted in IDIS to HUD.

C. OTHER CITIES' CDBG ALLOCATION PROCESSES

There are different processes by which entitlement cities allocate CDBG funds. The most common process is to allocate funds based on a recommendation from a citizens committee or from staff which is frequently based on City Council established criteria. Below are brief summaries of the CDBG allocation processes used by five entitlement cities in San Diego County.

City of Chula Vista - The City of Chula Vista annually receives CDBG and other federal funds from HUD to contribute towards programs and services aimed at the City's low to moderate income residents. In Chula Vista, additional rating criteria are included in the review of Public Services applications. The City's "Tier System" focuses limited resources on basic and essential daily living needs and on vulnerable populations where the impact of limited resources can be significant. The "Tier System" methodology consists of a three-tier approach, classifying each of the activities in the following three categories for Public Services activities:

- Tier I: Basic/Essential Needs (Homeless Services, Food, Emergency Housing)
- Tier II: Special Needs Clientele who meet HUD's definition of Presumed Benefit (Services for Battered Spouses, Elderly Persons, Abused Children, Severely Disabled Adults)
- Tier III: Other (Transportation Services, Case Management, Preventative Health Care Services, Recreational (non-disabled, non-emergency services).

Historically, the Chula Vista City Council has funded agencies for multiple years at similar levels as prior years without placing too much emphasis on the applicant's requested amounts. This process has been successful in discouraging Tier I applicants from

inflating funding requests.

As CDBG funding levels change from year to year, Chula Vista's "Tier System" has historically provided sufficient funding for Tier I and Tier II programs, but during lean funding years reductions have largely been felt by Tier III programs.

City of El Cajon - The City of El Cajon uses CDBG funds for community development (public services) activities, program administration and public facility/capital improvement projects. Historically, the amounts requested exceed the amounts available for allocation. Upon receipt of Public Services funding applications, City Department and City Manager staff review the applications and make recommendations on funding levels. Staff-recommended funding amounts are included in the February City Council Public Hearing Staff Report and the recommended amounts are generally adopted. Funding recommendations are based on project eligibility, the City Council's past preferences, and whether a project/program is unique or meets a previously unmet need.

City of La Mesa - The City of La Mesa does not currently allocate any CDBG funds for public services. The City allocates 20% (maximum allowed) of its annual funding for program administration. The other 80%, approximately \$300,000 annually, is used for public improvements in neighborhoods which have been identified by HUD as "eligible areas". CDBG-funded neighborhood improvement projects include park and recreation improvements, sidewalks and storm drains. The City typically completes one major Capital Improvement Project each year using CDBG funds.

City of Vista - Vista's CDBG Citizens Advisory Committee (Committee) is charged with providing recommendations to the City Council for social service projects that will benefit Vista's low- and moderate-income residents. The Committee reviews the proposals, interviews applicants and makes recommendations to the City Council for projects that can assist the City in meeting its community development goals. There are seven Vista residents on the Committee who serve an unlimited term.

City of Carlsbad - Carlsbad has a CDBG Advisory Committee (Committee) that reviews grant proposals and makes recommendations to the City Council concerning CDBG funding. Like Vista, the Committee also interviews applicants for CDBG funding. Committee meetings are open to the public and held as needed.

D. CDBG ALLOCATION PROCESS OPTIONS

This section lists four funding allocation options for the City Council's consideration. These allocation processes are based on models used by other entitlement cities. The City Council may wish to adopt any of these options, any combination of these options, or to provide direction to provide additional options for later consideration.

1. Continue Current Allocation Process – Continue current practice whereby staff determines the eligibility of Public Services Activity applicants and the City Council

determines the funding levels based on amounts requested and the amount of funding available. The current process does not include any recommendation from staff or a committee. Historically, the City Council has allocated 15% of funding to Public Services Activities (maximum allowed), 20% to Administrative Activities (maximum allowed) and the remaining funds towards Public Facilities (Infrastructure).

2. City Council Subcommittee - A subcommittee of two City Council Members could meet with staff or separately to review submitted CDBG Applications to determine which applications and amounts would be recommended to the entire City Council. If this process is the preferred option, the City Council Subcommittee would be subject to Brown Act noticing and open meeting requirements which is required of legislative body subcommittees with “continuing subject matter jurisdiction” over a multi-year period.
3. Staff Recommendation (Based on City Council Priorities) – This process includes staff making a recommendation on which of the eligible application should be funded and in which amounts. At the Public Hearing, the City Council could approve the recommended funding or revise funding amounts and approve. If this option is selected, the City Council could also provide direction to staff on how to prioritize applications. Prioritization of applications could be based on the following criteria:
 1. Services provided (similar to Chula Vista) with a higher ranking or score based on category or “Tier”;
 2. Santee based organizations receive higher priority;
 3. Volunteer-based organizations receive higher priority; and
 4. Prior history as City of Santee subrecipient; higher priority given based on accomplishments, number of years funded and compliance with program requirements.

To provide an example of how this prioritization might work, below is a listing of the City’s recent CDBG subrecipients and where they would fall under The City of Chula Vista’s “Tier” approach.

Tier I: Santee Food Bank, Santee Santas, Meals on Wheels and Crisis House (Homeless Services);

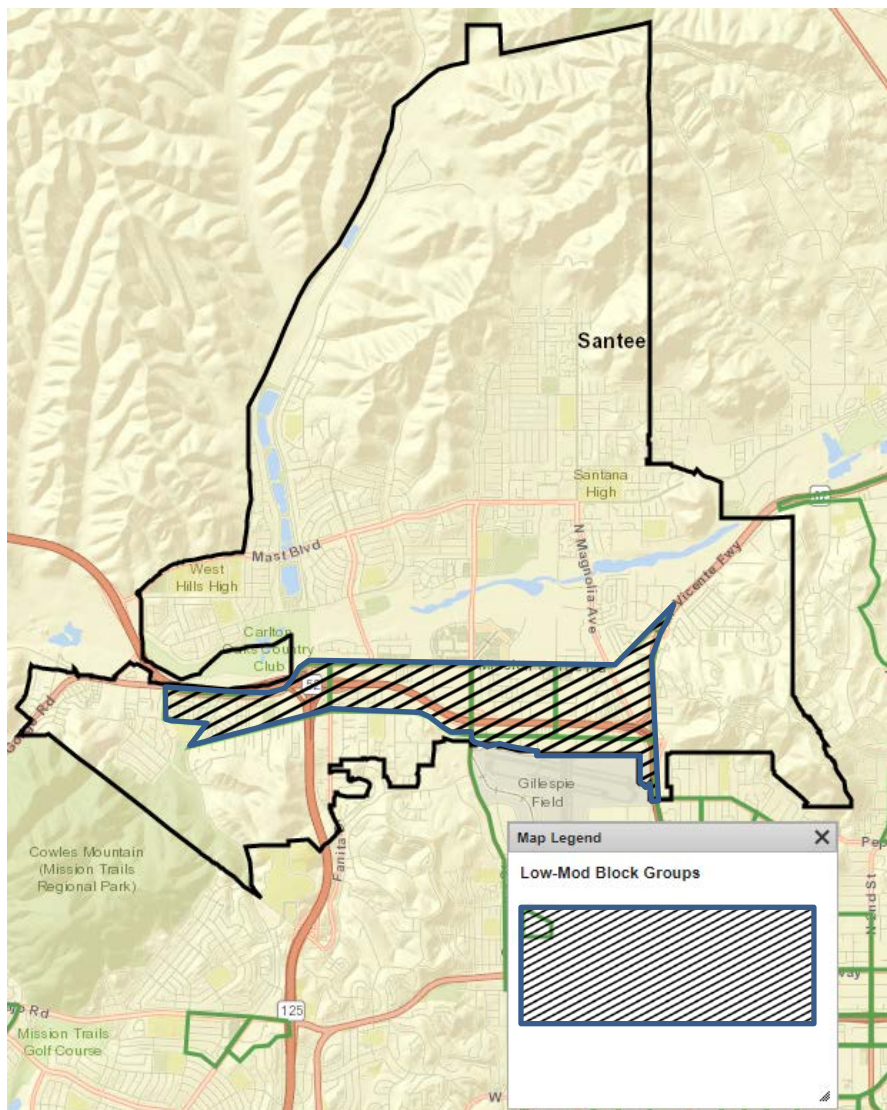
Tier II: Crisis House (Families Escaping Domestic Violence), Elderhelp, and Caring Neighbors; and

Tier III: Cameron Family YMCA, Elderhelp, and Caring Neighbors.

4. No Funds Allocated for Public Services - Public Service Activities would be unfunded. This change would affect local volunteer-based service providers (e.g. Santee Food Bank, Santee Santas) but would provide more funds for Public Infrastructure going forward.

E. LOW- AND MODERATE-INCOME AREAS

The City does not currently allocate funding on a geographic basis, with the exception of infrastructure improvements. In October 2011, the City Council approved a Section 108 loan (a loan secured by future allocations of CDBG funding) in the amount of \$1.4 million. The Section 108 loan funded infrastructure improvements to Buena Vista Avenue and Railroad Avenue. The loan will be paid off in Fiscal Year 2020-21 and the City Council may want to pursue another Section 108 loan for future improvements in eligible low- and moderate-income (LMI) areas. The map below shows the LMI block groups (bounded in grey) in Santee which would be eligible for “place-based” CDBG activities.



**CDC SUCCESSOR AGENCY
AGENDA STATEMENT**

Item 13

MEETING DATE January 8, 2020

AGENDA ITEM NO.

ITEM TITLE RESOLUTION OF THE COMMUNITY DEVELOPMENT COMMISSION
SUCCESSOR AGENCY APPROVING THE RECOGNIZED OBLIGATION PAYMENT
SCHEDULE FOR THE PERIOD FROM JULY 1, 2020 TO JUNE 30, 2021 ("ROPS 20-21")

DIRECTOR/DEPARTMENT

Tim K. McDermott, Treasurer 

SUMMARY

On December 29, 2011, the California Supreme Court issued its decision in the case of *California Redevelopment Association v. Matosantos*, which addressed the constitutionality of Assembly Bills 1x26 and 1x27 ("AB 26" and "AB 27"). In accordance with this decision, all redevelopment agencies in the state of California were dissolved effective February 1, 2012. On January 11, 2012 the City Council elected to become the Successor Agency to the Santee Community Development Commission ("CDC"). As the Successor Agency, the City has certain administrative and other responsibilities for the winding down of redevelopment activities.

One such requirement is the preparation of Recognized Obligation Payment Schedules ("ROPS"). The ROPS lists all of the "enforceable obligations" of the CDC Successor Agency, the amounts and due dates of payments required for each enforceable obligation and the source of funding for each required payment. The attached resolution adopts the ROPS covering the period from July 1, 2020 through June 30, 2021 ("ROPS 20-21"). The primary enforceable obligation reflected on ROPS 20-21 is debt service on the CDC Successor Agency Tax Allocation Refunding Bonds 2016 Series A and B.

The Countywide Redevelopment Successor Agency Oversight Board will meet on January 16, 2020 to review and approve the ROPS and administrative expense budget in order to meet the February 1, 2020 filing deadline with the County Auditor-Controller, State Controller's Office and the State Department of Finance.

FINANCIAL STATEMENT 

Adoption of the attached resolution along with the January 16, 2020 approval by the Countywide Redevelopment Successor Agency Oversight Board will provide for the receipt and expenditure of \$3,351,470 in redevelopment property tax trust fund ("RPTTF") revenue in order to satisfy the enforceable obligations listed on the ROPS 20-21 for fiscal year 2020-21.

CITY ATTORNEY REVIEW

N/A Completed

RECOMMENDATION 

Adopt the attached resolution.

ATTACHMENTS (Listed Below)

Resolution (with attached ROPS 20-21)

Resolution No. CDCSA _____

A RESOLUTION OF THE CDC SUCCESSOR AGENCY OF THE CITY OF SANTEE, CALIFORNIA APPROVING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR THE PERIOD FROM JULY 1, 2020 TO JUNE 30, 2021 (“ROPS 20-21”)

WHEREAS, pursuant to the Community Redevelopment Law (Health and Safety Code Sections 33000 et seq.), the City Council of the City of Santee (“City”) created the Community Development Commission of the City of Santee (“CDC”); and

WHEREAS, the CDC was responsible for implementing the Amended and Restated Redevelopment Plan for the Santee Community Redevelopment Project covering certain properties within the City (“Project Areas”); and

WHEREAS, as part of the 2011-12 State budget bill, the California State Legislature enacted, and the Governor signed, companion bills AB 1X26 and AB 1X27; and

WHEREAS, on December 29, 2011, the California Supreme Court upheld, in large part, AB 1x26 and overturned AB 1x27, which dissolved all redevelopment agencies as of February 1, 2012; and

WHEREAS, on January 11, 2012 the City Council elected to become the successor agency to the CDC (“CDC Successor Agency”); and

WHEREAS, in accordance with Health and Safety Code section 34177 (o) (1) the ROPS for the period from July 1, 2020 through June 30, 2021 (“ROPS 20-21”) must be approved by the Successor Agency and Countywide Redevelopment Successor Agency Oversight Board and submitted to the State Department of Finance, State Controller and County Auditor-Controller for review by February 1, 2020; and

WHEREAS, on January 16, 2020 the Countywide Redevelopment Successor Agency Oversight Board is scheduled to meet and approve ROPS 20-21.

NOW THEREFORE BE IT RESOLVED, by the CDC Successor Agency of the City of Santee, California as follows:

Section 1. Recitals. The Recitals set forth above are true and correct and incorporated herein by reference.

Section 2. Approval of ROPS. The Recognized Obligation Payment Schedule for the period from July 1, 2020 to June 30, 2021 (“ROPS 20-21”) is hereby approved, in substantially the form attached hereto as Exhibit A.

Section 3. Posting; Transmittal to Appropriate Agencies. The Director of Finance or his designee is hereby authorized and directed to provide the Recognized Obligation Payment Schedule to the Countywide Redevelopment Successor Agency Oversight Board for review and certification, to the State Department of Finance, the State Controller’s Office and the County Auditor-Controller, and post it on the City’s web site.

Resolution No. CDCSA _____

Section 4. Effective Date. This Resolution shall become effective upon its adoption.

ADOPTED by the CDC Successor Agency of the City of Santee, California at a Regular Meeting thereof held this 8th day of January 2020 by the following roll call vote to wit:

AYES:

NOES:

ABSENT:

APPROVED

JOHN W. MINTO, CHAIR

ATTEST

ANNETTE ORTIZ, MBA, CMC, SECRETARY

Attachments: Exhibit A: Recognized Obligation Payment Schedule for the Period from July 1, 2020 to June 30, 2021 ("ROPS 20-21")

EXHIBIT A

RECOGNIZED OBLIGATION PAYMENT SCHEDULE

For the period from July 1, 2020 to June 30, 2021 ("ROPS 20-21")

Recognized Obligation Payment Schedule (ROPS 20-21) - Summary
Filed for the July 1, 2020 through June 30, 2021 Period

Successor Agency: Santee
County: San Diego

Current Period Requested Funding for Enforceable Obligations (ROPS Detail)	20-21A Total (July - December)	20-21B Total (January - June)	ROPS 20-21 Total
A Enforceable Obligations Funded as Follows (B+C+D)	\$ 5,512	\$ -	\$ 5,512
B Bond Proceeds	-	-	-
C Reserve Balance	-	-	-
D Other Funds	5,512	-	5,512
E Redevelopment Property Tax Trust Fund (RPTTF) (F+G)	\$ 1,673,379	\$ 1,678,091	\$ 3,351,470
F RPTTF	1,659,429	1,664,141	3,323,570
G Administrative RPTTF	13,950	13,950	27,900
H Current Period Enforceable Obligations (A+E)	\$ 1,678,891	\$ 1,678,091	\$ 3,356,982

Certification of Oversight Board Chairman:

Pursuant to Section 34177 (o) of the Health and Safety code, I hereby certify that the above is a true and accurate Recognized Obligation Payment Schedule for the above named successor agency.

Name Title

/s/ _____
Signature Date

Santee
Recognized Obligation Payment Schedule (ROPS 20-21) - ROPS Detail
July 1, 2020 through June 30, 2021

A	B	C	D	E	F	G	H	I	J	K	ROPS 20-21A (Jul - Dec)					Q	ROPS 20-21B (Jan - Jun)					W							
											L	M	N	O	P		20-21A Total	Fund Sources					20-21B Total						
																		Bond Proceeds	Reserve Balance	Other Funds	RPTTF			Admin RPTTF	Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF
Item #	Project Name	Obligation Type	Agreement Execution Date	Agreement Termination Date	Payee	Description	Project Area	Total Outstanding Obligation	Retired	ROPS 20-21 Total	Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	20-21A Total	Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	20-21B Total							
								\$55,730,728		\$3,356,982	\$-	\$-	\$5,512	\$1,659,429	\$13,950	\$1,678,891	\$-	\$-	\$-	\$1,664,141	\$13,950	\$1,678,091							
4	Bond trustee fees	Fees	01/25/2005	08/01/2041	U.S. Bank	Bond trustee fees	Santee	32,600	N	\$4,600	-	-	-	2,800	-	\$2,800	-	-	-	1,800	-	\$1,800							
5	Arbitrage rebate analysis	Fees	05/11/2005	08/01/2041	BLX Group Inc.	Arbitrage rebate calculations	Santee	43,300	N	\$9,500	-	-	-	5,000	-	\$5,000	-	-	-	4,500	-	\$4,500							
6	Continuing disclosure reporting	Fees	01/18/2012	08/01/2041	KNN Public Finance	Continuing disclosure reporting	Santee	15,750	N	\$750	-	-	-	-	-	\$-	-	-	-	750	-	\$750							
10	Successor agency administration	Admin Costs	07/01/2020	06/30/2021	City of Santee	Administrative cost reimbursement	Santee	27,900	N	\$27,900	-	-	-	-	13,950	\$13,950	-	-	-	-	13,950	\$13,950							
18	Tax Allocation Refunding Bonds 2016 Series A	Refunding Bonds Issued After 6/27/12	11/08/2016	08/01/2041	U.S. Bank (trustee)	Provides for the current refunding of all outstanding Tax Allocation Bonds 2005 Series A and for the advance refunding of all outstanding Tax Allocation Bonds 2011 Series A	Santee	55,414,828	N	\$3,117,882	-	-	5,512	1,455,279	-	\$1,460,791	-	-	-	1,657,091	-	\$1,657,091							
19	Tax Allocation Refunding Bonds 2016 Series B	Refunding Bonds Issued After 6/27/12	11/08/2016	08/01/2020	U.S. Bank (trustee)	Provides for the advance refunding of all outstanding Tax Allocation Bonds 2011 Series B	Santee	196,350	N	\$196,350	-	-	-	196,350	-	\$196,350	-	-	-	-	-	-	\$-						

Santee
Recognized Obligation Payment Schedule (ROPS 20-21) - Report of Cash Balances
July 1, 2017 through June 30, 2018
(Report Amounts in Whole Dollars)

Pursuant to Health and Safety Code section 34177 (l), Redevelopment Property Tax Trust Fund (RPTTF) may be listed as a source of payment on the ROPS, but only to the extent no other funding source is available or when payment from property tax revenues is required by an enforceable obligation.							
A	B	C	D	E	F	G	H
	ROPS 17-18 Cash Balances (07/01/17 - 06/30/18)	Fund Sources				RPTTF	Comments
		Bond Proceeds		Reserve Balance	Other Funds		
		Bonds issued on or before 12/31/10	Bonds issued on or after 01/01/11	Prior ROPS RPTTF and Reserve Balances retained for future period(s)	Rent, grants, interest, etc.		
1	Beginning Available Cash Balance (Actual 07/01/17) RPTTF amount should exclude "A" period distribution amount.		900,738	1,249,802	4,411	109,829	Column E: \$1,176,202 expended in ROPS 17-18. \$40,580 expended in ROPS 18-19. \$33,020 expended in ROPS 19-20. Column F: \$4,411 expended in ROPS 19-20. Column G: \$109,829 ROPS 16-17 PPA expended in ROPS 19-20.
2	Revenue/Income (Actual 06/30/18) RPTTF amount should tie to the ROPS 17-18 total distribution from the County Auditor-Controller		950		5,512	2,825,760	
3	Expenditures for ROPS 17-18 Enforceable Obligations (Actual 06/30/18)		138,541	1,176,202		2,820,264	
4	Retention of Available Cash Balance (Actual 06/30/18) RPTTF amount retained should only include the amounts distributed as reserve for future period(s)		763,147		4,411	109,829	Columns F and G: see notes above for line 1
5	ROPS 17-18 RPTTF Prior Period Adjustment RPTTF amount should tie to the Agency's ROPS 17-18 PPA form submitted to the CAC			No entry required		5,496	

6	Ending Actual Available Cash Balance (06/30/18) C to F = (1 + 2 - 3 - 4), G = (1 + 2 - 3 - 4 - 5)	\$-	\$-	\$73,600	\$5,512	\$-	
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Santee
Recognized Obligation Payment Schedule (ROPS 20-21) - Notes
July 1, 2020 through June 30, 2021

Item #	Notes/Comments
4	
5	
6	
10	
18	Other Funds: interest earned on RPTTF and other unrestricted cash balances
19	

City of Santee
COUNCIL AGENDA STATEMENT

Item 14

MEETING DATE January 8, 2020

AGENDA ITEM NO.

ITEM TITLE APPOINTMENT OF REPRESENTATIVES FOR COUNCIL COMMITTEES

DIRECTOR/DEPARTMENT Mayor John W. Minto

SUMMARY

The terms for all Council Committee representatives are expiring and new representatives need to be appointed for the 2020 calendar year.

Mayor Minto will call for a vote on his recommendation for each Committee and direct the City Clerk to send notices of updates to each organization. The new terms will begin on 1/09/20 and expire on 1/09/21.

ENVIRONMENTAL REVIEW

FINANCIAL STATEMENT *m*

There is no expected financial impact from this action.

CITY ATTORNEY REVIEW N/A Completed

RECOMMENDATION *MSB*

Vote on Mayor Minto's Council Committee recommendations.

ATTACHMENTS

Current list of Council Committee representatives.

**CITY OF SANTEE – LOCAL APPOINTMENT LIST
BOARDS, COMMISSIONS AND COMMITTEES**

(Revised December 2019)

Council Committees

CITY COUNCIL & SANTEE ELEMENTARY SCHOOL DISTRICT CONFERENCE COMMITTEE

Qualifications: Member of the City Council or School Board; terms are annual

	Appointed	Current Term Expiration
Vice Mayor Laura Koval	01/09/19	01/09/20
Council Member Stephen Houlahan	01/09/19	01/09/20

COUNTY SERVICE AREA (CSA) 69 (PARAMEDICS)

Qualifications: City of Santee resident representative and a Member of the City Council. Term: The Mayor has term length discretion, but Resident Representatives typically serve a term concurrent with the appointing Mayor. Representatives must be approved by Board of Supervisors.

	Appointed	Current Term Expiration
Representative – Council Member Stephen Houlahan	01/09/19	01/09/20
Alternate – Council Member Ronn Hall	01/09/19	01/09/20
Resident – VACANT		

EAST COUNTY ECONOMIC DEVELOPMENT COUNCIL

Qualifications: Member of the City Council

	Appointed	Current Term Expiration
Representative – Vice Mayor Laura Koval	01/09/19	01/09/20
Alternate – Council Member Ronn Hall	01/09/19	01/09/20

GOODAN RANCH POLICY COMMITTEE

Qualifications: Three elected representatives from the County of San Diego, City of Poway and City of Santee

	Appointed	Current Term Expiration
Representative – Council Member Stephen Houlahan	01/09/19	01/09/20
Alternate – Council Member Rob McNelis	01/09/19	01/09/20

HEARTLAND COMMUNICATIONS FACILITY COMMISSION*

Each public agency which is a party to this agreement has one seat on the Commission. The cities of El Cajon, Lemon Grove, Santee, and La Mesa, and the Alpine, Bostonia, Lakeside and San Miguel Fire Protection Districts jointly equip, maintain, operate and staff a facility, thereby providing emergency services of receiving and dispatching calls to said public agencies; term is per appointing agency

	Appointed	Current Term Expiration
Representative – Vice Mayor Laura Koval	01/09/19	01/09/20
Alternate – Council Member Rob McNelis	01/09/19	01/09/20

**Stipend Received*

LOCAL APPOINTMENTS LIST, REVISED DECEMBER 2019

HEARTLAND FIRE TRAINING FACILITY AUTHORITY COMMISSION*

Qualifications: Agency member Heartland Fire Training Facility Authority; term is per appointing agency

	Appointed	Current Term Expiration
Representative – Council Member Rob McNelis	01/09/19	01/09/20
Alternate – Council Member Ronn Hall	01/09/19	01/09/20

**Stipend Received*

LEAGUE OF CALIFORNIA CITIES*

Qualifications: Member of the City Council; terms are annual.

	Appointed	Current Term Expiration
Representative – Mayor John Minto	01/09/19	01/09/20
Alternate – Council Member Ronn Hall	01/09/19	01/09/20

**Any Council Member may choose to attend any individual event*

MISSION TRAILS REGIONAL PARK TASK FORCE

Qualifications: Member of City Council; terms are annual

	Appointed	Current Term Expiration
Representative – Council Member Stephen Houlahan	01/09/19	01/09/20
Alternate – Council Member Rob McNelis	01/09/19	01/09/20

SAN DIEGO ASSOCIATION OF GOVERNMENTS (SANDAG) Board of Directors*

Qualifications: Member of the City Council; terms are annual

	Appointed	Current Term Expiration
Representative – Mayor John Minto	01/09/19	01/09/20
Alternate – Council Member Ronn Hall	01/09/19	01/09/20
2 nd Alternate – Council Member Rob McNelis	01/09/19	01/09/20

**Stipend Received*

SAN DIEGO METROPOLITAN TRANSIT SYSTEM (MTS)*

Qualifications: Member of the City Council; terms are annual.

	Appointed	Current Term Expiration
Representative – Council Member Ronn Hall	01/09/19	01/09/20
Alternate – Council Member Rob McNelis	01/09/19	01/09/20

**Stipend Received*

SAN DIEGO RIVER CONSERVANCY BOARD

Qualifications: Member of the City Council; terms are annual.

	Appointed	Current Term Expiration
Representative – Council Member Stephen Houlahan	01/09/19	01/09/20