

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

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



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

CITY COUNCIL

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

*****GOVERNOR'S EXECUTIVE ORDER N-29-20***
RE CORONAVIRUS COVID-19**

THIS MEETING WILL BE CONDUCTED PURSUANT TO THE PROVISIONS OF THE GOVERNOR'S EXECUTIVE ORDER WHICH SUSPENDS CERTAIN REQUIREMENTS OF THE RALPH M. BROWN ACT.

IN AN EFFORT TO PROTECT PUBLIC HEALTH AND PREVENT THE SPREAD OF COVID-19, THE CITY COUNCIL MEETING ON WEDNESDAY, JUNE 10, 2020, WILL BE CONDUCTED VIA WEBINAR AND TELEPHONICALLY.

TO WATCH THE MEETING VIA WEBINAR PLEASE CLICK ON THIS LINK:

<https://attendee.gotowebinar.com/register/7599817081913260302>

**TO LISTEN TO THE CITY COUNCIL MEETING TELEPHONICALLY PLEASE CALL:
(619) 678-0714**

NOTE: A PIN NUMBER WILL BE REQUIRED, PLEASE ENTER 690-558-400#.

MEMBERS OF THE PUBLIC WHO WISH TO COMMENT ON MATTERS ON THE CITY COUNCIL AGENDA OR DURING NON-AGENDA PUBLIC COMMENT MAY SUBMIT COMMENTS TO THE CITY CLERK AT CITYCLERK@CITYOFSANTEECA.GOV ON OR BEFORE 5:00 P.M. ON WEDNESDAY, JUNE 10, 2020.

****PUBLIC COMMENT WILL BE LIMITED TO 300 WORDS AND YOUR COMMENTS WILL BE ENTERED INTO THE OFFICIAL COUNCIL MEETING RECORD. IN THE EVENT THAT THERE ARE TECHNICAL DIFFICULTIES, PLEASE REFER TO THE CITY'S COVID-19 WEBPAGE (<http://cityofsanteeca.gov/our-city/public-notice>) FOR UPDATES BOTH BEFORE AND DURING THE COUNCIL MEETING.**

***Please note that while members of the public are generally permitted to speak for three minutes (300 words) during the public comment period, in accordance with City Council Policy 2019-1, the Mayor may reduce the usual three minute time limit (word limit) to provide for an orderly meeting when numerous comments are expected. (City Council Policy 2019-1, § 10.2; Gov. Code § 54954.3) Any reduction of speaker time will be announced before the public comment period begins.*

**Wednesday, June 10, 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: Gary Lawton – Calvary Chapel Santee

PLEDGE OF ALLEGIANCE

CONSENT CALENDAR:

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

- (1) Approval of Reading by Title Only and Waiver of Reading in Full of Ordinances and Resolutions on the Agenda.
- (2) Approval of Meeting Minutes of the Santee City Council for the April 22, 2020, Regular Meeting. (City Clerk – Ortiz)
- (3) Approval of Payment of Demands as Presented. (Finance – McDermott)
- (4) Resolutions Approving the Engineer’s Report, and Declaring the City Council’s Intention to Levy Assessments and Setting a Public Hearing for the Fiscal Year 2020-21 Santee Landscape Maintenance District Annual Levy of Assessments. (Finance – McDermott)
- (5) Resolutions Approving the Engineer’s Report and Declaring the City Council’s Intention to Levy Assessments and Setting a Public Hearing for the Fiscal Year 2020-21 Town Center Landscape Maintenance District Annual Levy of Assessments. (Finance – McDermott)
- (6) Resolutions Approving the Engineer's Report and Declaring the City Council's Intention to Levy Assessments and Setting a Public Hearing for the Fiscal Year 2020-21 Santee Roadway Lighting District Annual Levy of Assessments. (Finance – McDermott)
- (7) Rejection of Bid for Fountain Maintenance and Repairs RFB #20/21-20043. (Community Services – Maertz)
- (8) Authorize a Second Amendment to the Agreement for Professional Services Between the City of Santee and Fireworks & Stage FX America for an Amount not to Exceed \$30,000.00. (Community Services – Maertz)

- (9) **Second Reading and Adoption of an Ordinance Adding Chapter 2.40.150 “Electronic and Paperless Filing of Fair Political Practices Commission Campaign Disclosure Statements” to Title 2 of the Santee Municipal Code Relating to Electronic and Paperless Filing of Fair Political Practices Commission Campaign Disclosure Statements. (City Clerk – Ortiz)**

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:

- (10) **Public Hearing for Conditional Use Permit (P2017-1) and Mitigated Negative Declaration (AEIS2017-2) and a Mitigation Monitoring and Reporting Program Prepared Pursuant to the California Environmental Quality Act for a 6,267-Square-Foot Commercial Retail Building Consisting of a Convenience Store and a Drive-Through Coffee Shop on a 1.02-Acre Vacant Parcel of Land Located at 8606 Graves Avenue in the General Commercial (GC) Zone (APN: 384-142-21). Applicant: Michael A. Grant. (Development Services – Kush)**

Recommendation:

1. Conduct and close the Public Hearing; and
2. Approve the Mitigated Negative Declaration (AEIS2017-2) and the Mitigation Monitoring and Reporting Program as complete and in compliance with the provisions of CEQA per the Resolution and authorize filing a Notice of Determination; and
3. Approve Conditional Use Permit P2017-1 per the Resolution.

- (11) **Resolution Amending the Program Year (PY) 2019 Annual Action Plan and Approving an Amendment to the Citizen and Community Participation Plan. (Development Services – Kush)**

Recommendation:

1. Conduct and close the Public Hearing; and
2. Approve the First Amendment to PY 2019 Annual Action Plan; and Citizens and Community Participation Plan Amendment; and
3. Authorize the City Manager to submit the Amended PY 2019 Annual Action Plan to HUD.

NEW BUSINESS:

- (12) Alternative Measure Establishing City Council Term Limits. (City Attorney – Hagerty)**

Recommendation:

Consider the Resolution and take action as appropriate.

- (13) Resolution Amending the Management Services Agreement of the City Clerk. (City Council – Mayor Minto)**

Recommendation:

Adopt the Resolution approving the Third Amendment to the City Clerk's Management Services Agreement.

- (14) Acceptance of the Draft 2020-2024 San Diego Regional Analysis of Impediments to Fair Housing Choice and Authorize the City Manager to Certify its Completion. (Development Services – Kush)**

Recommendation:

Accept the 2020-24 San Diego Regional Analysis of Impediments to Fair Housing Choice and certify its completion by authorizing the City Manager to sign the Signature Page.

- (15) Resolution Awarding the Construction Contract for the Mission Gorge Road Streetlight Project CIP 2017-02, HSIPL 5429 (030) and Appropriating Santee Roadway Lighting District Zone A Funds. (Development Services – Kush)**

Recommendation:

Adopt the Resolution:

1. Deeming the bid submitted by DBX, Inc. as a non-responsive bid, and
2. Awarding the construction contract for the Mission Gorge Road Streetlight Project CIP2017-02, HSIPL 5429 (030) to HMS Construction, Inc. in a total amount of \$295,000.00; and
3. Authorizing the City Manager to execute the contract and the Director of Development Services to approve change orders in an amount not to exceed \$44,250.00; and
4. Appropriating \$30,072.00 from the Santee Roadway Lighting District Zone A Fund balance for material testing.

(16) Resolution Awarding the Construction Contract for the School Area Streetlight Project CIP 2017-03, HSIPL 5429 (031) and Appropriating Santee Roadway Lighting District Zone A Funds. (Development Services – Kush)

Recommendation:

Adopt the Resolution:

1. Awarding the construction contract for the School Area Streetlight Project CIP2017-03, HSIPL 5429 (031) to HMS Construction, Inc. in a total amount of \$395,000.00; and
2. Authorizing the City Manager to execute the contract and the Director of Development Services to approve change orders in an amount not to exceed \$59,250.00; and
3. Appropriating \$30,065.00 from the Santee Roadway Lighting District Zone A Fund balance for materials testing.

(17) Resolution Authorizing Award of the Contract for Landscape and Horticultural Management Services for Area 1 (City Parks and Facilities) to Steven Smith Landscape Incorporated Per RFP #20/21-40018. (Community Services – Maertz)

Recommendation:

Adopt the Resolution:

1. Authorizing award of the contract for Landscape and Horticultural Management Services (AREA 1) to Steven Smith Landscape Incorporated and authorizing the City Manager to execute a professional services contract per RFP 20/21-40018 for an amount not to exceed \$586,791.00 for Fiscal Year (FY) 2020-21 (July 1, 2020 through June 30, 2021); and
2. Authorizing the City Manager to approve four (4) additional 12-month options to renew and one (1) 90-day extension along with the corresponding purchase orders; and
3. Authorizing the City Manager to approve annual change orders up to ten percent (10%) of the then-current contract amount; and
4. Authorizing the Director of Community Services to execute a Notice of Completion and the City Clerk to file said Notice of Completion upon satisfactory completion of work for each contract term.

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:

CITY MANAGER REPORTS:

CITY ATTORNEY REPORTS:

CLOSED SESSION:

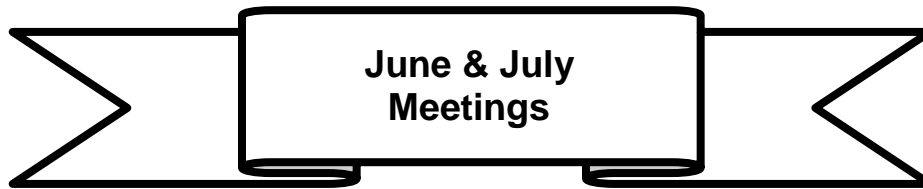
(18) CONFERENCE WITH LEGAL COUNSEL—EXISTING LITIGATION

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

Name of case: Preserve Wild Santee, Climate Action Campaign, and Center for Biological Diversity v. City of Santee et al.

Case Number: 37-2020-00007331-CU-TT-CLT

ADJOURNMENT:



Jun	04	SPARC	Virtual/Telephonic
Jun	08	Community Oriented Policing Committee	Virtual/Telephonic
Jun	10	Council Meeting	Virtual/Telephonic
Jun	24	Council Meeting	TBD
Jul	02	SPARC	TBD
Jul	08	Council Meeting	Council Chamber
Jul	13	Community Oriented Policing Committee	TBD
Jul	22	Council Meeting	TBD

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.

AFFIDAVIT OF POSTING AGENDA

State of California }
 County of San Diego } ss.
 City of Santee }

I, Annette Ortiz, City Clerk of the City of Santee, hereby declare, under penalty of perjury, that a copy of this Agenda was posted in accordance with the Brown Act and Santee Resolution 61-2003 on June 05, 2020, at 5:00 p.m.

Signature

06/05/2020
Date

City of Santee
COUNCIL AGENDA STATEMENT

Item 1

MEETING DATE June 10, 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 June 10, 2020

AGENDA ITEM NO.

ITEM TITLE APPROVAL OF MEETING MINUTES OF THE SANTEE CITY COUNCIL
FOR THE APRIL 22, 2020 REGULAR MEETING.

DIRECTOR/DEPARTMENT Annette Ortiz, CMC, City Clerk

SUMMARY

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

FINANCIAL STATEMENT N/A

CITY ATTORNEY REVIEW N/A Completed

RECOMMENDATION

Approve Minutes as presented.

ATTACHMENT

Regular Meeting Minutes

- April 22, 2020

**Minutes
Santee City Council
Council Chamber – Building 2
10601 Magnolia Avenue
Santee, California
April 22, 2020**

DRAFT

This Regular Meeting of the Santee City Council was called to order by Mayor John W. Minto at 6:30 p.m.

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

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

INVOCATION was given by Manuel Espino Jr – World Mission Society Church of God.

PLEDGE OF ALLEGIANCE was led by Mayor Minto.

CONSENT CALENDAR:

The City Clerk announced that a speaker slip was submitted for Item 4. Council Member McNelis registered an abstention on Item 6. Council Member Hall registered an abstention on Item 7.

- (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 April 08, 2020, Regular Meeting. (City Clerk – Ortiz)**
- (3) **Approval of Payment of Demands as presented. (Finance – McDermott)**
- (4) **Item pulled for discussion.**
- (5) **Adoption of a Resolution authorizing the submittal of a grant application to the Federal BUILD (Better Utilizing Investments to Leverage Development) Grant Program for State Route 52 (SR 52) Improvements. (Development Services – Kush) (Reso 028-2020)**
- (6) **Adoption of a Resolution initiating proceedings and ordering the preparation of an Engineer's Report for the Fiscal Year 2020-21 Santee Landscape Maintenance District Annual Levy of Assessments. (Finance – McDermott) (Reso 029-2020)**
- (7) **Adoption of a Resolution initiating proceedings and ordering the**

preparation of an Engineer's Report for the Fiscal Year 2020-21 Town Center Landscape Maintenance District Annual Levy of Assessments. (Finance – McDermott) (Reso 030-2020)

- (8) **Adoption of a Resolution initiating proceedings and ordering the preparation of an Engineer's Report for the Fiscal Year 2020-21 Santee Roadway Lighting District Annual Levy of Assessments. (Finance – McDermott) (Reso 031-2020)**
- (9) **Adoption of a Resolution authorizing application for, and receipt of, a Local Early Action Planning Grant (LEAP) application for Local Government Planning Support Grant Program Funds. (Development Services – Kush) (Reso 032-2020)**
- (10) **Adoption of a Resolution approving the final map for a 128-unit residential condominium subdivision project (TM 2018-1) and authorizing the City Manager to execute the associated Subdivision Improvement Agreement. Location: North of Town Center Parkway and west of Riverview Parkway in the Town Center Specific Plan Area. Applicant: William Lyon Homes, Inc. (Development Services – Kush) (Reso 033-2020)**
- (11) **Direct staff to conduct the biennial review of the Conflict of Interest Code and report back to Council prior to October 1, 2020. (City Clerk – Ortiz)**

Item Pulled from Consent Calendar:

- (4) **Approval of the expenditure of \$113,366.21 for March 2020 Legal Services and Related Costs. (Finance – McDermott)**

PUBLIC SPEAKER:

- Michael Ranson

ACTION: Council Member McNelis moved approval of staff recommendation.

Council Member Hall seconded the motion, which carried by the following roll call vote: Mayor Minto: Aye; Vice Mayor Koval: Aye, and Council Members Hall: Aye; Houlahan: Aye, and McNelis: Aye. Ayes: 5. Noes: 0.

Council Member McNelis abstained from Item 6. Council Member Hall abstained from Item 7.

NON-AGENDA PUBLIC COMMENT: (15 minutes)

- (A) Rudy Reyes expressed concerns regarding speeding; he is in opposition of a new movie theater.

- (B) Sharon Guerrero expressed concerns regarding the removal of signs from private property; she expressed concerns regarding the First Amendment; she made brief comments regarding an alleged conflict of interest with the Carlton Oaks Golf Course development and Council Members; stated she is in opposition to the proposed development; she suggested the City work to prioritize essential tasks.
- (C) Dan Bickford expressed concerns with the way the Term Limits Initiative is written; he supports reasonable term limits similar to the State of California.
- (D) Robin Andrew stated he supports the Santee Term Limits Committee.
- (E) Joe Mansour expressed concerns regarding traffic; he opposes the Carlton Oaks Golf Course proposed development.

PUBLIC HEARING:

- (12) **Public Hearing to review the Draft 2020-2024 Consolidated Plan and Program Year (PY) 2020 Annual Action Plan, and authorize the City Manager to submit the Grant application to the U.S. Department of Housing and Urban Development for PY 2020 Community Development Block Grant funds. (Development Services – Kush)**

The Public Hearing was opened at 6:45 p.m. The Director of Development Services introduced the Item and the Senior Management Analyst presented the staff report and responded to Council questions.

Council Member Houlahan inquired about the amount of the additional COVID-19 funds and when the funds will be available.

ACTION: Council Member McNelis moved approval of staff recommendation.

Vice Mayor Koval seconded the motion, which carried by the following roll call vote: Mayor Minto: Aye; Vice Mayor Koval: Aye, and Council Members Hall: Aye; Houlahan: Aye, and McNelis: Aye. Ayes: 5. Noes: 0.

The Public Hearing closed at 6:52 p.m.

- (13) **Public Hearing to introduce an Ordinance adding Chapter 11.50 to Title 11 of the Municipal Code implementing the requirements of AB 1236 to streamline processing of permit applications for electric vehicle charging stations, and determining the Ordinance is not subject to environmental review under the California Environmental Quality Act. (Development Services – Kush)**

The Public Hearing was opened at 6:53 p.m. The Director of Development Services introduced the Item and responded to Council questions.

PUBLIC SPEAKER:

- Joe Britton, San Diego Gas & Electric (SDG&E) spoke in support of EV charging stations.

Vice Mayor Koval inquired about the status of the City's online permitting system; she inquired on the number of Electric Vehicles (EV) that are registered in the City to determine the need for EV charging stations.

Mayor Minto requested that staff follow up on Vice Mayor Koval's inquiries.

ACTION: Council Member Hall moved approval of staff recommendation.

Council Member McNelis seconded the motion, which carried by the following roll call vote: Mayor Minto: Aye; Vice Mayor Koval: Aye, and Council Members Hall: Aye; Houlahan: Aye, and McNelis: Aye. Ayes: 5. Noes: 0.

The Public Hearing closed at 6:58 p.m.

(14) Public Hearing to amend the Consolidated Fee Schedule to add disc golf fees at Mast Park and to update and add certain fire inspection fees. (Finance – McDermott) (Reso 034-2020)

The Public Hearing was opened at 6:59 p.m. The Director of Finance introduced the Item and responded to Council questions.

Council Member McNelis stated that the added fees are solely cost recovery and not for profit and to ensure that the citizens of Santee remain safe.

Council Member Houlahan commended staff for being innovative during a financial downturn.

Council Member Hall requested clarification whether the inspection fees will be an installation fee or an annual fee; he inquired about the businesses that would be impacted during the current situation.

Mayor Minto inquired when the Resolution would go into effect if it is adopted; he urged that staff be sensitive to the current conditions when applying fees to businesses.

The City Attorney clarified that staff will be highly sensitive to the current situation.

Council Member McNelis stated that the inspection fees are state mandated.

Mayor Minto stated that Santee is a Charter City and has some control over how fees are implemented.

The Fire Chief stated that the state mandates are not for general businesses and does not affect every business in Santee.

Vice Mayor Koval suggested that a portion of the profit from disc golf be set aside for maintenance.

Council Member Houlahan clarified the fees and stated he supports the process.

ACTION: Council Member McNellis moved approval of staff recommendation.

Council Member Houlahan seconded the motion, which carried by the following roll call vote: Mayor Minto: Aye; Vice Mayor Koval: Aye, and Council Members Hall: Aye; Houlahan: Aye, and McNelis: Aye. Ayes: 5. Noes: 0.

The Public Hearing closed at 7:10 p.m.

NEW BUSINESS:

- (15) **Resolution adopting a list of projects funded by Senate Bill 1, the Road Repair and Accountability Act of 2017, for Fiscal Year 2020-21. (Development Services – Kush) (Reso 035-2020)**

The Director of Development Services introduced the Item and the Principal Civil Engineer presented the staff report and responded to Council questions.

Vice Mayor Koval inquired about the number of projects that have been completed from the list of projects funded by Senate Bill 1 (SB1); she inquired about the federal infrastructure dollars and whether it can be a solution for the City's streets and roads; she requested clarification about which bridges were referenced on the list.

Council Member Houlahan commended staff on their continuous hard work.

ACTION: Council Member Houlahan moved approval of staff recommendation.

Vice Mayor Koval seconded the motion, which carried by the following roll call vote: Mayor Minto: Aye; Vice Mayor Koval: Aye, and Council Members Hall: Aye; Houlahan: Aye, and McNelis: Aye. Ayes: 5. Noes: 0.

- (16) **Resolution approving application of the terms of the Side Letter to unrepresented Battalion Chiefs and approving Limited Pandemic Leave (LPL). (Human Resources – Hardy) (Reso 036-2020)**

The Director of Human Resources introduced the Item and presented the staff report.

Council Member Houlahan commended City staff and the City of Santee Fire Department for working together through the COVID-19 pandemic.

ACTION: Council Member McNellis moved approval of staff recommendation.

Council Member Houlahan seconded the motion, which carried by the following roll call vote: Mayor Minto: Aye; Vice Mayor Koval: Aye, and Council Members Hall: Aye; Houlahan: Aye, and McNelis: Aye. Ayes: 5. Noes: 0.

NON-AGENDA PUBLIC COMMENT: (Continued)

- (A) Augie Scalzitti stated he is in opposition of the Carlton Oaks Golf Course proposed development.
- (B) Robert Mentze stated he is in opposition of the Carlton Oaks Golf Course proposed development; he expressed concern regarding traffic.
- (C) Christine English stated she is in opposition of the Carlton Oaks Golf Course proposed development; she expressed concern regarding traffic.
- (D) Jeanette Morris stated she is in opposition of the Carlton Oaks Golf Course proposed development; she expressed concern regarding traffic and flood zones.
- (E) Joyce Seyffert stated she is in opposition of the Carlton Oaks Golf Course proposed development; she expressed concern regarding flood zones.
- (F) Larry Frazier stated he is in opposition of the Carlton Oaks Golf Course proposed development; he expressed concern regarding nature reserves.
- (G) Loreen Mattis stated she is in opposition of the Carlton Oaks Golf Course proposed development; she expressed concern regarding wildlife, flood zones, and the economy.
- (H) Marie Southwick stated she is in opposition of the Carlton Oaks Golf Course proposed development; she expressed concern regarding traffic.
- (I) Mike Abdelnour stated he is in opposition of the Carlton Oaks Golf Course proposed development; he expressed concern regarding traffic.
- (J) Mike West stated he is in opposition of the Carlton Oaks Golf Course proposed development; he expressed concern regarding traffic.
- (K) Robin Davis is in opposition of the Carlton Oaks Golf Course proposed development and expressed concern regarding wildlife and traffic.
- (L) Diane Ingals stated she is in opposition of the Carlton Oaks Golf Course proposed development; she expressed concern regarding traffic, wildlife, and fires.
- (M) Charles Ford stated he is in opposition of the Governor's Shelter in Place health orders.
- (N) MaryAnn Silva DeMars stated she is in opposition of the Carlton Oaks Golf Course proposed development; she expressed concern regarding traffic, wildlife, flood zones, and the economy.
- (O) Rick Boster stated he is in opposition of the Carlton Oaks Golf Course proposed development; he expressed concern regarding traffic, wildlife, and the economy.
- (P) Eid Fakhouri stated he is in opposition of the Carlton Oaks Golf Course proposed development.
- (Q) Samson Osburn stated he supports the Santee Term Limits Committee.

CITY COUNCIL REPORTS:

Vice Mayor Koval expressed empathy for all businesses deemed non-essential; she stated that the League of California Cities' website updates nightly and is a great resource for information with helpful links to webinars; she participates in the San Diego County weekly County health updates along with other local County politicians; she also participates in the weekly White House calls along with others throughout the country; the East County Economic Development Council is a great local resource for businesses and encouraged all to visit their Facebook page for webinars and links to help businesses navigate through the system.

Council Member Hall reported that there have not been any changes for the San Diego Metropolitan Transit System; he recognized the City Clerk and congratulated her on the 2nd anniversary with the City.

Council Member McNelis expressed concern over small businesses and urged doing what is necessary to allow them the opportunity to open in a responsible manner as soon as possible.

Council Member Houlahan expressed empathy for small businesses in Santee; he expressed concerns for the at-risk population, especially the elderly at the mobile home parks and convalescent homes; he stated that the Chain of Life volunteers make wellness calls to the elderly population of Santee and their volunteers along with the City of Santee Fire Department and the City's Emergency Operations Center (EOC) were able to arrange a food drop at the Hawaiian Village Mobile Home Park; referrals have been made to Elder Help; he encouraged all to make wellness calls to loved ones; he provided information about Santee 8 p.m. Cheer to show support and boost moral for nurses and the community.

Mayor Minto reported that he remains informed and receives regular updates from the County's health reports; he stated that the County's health orders and Governor Newsome's orders have been written verbatim; the City is a Charter City which allows for unilateralism; he convened a Blue Ribbon Committee, with approximately 20 members, including Vice Mayor Koval, City staff, and different local businesses to discuss the negative impact on businesses and how to prepare as the health orders are modified; he mentioned there are penalties for not abiding by the Governor's orders; the East County Mayors will be establishing a coalition to prepare for the opening of their respective City's; James Sly, Vice President of the Economic Development Council, has helped small businesses obtain \$13,000,000.00 in small business loans during the COVID-19 pandemic.

CITY MANAGER REPORTS:

None.

CITY ATTORNEY REPORTS:

None.

CLOSED SESSION:

(17) CONFERENCE WITH LEGAL COUNSEL—ANTICIPATED LITIGATION

(Government Code section 54956.9(d)(2))

Name of Parties: Lennar and Sky Ranch Homeowners Associations

Council Members recessed at 8:03 p.m. and convened in Closed Session at 8:06 p.m.

Council Members reconvened in Open Session at 8:17 p.m. with all members present, Mayor Minto stated for Item 17, no direction was given to staff.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 8:19 p.m.

Prepared By:

Rosi Acosta, Administrative Secretary

Date Approved:

Annette Ortiz, CMC, City Clerk

City of Santee
COUNCIL AGENDA STATEMENT

Item 3

MEETING DATE June 10, 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 *RD* *file MB*

Approve 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>
05/13/2020	Accounts Payable	\$ 4,829.47
05/20/2020	Accounts Payable	241,879.25
05/20/2020	Accounts Payable	17,044.33
05/21/2020	Payroll	339,561.50
05/21/2020	Accounts Payable	38,612.81
05/22/2020	Accounts Payable	92,170.16
05/27/2020	Accounts Payable	115,182.14
05/28/2020	Accounts Payable	409,370.41
06/01/2020	Retiree Health	<u>5,385.00</u>
	TOTAL	<u>\$1,264,035.07</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

vchlist
05/19/2020 3:58:23PM

Voucher List
CITY OF SANTEE

Page: 1

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
765	5/13/2020	12774 LIABILITY CLAIMS ACCOUNT	04302020		LIABILITY CLAIMS	4,829.47
Total :						4,829.47
1 Vouchers for bank code : ubgen						Bank total : 4,829.47
1 Vouchers in this report						Total vouchers : 4,829.47

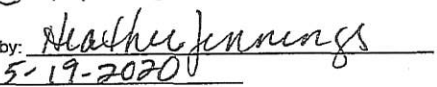
Prepared by:

Date:


5-19-20

Approved by:

Date:


5-19-2020

Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
124521	5/20/2020	10006 AMERICAN PLANNING ASSOCIATION	229030-2045		MEMBERSHIP RENEWAL	672.00
					Total :	672.00
124522	5/20/2020	10412 AT&T	0000014646928		TELEPHONE	796.36
					Total :	796.36
124523	5/20/2020	11513 BOND, ELLEN	06012020-263		MEADOWBROOK HARDSHIP PROC	58.05
					Total :	58.05
124524	5/20/2020	10021 BOUND TREE MEDICAL LLC	83577235	52673	EMS SUPPLIES	21.34
			83581712	52673	EMS SUPPLIES	579.96
			83581713	52673	EMS SUPPLIES	144.99
			83583624	52673	EMS SUPPLIES	144.99
			83586938	52673	EMS SUPPLIES	120.00
					Total :	1,011.28
124525	5/20/2020	13773 BUCKEYE, BEVERLY	2004145.001		SENIOR ACTIVITY CANCELLATION	78.00
					Total :	78.00
124526	5/20/2020	10876 CANON SOLUTIONS AMERICA INC	4040147767	52669	SCANNER MAINTENANCE	87.98
			4040147768	52669	PLOTTER MAINT & USAGE	41.90
					Total :	129.88
124527	5/20/2020	10299 CARQUEST AUTO PARTS	11102-503365	52574	VEHICLE REPAIR PART	19.33
					Total :	19.33
124528	5/20/2020	11402 CARROLL, JUDI	06012020-96		MEADOWBROOK HARDSHIP PROC	58.19
					Total :	58.19
124529	5/20/2020	13768 CHROBAK, CHRIS	2004149.001		PARK SHELTER RESERVATION REF	80.00
					Total :	80.00
124530	5/20/2020	11409 CLAYTON, SYLVIA	06012020-340		MEADOWBROOK HARDSHIP PROC	60.90
					Total :	60.90
124531	5/20/2020	10171 COUNTY OF SAN DIEGO AUDITOR &	04/20 PHOENIX REV		04/20 PHOENIX CITE REV REPT	406.25
			04/2020 AGENCY REV		04/20 AGENCY PARK CITE REPT	12.50

Voucher List
CITY OF SANTEE

Bank code : ubqen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
124531	5/20/2020	10171 COUNTY OF SAN DIEGO AUDITOR &	(Continued) 04/2020 DMV REVENUE		04/20 DMV PARK CITE REPT	242.50
					Total :	661.25
124532	5/20/2020	10486 COUNTY OF SAN DIEGO	CIP2020-04		CITYWIDE SLURRY SEAL AND MAI	50.00
					Total :	50.00
124533	5/20/2020	10711 COUNTY OF SAN DIEGO	2020MS4_HWS-02	52958	DRY WEATHER HUMAN WASTE SC	80,000.00
					Total :	80,000.00
124534	5/20/2020	10333 COX COMMUNICATIONS	094486701		CITY HALL GROUP BILL	2,934.89
					Total :	2,934.89
124535	5/20/2020	11168 CTE INC CLARK TELECOM AND	2364	52756	STREET LIGHT KNOCKDOWN REPA	2,977.37
			2366	52756	DIG ALERT MARK-OUTS	746.40
			2387	52756	STREET LIGHT REPAIRS	2,379.58
			2400	52756	DIG ALERT MARK-OUTS	796.16
			2401	52756	STREET LIGHT REPAIRS	872.81
			2448	52756	INSTALL FARRINGTON STREETLIGI	3,927.13
					Total :	11,699.45
124536	5/20/2020	11063 DDL TRAFFIC INC	6918	52912	TRAFFIC SIGNAL EQUIPMENT	4,143.81
					Total :	4,143.81
124537	5/20/2020	11208 DION & SONS INC	E32641	52653	VEHICLE SUPPLIES	359.97
					Total :	359.97
124538	5/20/2020	11295 DOKKEN ENGINEERING	36726	52440	PROSPECT/MESA INTERSECTION	24,260.53
					Total :	24,260.53
124539	5/20/2020	13442 EBBIN MOSER + SKAGGS LLP	4774	52777	MSCP SUBAREA PLAN	21,601.25
					Total :	21,601.25
124540	5/20/2020	13774 EIDSON, REBECCA	2004146.001		PARK SHELTER CANCELLATION RE	100.00
					Total :	100.00
124541	5/20/2020	13775 FISHMAN, GERALDINE	2004147.001		PARK RESERVATION CANCELLATIC	80.00

Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
124541	5/20/2020	13775 13775 FISHMAN, GERALDINE	(Continued)			Total : 80.00
124542	5/20/2020	12760 FOCUS PSYCHOLOGICAL	SANTEE2020-4	52710	COUNSELING SERVICES	750.00
						Total : 750.00
124543	5/20/2020	13727 GILBERT, VICTORIA	2004124.001		SPRING CLASS CANCELLATION RE	226.00
						Total : 226.00
124544	5/20/2020	11196 HD SUPPLY FACILITIES	9181363883	52596	STATION SUPPLIES	1,174.65
						Total : 1,174.65
124545	5/20/2020	10256 HOME DEPOT CREDIT SERVICES	#H0673-187330	52597	EQUIPMENT REPAIR PARTS	16.60
			#H0673-188296	52597	DOG RUN AT STATION 5	70.04
			0160320	52597	CLOTHES DRYER FOR STATION 4	629.73
			1150355	52597	CR STATION SUPPLIES RETRND	-36.58
			8150297	52597	TRAINING SUPPLIES	465.18
			8160343	52597	STATION SUPPLIES	52.16
			9150285	52597	DOG RUN AT STATION 5	569.50
						Total : 1,766.63
124546	5/20/2020	10545 KIRK'S RADIATOR & AUTO AC INC	34236	52602	VEHICLE REPAIR	905.32
			34249	52602	VEHICLE REPAIR	175.00
						Total : 1,080.32
124547	5/20/2020	13363 LESAR DEVELOPMENT CONSULTANTS	ST-11	52725	2020-24 CONSOLIDATED PLAN	1,989.50
						Total : 1,989.50
124548	5/20/2020	13630 LOGMEIN USA, INC	1207961242	52938	AUDIO CONFERENCING SVC	397.69
						Total : 397.69
124549	5/20/2020	10982 MATSUSHITA, JUSTIN	04232020		TUITION REIMBURSEMENT	1,907.00
						Total : 1,907.00
124550	5/20/2020	10079 MEDICO PROFESSIONAL	20213562	52763	MEDICAL LINEN SERVICE	20.02
			20213564	52763	MEDICAL LINEN SERVICE	8.16
						Total : 28.18
124551	5/20/2020	11285 MGT OF AMERICA CONSULTING, LLC	37683	52779	STATE MANDATE COST CLAIM SVC	5,500.00

Voucher List
CITY OF SANTEE

Bank code : ubgen


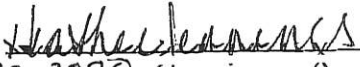
Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
124551	5/20/2020	11285	11285 MGT OF AMERICA CONSULTING, LLC (Continued)			Total : 5,500.00
124552	5/20/2020	11783	MINTO, JOHN		LEAGUE OF CA CITIES	27.87
			455		LEAGUE OF CA CITIES	656.65
			530			Total : 684.52
124553	5/20/2020	10306	MOTOROLA SOLUTIONS INC	52925	MOBILE RADIO	3,864.67
			16102987			Total : 3,864.67
124554	5/20/2020	10336	PADRE DAM MUNICIPAL WATER DIST		MAST PARK IMPROVEMENTS	369.45
			217005-20129			Total : 369.45
124555	5/20/2020	10344	PADRE DAM MUNICIPAL WATER DIST		GROUP BILL	12,871.55
			90000366			Total : 12,871.55
124556	5/20/2020	11442	PATTERSON, LUANNE		MEADOWBROOK HARDSHIP PROC	56.14
			06012020-225			Total : 56.14
124557	5/20/2020	10241	JAN SHERAR		PETTY CASH REIMB - FINANCE	195.26
			FIN 3/9/20			Total : 195.26
124558	5/20/2020	12062	PURETEC INDUSTRIAL WATER	52661	DEIONIZED WATER SERVICE	49.61
			1794493			Total : 49.61
124559	5/20/2020	13770	QUEZADA, DAN		PARK RESERVATION CANCELLATIC	80.00
			2004148.001			Total : 80.00
124560	5/20/2020	12256	ROE, DARLENE		MEADOWBROOK HARDSHIP PROC	59.01
			06012020-318			Total : 59.01
124561	5/20/2020	10212	SANTEE SCHOOL DISTRICT	52622	SENIOR BUS TRIP	120.00
			8590			Total : 120.00
124562	5/20/2020	10110	SECTRAN SECURITY INC	52729	ARMORED CAR TRANSPORT SVC	129.16
			20050430			Total : 129.16
124563	5/20/2020	13771	SKINNER, AMANDA		PARK RESERVATION CANCELLATIC	76.00
			2004150.001			Total : 76.00

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
124564	5/20/2020	10314 SOUTH COAST EMERGENCY VEHICLE	498995	52647	PIERCE REPAIR PARTS	2,346.70
					Total :	2,346.70
124565	5/20/2020	10837 SOUTHWEST TRAFFIC SIGNAL	80331	52759	TRAFFIC SIGNAL SERVICE CALLS	3,065.30
			80332	52759	TRAFFIC SIGNAL MAINTENANCE	3,965.00
			80333	52759	USA MARKOUTS	200.00
					Total :	7,230.30
124566	5/20/2020	11403 ST. JOHN, LYNNE	06012020-78		MEADOWBROOK HARDSHIP PROC	58.30
					Total :	58.30
124567	5/20/2020	10217 STAPLES ADVANTAGE	3445543895	52626	OFFICE SUPPLIES	670.32
					Total :	670.32
124568	5/20/2020	10624 STATE OF CALIFORNIA	2068		LICENSE RENEWAL - MEI	115.00
			60112		LICENSE RENEWAL - SCHMITZ	115.00
			62769		LICENSE RENEWAL - ESPINOLA	115.00
					Total :	345.00
124569	5/20/2020	13557 SUPERION, LLC	278683	52905	PERMITTING SYSTEM - CENTRAL	145.24
					Total :	145.24
124570	5/20/2020	10250 THE EAST COUNTY	00095409	52851	PUBLICATION ORD 575	1,260.00
			00095450		NOTICE OF VACATION - GRAVES A	343.00
			00095921		NOTICE OF PUBLICATION	164.50
					Total :	1,767.50
124571	5/20/2020	13667 THOMAS EMS	34364	52946 52946	NARC BOXES	30,823.50
					Total :	30,823.50
124572	5/20/2020	11321 TIP OF SAN DIEGO COUNTY	2019-022	52956	ON-SCENE RESPONSE SERVICES	8,100.00
					Total :	8,100.00
124573	5/20/2020	13772 ULKUTEKIN, MEGAN	2004151.001		PARK RESERVATIONS CANCELLAT	32.00
					Total :	32.00
124574	5/20/2020	10133 UNDERGROUND SERVICE ALERT	320200674	52768	DIG ALERT SERVICES	130.45

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
124574	5/20/2020	10133 UNDERGROUND SERVICE ALERT	(Continued) dsb20191792	52768	DIG ALERT SERVICES - STATE FEE	70.85
					Total :	201.30
124575	5/20/2020	12528 VALVERDE, KATHY	500		LEAGUE OF CA CITIES	50.55
					Total :	50.55
124576	5/20/2020	10136 WEST COAST ARBORISTS INC	159353 159354	52663 52663	URBAN FORESTRY MGMNT URBAN FORESTRY MGMNT	240.00 3,500.00
					Total :	3,740.00
124577	5/20/2020	10318 ZOLL MEDICAL CORPORATION	3061197 3061385 90042438 90042439	52655 52655 52951 52951	EMS SUPPLIES EMS SUPPLIES EQUIPMENT SERVICE EXTENDED WARRANTY	139.39 129.30 3,223.79 645.58
					Total :	4,138.06
57 Vouchers for bank code : ubgen						Bank total : 241,879.25
57 Vouchers in this report						Total vouchers : 241,879.25

Prepared by: 
 Date: 5-20-2020
 Approved by: 
 Date: 5-20-2020

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
124578	5/20/2020	10001 US BANK	006538		CAR WASH SUPPLIES-OPS YARD	189.61
			01005837		FACE COVERINGS	308.17
			02112		SMALL TOOLS	86.14
			02352		MATERIALS & SUPPLIES	50.58
			0320210		NAMETAG	11.85
			0327		CITY HALL REPAIRS	65.62
			04162020		EMS SUPPLIES	551.68
			060508		MATERIALS & SUPPLIES	85.93
			07580		TRASH BAGS - DOG WASTE BINS	111.89
			08149		AIR PURIFIER	591.55
			09634		SUPPLIES - GROUNDS	36.15
			10256		LIGHT BULBS - FS#4	30.45
			10493		TRAINING HYDRANT REPAIRS	17.74
			109712		PUBLIC EDUCATION MATERIALS	204.74
			110940		REFERENCE MANUALS	174.00
			1113253		MAST PARK - SUPPLIES	75.73
			111-4919366-3445026		BRUSH RIG #V195	33.33
			111-6320129-5562625		STATION SUPPLIES	34.43
			111-6320129-58562625		BRUSH RIG #V195	12.92
			111-6693900-1721849		BRUSH RIG #V195	14.00
			112-5204077-3145010		BRUSH RIG #V195	22.08
			112-5508432-6978603		BRUSH RIG #V195	374.64
			112-6586108-9273843		MISC OFFICE SUPPLIES	43.09
			112-6616543-5088267		LED LIGHT	83.22
			112-8694659-3636201		EOC MASKS	430.80
			113-0555173-49730		DEPARTMENT SUPPLIES	313.47
			113-0555191-04930		DEPARTMENT SUPPLIES	88.32
			113-8164524-93098		DEPARTMENT SUPPLIES	12.66
			1182498002		VIRTUAL COUNCIL MEETING EXPE	88.61
			1229		WEB DOMAIN LICENSE RENEWAL	400.00
			12909		WEST HILLS PARK	19.91
			137465817		MATERIALS & SUPPLIES	1,050.35
			15153		EQUIPMENT REPAIR PART	77.02
			1581981		REFUND TYLER CONNECT	-975.00
			175161-1		CLOTH MASKS	1,495.00
			200941485017220265		STATION SUPPLIES	51.66

Bank code : ubgen

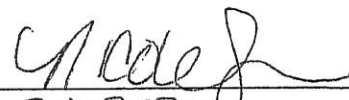
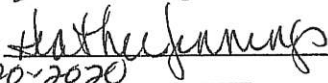
Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
124578	5/20/2020	10001 US BANK	(Continued)			
			8003735353		ANTENNAS	425.94
			8200059177		CPR TRAINING EQUIPMENT	556.48
			8200059178		CPR TRAINING EQUIPMENT	499.10
			852774		EOC WEBCAMS	449.85
			8666623		GENERAL SPECIAL EVENTS	58.19
			908110679736962022		OFFICE SUPPLIES	17.14
			908152645180552022		OFFICE SUPPLIES	21.45
			908456557583922022		PRINTING CHARGE	85.55
			9180949981		PARK SUPPLIES	67.88
			93710		SIGNAGE SUPPLIES	58.08
			9693		CITY HALL REPAIRS	21.51
			9731428		GENERAL SPECIAL EVENTS	313.25
			98143		LIGHT BULBS - OPS YARD	151.73
			98708489-001		FACE COVERINGS	313.11
			98759375-001		REFUND - PURCHASE	-313.11
			CR4103		WEST HILLS PARK - CREDIT	-109.25
			K4VBF-T5A03-4S8		BUSINESS CARDS	10.78
			MIK18320013		LATEX GLOVES	34.09
			N-00332708		ENGINEERING SUPPLIES	120.86
			R4TDNY		2020 NFPA CONFERENCE	-458.97
			VIM34881530		VIDEO SOFTWARE RENEWAL	240.00
			W25410		PUBLIC EDUCATION MATERIALS	942.82
					Total :	17,044.33

1 Vouchers for bank code : ubgen

Bank total : 17,044.33


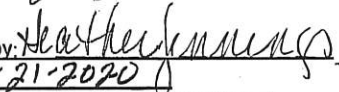
1 Vouchers in this report

Total vouchers : 17,044.33

Prepared by: 
 Date: 5-20-2020
 Approved by: 
 Date: 5-20-2020

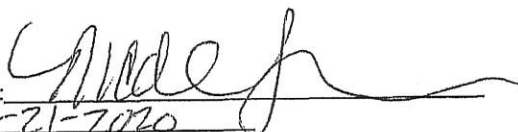
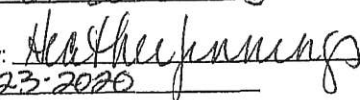
Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount	
124579	5/21/2020	12722 FIDELITY SECURITY LIFE	164318078		EYEMED - VOLUNTARY VISION	898.02	
					Total :	898.02	
124580	5/21/2020	10784 NATIONAL UNION FIRE INSURANCE	May 2020		VOLUNTARY AD&D	91.80	
					Total :	91.80	
124581	5/21/2020	10335 SAN DIEGO FIREFIGHTERS FEDERAL	May 2020		LONG TERM DISABILITY-SFFA	1,504.50	
					Total :	1,504.50	
124582	5/21/2020	10424 SANTEE FIREFIGHTERS	PPE 05/13/20		DUES/PEC/BENEVOLENT/BC EXP	2,973.81	
					Total :	2,973.81	
124583	5/21/2020	10776 STATE OF CALIFORNIA	PPE 05/13/20		WITHHOLDING ORDER	308.30	
					Total :	308.30	
124584	5/21/2020	10001 US BANK	PPE 05/13/20		PARS RETIREMENT	78.72	
					Total :	78.72	
124585	5/21/2020	10959 VANTAGE TRANSFER AGENT/457	PPE 05/13/20		ICMA - 457	28,681.84	
					Total :	28,681.84	
124586	5/21/2020	10782 VANTAGEPOINT TRNSFRAGT/801801	PPE 05/13/20		RETIREMENT HSA	4,075.82	
					Total :	4,075.82	
8 Vouchers for bank code : ubgen						Bank total :	38,612.81
8 Vouchers in this report						Total vouchers :	38,612.81

Prepared by: 
Date: 5-21-2020
Approved by: 
Date: 5-21-2020

Bank code : ubgen

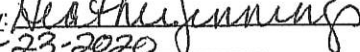
Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
3144	5/22/2020	10955 DEPARTMENT OF THE TREASURY	PPE 05/13/20		FED WITHHOLD & MEDICARE	69,673.62
					Total :	69,673.62
3151	5/22/2020	10956 FRANCHISE TAX BOARD	PPE 05/13/20		CA STATE TAX WITHHELD	22,496.54
					Total :	22,496.54
2 Vouchers for bank code : ubgen					Bank total :	92,170.16
2 Vouchers in this report					Total vouchers :	92,170.16

Prepared by: 
Date: 5-21-2020
Approved by: 
Date: 5-23-2020

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount	
5203	5/27/2020	10353 PERS	05 20 3		RETIREMENT PAYMENT	115,182.14	
						Total :	115,182.14
1 Vouchers for bank code : ubgen						Bank total :	115,182.14
1 Vouchers in this report						Total vouchers :	115,182.14

Prepared by: 
Date: 5-21-2020

Approved by: 
Date: 5-23-2020

Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
124588	5/28/2020	10003 A & B SAW & LAWNMOWER SHOP	30326	52687	SMALL TOOL PARTS	8.51
			30343	52559	EQUIPMENT SUPPLIES	409.45
					Total :	417.96
124589	5/28/2020	10968 ABABA BOLT	1115349	52560	VEHICLE REPAIR PARTS	265.39
					Total :	265.39
124590	5/28/2020	12724 AMERICAN FIDELITY ASSURANCE	D162968		VOLUNTARY LIFE INS-AM FIDELITY	5,699.42
					Total :	5,699.42
124591	5/28/2020	11445 AMERICAN MESSAGING	L1072898UE		FD PAGER SERVICE	224.59
					Total :	224.59
124592	5/28/2020	12701 AMERICAN RADIO INC	S109692	52564	RADIO REPAIR	380.00
					Total :	380.00
124593	5/28/2020	12951 BERRY, BONNIE F.	June 1, 2020		RETIREE HEALTH PAYMENT	91.00
					Total :	91.00
124594	5/28/2020	10020 BEST BEST & KRIEGER LLP	LEGAL SVCS APR 2020		LEGAL SVCS APR 2020	107,023.89
					Total :	107,023.89
124595	5/28/2020	13292 BORDER TIRE	8011496	52871	TIRES	2,644.32
			80141539	52871	TIRES	1,633.70
					Total :	4,278.02
124596	5/28/2020	10021 BOUND TREE MEDICAL LLC	83586937	52673	EMS SUPPLIES	5,119.77
			83600526	52673	EMS SUPPLIES	92.13
			83600527	52673	EMS SUPPLIES	276.38
			83603960	52673	EMS SUPPLIES	211.98
			83605739	52673	EMS SUPPLIES	49.30
			83605740	52673	EMS SUPPLIES	203.26
			83607583	52673	EMS SUPPLIES	231.45
			83607584	52673	EMS SUPPLIES	981.06
			83607585	52673	EMS SUPPLIES	6,552.65
			83607586	52673	EMS SUPPLIES	9,564.73
			83609142	52673	EMS SUPPLIES	981.06

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
124596	5/28/2020	10021 BOUND TREE MEDICAL LLC	(Continued)			
			83609143	52673	EMS SUPPLIES	434.41
			83617136	52673	EMS SUPPLIES	48.25
			83618646	52673	EMS SUPPLIES	550.90
			83619930	52673	EMS SUPPLIES	239.14
			83623828	52673	EMS SUPPLIES	39.85
			83627232	52673	EMS SUPPLIES	492.60
					Total :	26,068.92
124597	5/28/2020	13746 CALIFORNIA BAKING CO.	2004109.001		FIELD CANCELLATION RESERVATI	553.00
					Total :	553.00
124598	5/28/2020	10032 CINTAS CORPORATION #694	049704321	52944	MISC. RENTAL SERVICE	67.97
			4050289138	52944	MISC. RENTAL SERVICE	85.15
					Total :	153.12
124599	5/28/2020	10050 CITY OF EL CAJON	HCA0000313		4TH QUARTER MEMBER ASSESSM	53,805.15
					Total :	53,805.15
124600	5/28/2020	12860 COLANTUONO, HIGHSMITH &	42160		SDCOE CONSORTIUM	7.77
					Total :	7.77
124601	5/28/2020	10268 COOPER, JACKIE	June 1, 2020		RETIREE HEALTH PAYMENT	91.00
					Total :	91.00
124602	5/28/2020	12153 CORODATA RECORDS	RS4588479	52742	DOCUMENT RETRIEVAL & STORAG	414.71
					Total :	414.71
124603	5/28/2020	11862 CORODATA SHREDDING INC	DN1267756	52743	SECURE DESTRUCTION SERVICES	42.87
					Total :	42.87
124604	5/28/2020	10358 COUNTY OF SAN DIEGO	20CTOFSAN10	52744	RCS COMMUNICATION CHARGES	4,503.00
			20CTOFSASN10	52579	800 MHZ ACCESS (FIRE/PS)	1,624.50
					Total :	6,127.50
124605	5/28/2020	10040 COUNTYWIDE MECHANICAL SYSTEMS	27170	52641	HVAC MAINT & REPAIRS	1,455.54
			27971	52641	HVAC MAINT & REPAIRS	435.08

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount	
124605	5/28/2020	10040	10040 COUNTYWIDE MECHANICAL SYSTEM (Continued)			Total : 1,890.62	
124606	5/28/2020	10333	COX COMMUNICATIONS		8950 COTTONWOOD AVE	174.01	
			052335901		9534 VIA ZAPADOR	90.33	
			063453006		8115 ARLETTE ST	192.70	
			064114701		10601 N MAGNOLIA AVE	35.00	
			066401501			Total : 492.04	
124607	5/28/2020	10608	CRISIS HOUSE	487	52841	CDBG SUBRECIPIENT	473.58
						Total : 473.58	
124608	5/28/2020	10142	CSA SAN DIEGO COUNTY	626	52830	CDBG SUBRECIPIENT	1,198.82
						Total : 1,198.82	
124609	5/28/2020	10043	D & D SERVICES INC	116003	52652	DEAD ANIMAL REMOVAL SERVICE	1,482.89
						Total : 1,482.89	
124610	5/28/2020	11457	D'ALESIO INC	22848	52883	IDENTIFICATION SUPPLIES	48.49
						Total : 48.49	
124611	5/28/2020	12356	DAVIS FARR LLP	7510	52967	FY 2019-20 AUDIT SERVICES	6,500.00
						Total : 6,500.00	
124612	5/28/2020	10363	DIAMONDBACK FIRE & RESCUE, INC	24922	52584	SCBA EQUIPMENT	527.59
						Total : 527.59	
124613	5/28/2020	12438	DIESEL PRINT CO, LLC	2265	52813	COVID-RELATED BANNERS	1,021.47
						Total : 1,021.47	
124614	5/28/2020	11295	DOKKEN ENGINEERING	36722	52440	MAST PARK IMPROVEMENTS	15,814.00
				36725	52440	SANTEE LAKES STORM DRAIN	21,148.00
				36727	52440	CUYAMACA RIGHT TURN POCKET	4,437.50
						Total : 41,399.50	
124615	5/28/2020	13442	EBBIN MOSER + SKAGGS LLP	4780	52777	MSCP SUBAREA PLAN	21,376.25
						Total : 21,376.25	
124616	5/28/2020	10251	FEDERAL EXPRESS	7-012-86028		SHIPPING CHARGES	44.85

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
124616	5/28/2020	10251 10251 FEDERAL EXPRESS	(Continued)			Total : 44.85
124617	5/28/2020	13598 GARZA INDUSTRIES, INC	1888544	52930	SANITATION & CUSTODIAL SUPPLII	1,499.63
						Total : 1,499.63
124618	5/28/2020	12638 GEORGE HILLS COMPANY, INC.	INV1017884	52747	LIABILITY CLAIMS ADMINISTRATIOI	1,488.18
						Total : 1,488.18
124619	5/28/2020	11196 HD SUPPLY FACILITIES	9181577090	52596	STATION SUPPLIES	434.88
						Total : 434.88
124620	5/28/2020	11724 ICF JONES & STOKES INC	0146687	50991	MSCP SUBAREA PLAN	9,870.00
						Total : 9,870.00
124621	5/28/2020	13558 KIFER HYDRAULICS CO, INC	62029	52902	EQUIPMENT REPAIR PARTS	119.08
			62037	52902	EQUIPMENT REPAIR PARTS	47.29
						Total : 166.37
124622	5/28/2020	11864 KIRKLAND PRINTING & MAILING	1777	52969 52969	CENTRAL SUPPLIES-ENVELOPES	985.91
						Total : 985.91
124623	5/28/2020	10508 LIFE INSURANCE COMPANY OF	May 2020		LTD/LIFE INSURANCE	2,801.13
						Total : 2,801.13
124624	5/28/2020	13630 LOGMEIN USA, INC	1207992775	52938	GO TO WEBINAR SUBSCRIPTION	129.35
						Total : 129.35
124625	5/28/2020	10079 MEDICO PROFESSIONAL	20216092	52763	MEDICAL LINEN SERVICE	20.02
			20216094	52763	MEDICAL LINEN SERVICE	8.16
						Total : 28.18
124626	5/28/2020	10083 MUNICIPAL EMERGENCY SERVICES	IN1456692	52875	STRUCTURE BOOTS	378.05
						Total : 378.05
124627	5/28/2020	13777 NETFILE, INC.	6735		SUBSCRIPTION CHARGES	1,500.00
						Total : 1,500.00

Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
124628	5/28/2020	13056 PACIFIC SWEEPING	151651	52664	STREET SWEEPING SVCS	15,839.98
Total :						15,839.98
124629	5/28/2020	10344 PADRE DAM MUNICIPAL WATER DIST	23000008 90000367		9125 CARLTON HILLS - IRR GROUP BILL	12,341.63 11,212.09
Total :						23,553.72
124630	5/28/2020	10092 PHOENIX GROUP INFO SYSTEMS	042020031	52766	PARKING CITE PROCESS SVCS	178.35
Total :						178.35
124631	5/28/2020	10521 PNC EQUIPMENT FINANCE LLC	808700		PIERCE PUMPER LEASE PYMT #13	44,371.58
Total :						44,371.58
124632	5/28/2020	10101 PROFESSIONAL MEDICAL SUPPLY	B010180 B010181 B010182 B010183	52617 52617 52617 52920	OXYGEN CYLINDERS & REFILLS OXYGEN CYLINDERS & REFILLS OXYGEN CYLINDERS & REFILLS EMS SUPPLIES	79.23 63.55 217.68 757.75
Total :						1,118.21
124633	5/28/2020	12062 PURETEC INDUSTRIAL WATER	1795608 1801313	52661 52661	DEIONIZED WATER SERVICE DEIONIZED WATER SERVICE	99.22 99.22
Total :						198.44
124634	5/28/2020	12237 RAYON, KYLE	June 1, 2020		RETIREE HEALTH PAYMENT	91.00
Total :						91.00
124635	5/28/2020	10097 ROMAINE ELECTRIC CORPORATION	12-049562 12-049582 12-049592	52654 52654 52654	EQUIPMENT SUPPLIES VEHICLE SUPPLIES EQUIPMENT SUPPLIES	556.68 90.65 125.24
Total :						772.57
124636	5/28/2020	13171 SC COMMERCIAL, LLC	1623516-IN 1626414-IN 1628311-IN 1631913-IN	52644 52644 52644 52644	DELIVERED FUEL DELIVERED FUEL DELIVERED FUEL DELIVERED FUEL	145.01 405.74 392.91 236.17
Total :						1,179.83
124637	5/28/2020	13554 SC FUELS	0245284	52889	FLEET CARD FUELING	1,072.84

Bank code : ubgen


Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
124646	5/28/2020	10133	10133 UNDERGROUND SERVICE ALERT (Continued)			Total : 221.10
124647	5/28/2020	10325	VALLEY POWER SYSTEM INC	R97905 R98014	52634 52634	VEHICLE REPAIR PART 15.94 VEHICLE REPAIR PART 74.29 Total : 90.23
124648	5/28/2020	10475	VERIZON WIRELESS	572028810-00001		CELL PHONE SERVICE 1,297.12 Total : 1,297.12
124649	5/28/2020	10331	HDS WHITE CAP CONST SUPPLY	50012871881	52867	MATERIALS & SUPPLIES 324.74 Total : 324.74
124650	5/28/2020	12930	WILLIAMS, ROCHELLE M.	June 1, 2020		RETIREE HEALTH PAYMENT 91.00 Total : 91.00
124651	5/28/2020	12641	WITTORFF, VICKY DENISE	June 1, 2020		RETIREE HEALTH PAYMENT 31.00 Total : 31.00
124652	5/28/2020	10317	WM HEALTHCARE SOLUTIONS INC	0483184-2793-6 0483185-2793-3	52639 52639	BIOMEDICAL WASTE DISPOSAL 104.71 BIOMEDICAL WASTE DISPOSAL 104.59 Total : 209.30
124653	5/28/2020	10232	XEROX CORPORATION	010222551 010222552 010222553	52753 52754 52755	XEROX PSD APR 2020 318.10 XEROX FS#4 APR 2020 318.10 XEROX FS#5 APR 2020 308.85 Total : 945.05

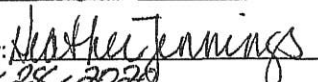
66 Vouchers for bank code : ubgen

Bank total : 409,370.41

66 Vouchers in this report

Total vouchers : 409,370.41

Prepared by: 
Date: 5-28-2020

Approved by: 
Date: 5-28-2020

City of Santee
COUNCIL AGENDA STATEMENT

Item 4

MEETING DATE

June 10, 2020

AGENDA ITEM NO.

ITEM TITLE **RESOLUTIONS APPROVING ENGINEER'S REPORT, AND DECLARING THE CITY COUNCIL'S INTENTION TO LEVY ASSESSMENTS AND SETTING A PUBLIC HEARING FOR THE FY 2020-21 SANTEE LANDSCAPE MAINTENANCE DISTRICT ANNUAL LEVY OF ASSESSMENTS**

DIRECTOR/DEPARTMENT

Tim K. McDermott, Finance *jm*

SUMMARY

Santee Landscape Maintenance District ("SLMD") is a City-wide district and is comprised of 18 zones, ten of which are assessed and maintained by the City. A combination of contract maintenance and City forces maintain the zones. Maps depicting each zone and the areas of maintenance are attached.

The City Council is required to take three distinct steps in order to proceed with the annual levy of assessments. First, the City Council must formally initiate the proceedings and direct the preparation of an engineer's report, analyzing existing and proposed improvements to the District. Second, the City Council must take formal action to either approve or modify and approve the proposed engineer's report, formally declare its intention to provide for the annual levy of assessments and provide notice of a public hearing. Finally, the City Council must hold the public hearing and provide for the annual levy of assessments.

This item takes the necessary second step involving the approval of the proposed engineer's report and declaring the intention to levy assessments and providing notice of a public hearing. The final step of holding the public hearing and providing for the annual levy of assessments is scheduled to occur at the July 22, 2020 City Council meeting.

The attached Assessment Summary reflects SLMD assessments and costs for FY 2020-21. The assessment for Zone 1- El Nopal Estates will increase from \$223.67 to \$228.81. All other zones will have the same assessments in FY 2020-21 as they had last fiscal year. Seven zones are at the maximum approved assessment amount allowed.

FINANCIAL STATEMENT *jm*

A total of \$114,430.45. would be assessed on property owners within ten existing zones of SLMD in FY 2020-21 for the cost of maintenance and administration.

CITY ATTORNEY REVIEW

N/A

Completed

RECOMMENDATION *FOR MD*

Adopt two Resolutions: 1) Approving the engineer's report, and 2) Declaring intention to levy assessments and setting a public hearing for July 22, 2020.

ATTACHMENTS (Listed Below)

- 1) Assessment Summary
- 2) Resolution Approving Engineer's Report for Annual Levy of Assessment (Engineer's Report)
- 3) Resolution Declaring Intent to Provide Annual Levy and Collection of Assessment, and Setting a Time and Place for a Public Hearing Thereon

**FY 2020-21 SANTEE LANDSCAPE MAINTENANCE DISTRICT
ASSESSMENT SUMMARY FOR ZONES PROPOSED TO BE ASSESSED**

ZONE	ZONE NAME	NUMBER OF UNITS	FY 2020-21 MAINTENANCE & ADMINISTRATION	RESERVES 7/1/20	FY 2020-21 TOTAL ASSESSMENT	FY 2020-21 ASSESSMENT RATE/UNIT	FY 2019-20 ASSESSMENT RATE/UNIT	MAXIMUM APPROVED ASSESSMENT
1	EL NOPAL ESTATES ⁽¹⁾	45	\$ 8,420.00	\$ 7,658.00	\$ 10,296.45	\$ 228.81	\$ 223.67	\$ 228.81
3	COUNTRY SCENES	14	\$ 2,000.00	\$ 3,995.00	\$ 2,067.00	\$ 147.64	\$ 147.64	\$ 147.64
4	CAMELOT HEIGHTS	10	\$ 1,590.00	\$ 2,064.00	\$ 1,385.00	\$ 138.50	\$ 138.50	\$ 138.50
8	SILVER COUNTRY ESTATES	153	\$ 67,390.00	\$ 86,497.00	\$ 75,735.00	\$ 495.00	\$ 495.00	\$ 495.00
9	MATTAZARO/ TIMBERLANE	34	\$ 1,270.00	\$ 1,975.00	\$ 1,529.00	\$ 44.98	\$ 44.98	\$ 44.98
12	THE HEIGHTS	60	\$ 14,700.00	\$ 29,673.00	\$ 8,757.00	\$ 145.95	\$ 145.95	\$ 375.00
13	PROSPECT HILLS	43	\$ 3,450.00	\$ 8,224.00	\$ 3,225.00	\$ 75.00	\$ 75.00	\$ 75.00
14	MITCHELL RANCH	16	\$ 5,100.00	\$ 10,558.00	\$ 2,690.00	\$ 168.14	\$ 168.14	\$ 168.14
17	DAKOTA RANCH ⁽²⁾	20	\$ 13,160.00	\$ 29,159.00	\$ 4,826.00	\$ 241.30	\$ 241.30	\$ 386.80
18	ALLOS ⁽²⁾	6	\$ 3,170.00	\$ 10,024.00	\$ 3,920.00	\$ 653.34	\$ 653.34	\$ 743.82

(1) Zone 1 - Each fiscal year, beginning Fiscal Year 2020/21, the Maximum Approved Assessment may be increased by the percentage increase calculated for the period between January of the previous calendar year and January of the current calendar year in the San Diego Consumer Price Index All Items for all Urban Consumers (CPI-U), not to exceed 3.5% per fiscal year.

(2) Zone 17 and Zone 18- reflect an allowable 2% increase in the maximum approved assessment for FY 2020-21.

SLMD-Attachment 1

TABLE 1

RESOLUTION NO.

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA,
APPROVING THE ENGINEER'S REPORT FOR THE ANNUAL
LEVY OF ASSESSMENTS FOR FY 2020-21 FOR THE
SANTEE LANDSCAPE MAINTENANCE DISTRICT**

WHEREAS, the City Council of the City of Santee, pursuant to the provisions of "Landscaping and Lighting Act of 1972", being Division 15, Part 2 of the Streets and Highways Code of the State of California, Article XIII D of the California Constitution and the Proposition 218 Omnibus Implementation Act (commencing with California Government Code Section 53750) (collectively the "Law"), did by previous Resolution, order the preparation of an Engineer's Report for the annual levy of assessments, consisting of plans and specifications, an estimate of the costs, a diagram of the district, and an assessment of the costs relating to what is known and designated as: **SANTEE LANDSCAPE MAINTENANCE DISTRICT** ("District"); and,

WHEREAS, the FY 2020-21 Assessment Engineer's Report ("Report") has been presented to this City Council as required by the Law and as previously directed by Resolution; and

WHEREAS, this City Council has examined and reviewed the Report as presented, and is satisfied with each and all of the items and documents as set forth therein, and is satisfied that the assessments, on a preliminary basis, have been spread in accordance with the benefits received from the maintenance to be performed, as set forth in said Report.

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

SECTION 1. That the above recitals are all true and correct.

SECTION 2. That the Report as presented, consisting of:

- A. plans and specifications of the maintenance of the improvements to be performed;
- B. estimates of the cost of the maintenance of the improvements to be performed, including the cost of incidental expenses in connection therewith, and including that portion of the costs and expenses representing the special benefit to be conferred by such maintenance of the improvements on the parcels within the District;
- C. a diagram of the District, which shows (i) the exterior boundaries of the District; (ii) the boundaries of zones within the District; and (iii) the lines and dimensions of each parcel of land within the District; provided, however, such diagram may refer to the county assessor's maps for a detailed description of such lines and dimensions, in which case such maps shall govern for all details concerning such lines and dimensions;

RESOLUTION NO.

- D. a description of the maintenance of the improvements to be performed; and
- E. the assessment of the total amount of the costs and expenses of the maintenance of the improvements upon the several divisions of land in the District in proportion to the estimated special benefits to be conferred on such subdivisions, respectively, by such maintenance; is hereby approved as filed, attached, and on file in the Office of the City Clerk as a permanent record and is to remain open to public inspection.

ADOPTED by the City Council of the City of Santee, California, at a regular meeting thereof held this 10th day of June, 2020, by the following roll call vote to wit:

AYES:

NOES:

ABSENT:

APPROVED:

JOHN W. MINTO, MAYOR

ATTEST:

ANNETTE ORTIZ, CMC, CITY CLERK

Exhibit A: SLMD Engineer's Report

**FY 2020-21 ENGINEER'S REPORT
FOR THE
SANTEE LANDSCAPE MAINTENANCE
DISTRICT
CITY OF SANTEE**



June 10, 2020

**EXECUTIVE SUMMARY:
SANTÉE LANDSCAPE MAINTENANCE DISTRICT
FISCAL YEAR 2020-21**

This Engineer's Report summarizes staff's findings regarding the District, including: a description of the included facilities; a proposed budget for the Fiscal Year July 1, 2020 through June 30, 2021; a description of the parcels in the District; an explanation of the assessment methodology and assessment determination; and maps of each zone, called assessment diagrams.

The District is comprised of 18 separate zones of maintenance. For FY 2020-21 the District will have the following zones and assessments:

Zone	Zone Name	Tract/Map #	Units	Total FY 2020-21 Assessment	Per Unit Assessment
1	El Nopal Estates	88-04	45	\$10,296.45	\$228.81
3	Country Scenes	89-01	14	\$2,067.00	\$147.64
4	Camelot Heights	89-02	10	\$1,385.00	\$138.50
5	Mesa Heights	88-08	44	\$0 ¹	\$0 ¹
6	Prospect Point	89-05	9	\$0 ¹	\$0 ¹
7	Treviso	03-01	186	\$0 ¹	\$0 ¹
8	Silver Country Estates	93-02	153	\$75,735.00	\$495.00
9	Mattazaro / Timberlane	88-07 / 92-03	34	\$1,529.00	\$44.98
10	Lakes West Condos	90-02	78	\$0 ¹	\$0 ¹
11	Padre Hills	89-04	35	\$0 ²	\$0 ²
12	The Heights	96-01	60	\$8,757.00	\$145.95
13	Prospect Hills	96-02	43	\$3,225.00	\$75.00
14	Mitchell Ranch	92-04	16	\$2,690.00	\$168.14
15	Vista Este	00-03	33	\$0 ¹	\$0 ¹
16	Prospect Glen	01-01	48	\$0 ¹	\$0 ¹
17	Dakota Ranch	01-02	20	\$4,826.00	\$241.30
18	Allos	98-02	6	\$3,920.00	\$653.34
19	Sky Ranch	04-08	371	\$0 ¹	\$0 ¹

Notes

1. Maintenance responsibilities assumed by homeowners' association or property owners.
2. Assessment not approved by property owners.

Ten of these existing zones - Zones 1, 3, 4, 8, 9, 12, 13, 14, 17 and 18 – will be active, and will be assessed and their improvements maintained by City or contract forces. Zones 5, 6, 7, 10, 11, 15, 16 and 19 have been annexed to the District, but have no assessment because they are responsible for their own maintenance; if not maintained to City standards, the City will assume maintenance and levy assessments. Further details are provided in the body of this Engineer's Report.

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**ENGINEER'S REPORT
CITY OF SANTEE LANDSCAPE MAINTENANCE DISTRICT
ZONES 1 THROUGH 19 FOR FISCAL YEAR 2020-2021**

INTRODUCTION

This is the Engineer's Report for Zones 1 through 19 of the City of Santee Landscape Maintenance District ("District"). It has been prepared in accordance with the Landscaping and Lighting Act of 1972 ("72 Act"), State Streets and Highways Code 22500 et seq. This Engineer's Report summarizes the City's findings regarding the subject District, and includes:

- 1) an introduction describing the District, its zones, and relevant legislation;
- 2) a description of the facilities to be maintained by the District;
- 3) a proposed budget for the Fiscal Year July 1, 2020 through June 30, 2021;
- 4) a description of the parcels included in the District;
- 5) an explanation of the assessment methodology and assessment determination made in conformance with the '72 Act, its amendments and related legislation (see page 7); and
- 6) an assessment diagram, or map, of each active zone.

ACTIVE ZONES In FY 2020-21, the Santee Landscape Maintenance District will be divided into 18 separate zones of benefit. The 18 zones are comprised of both active and inactive zones. "Active" means the zones will have maintenance activities during FY 2020-21. Maintenance activities are comprised of both contract and City forces. The ten active zones are:

Zone 1 - El Nopal Estates: Established in FY 1989-90, this was the first subdivision in the District and was originally comprised of two zones. Zone 2 was eliminated in FY 1997-98 because its maintenance was subsumed under Zone 1 to be consistent with current assessment district laws.

Zone 3 – Country Scenes: This 14-unit single family subdivision located near Conejo and Mast Blvd. was annexed in FY 1992-93.

Zone 4 – Camelot Heights: Annexed in FY 1993-94, this subdivision's ten single-family homes located off Princess Joanne Rd. share maintenance costs.

Zone 8 – Silver Country Estates: 153 single-family homes make up this subdivision at the north end of Cuyamaca St. The first unit was annexed in FY 1995-96, but the improvements were not accepted so there was no assessment. Once the project was completed, property owners cast ballots regarding assessments in FY 1998-99, and the affirmative vote set an initial assessment and maximum rate.

Zone 9 – Timberlane / Mattazaro: Due to their physical proximity, improvements for the 25-unit single-family home development called "Timberlane" and the nine-unit "Mattazaro" single-family home project were combined into one zone. Zone 9 had no assessment in its first year because the improvements were not accepted before the start of FY 1996-97. In FY 1997-98, improvements were accepted and an affirmative majority vote was made for the initial and maximum assessment rates.

Zone 12 - The Heights: Annexed in FY 1998-99, this 60-unit single-family project is at the northwest end of Magnolia Ave. Maintenance was assumed by the City in FY 2002-03. The project had affirmative assessment ballot proceedings establishing initial and maximum assessment rates.

Zone 13 - Prospect Hills: Also annexed in FY 1998-99, the 43 single-family homes off Prospect Ave. east of Holden Rd. share in the cost of landscaping fronting the project on Prospect Ave. The zone also had affirmative assessment ballot proceedings to establish initial and maximum assessment rates.

Zone 14 – Mitchell Ranch: This 16-unit single-family subdivision is at the southwest corner of Magnolia Ave. and El Nopal. An affirmative assessment ballot proceeding setting initial and maximum assessment rates was undertaken prior to its FY 2000-01 annexation.

Zone 17 – Dakota Ranch: This 20 single-family home development located on Dakota Ranch Rd. off Princess Joann was annexed in FY 2004-05. This zone also had affirmative assessment ballot proceedings to establish initial and maximum assessment rates.

Zone 18 – Allos: Also annexed in FY 2004-05, the six single family homes are on Prospect Ct. adjacent to Prospect Ave. near Mesa Rd. Improvements were reduced from the originally approved plans to provide a reasonable assessment. The project had affirmative assessment ballot proceedings establishing initial and maximum assessment rates.

INACTIVE ZONES Eight of the 18 zones are “inactive,” i.e., there is no assessment and they are responsible for their own maintenance. These zones are:

Zone 5 - Mesa Heights: This zone was originally annexed in FY 1993-94. Due to rising costs, in FY 1997-98, the Mesa Heights HOA assumed maintenance responsibilities for their 44-unit single-family subdivision’s landscaped improvements.

Zone 6 – Prospect Point: Nine single-family homes comprise this zone located off Prospect Ave. This zone has had no assessments since FY 1996-97.

Zone 7 – Treviso: Formerly commercially-zoned, the 186-unit multifamily Treviso property carries out its own maintenance, so there is no assessment.

Zone 10 – Lakes West: The Navy-owned 78-unit condominium project is located on Mission Gorge Rd. at Simeon Dr. and Bushy Hill Dr. It is responsible for its own maintenance and has not been assessed since its FY 1996-97 annexation.

Zone 11 – Padre Hills: A 35 single-family home subdivision located off Prospect Ave., Padre Hills underwent an unsuccessful assessment ballot proceeding upon its FY 1997-98 annexation. Consequently, the subdivision is responsible for maintaining its landscaping and is not assessed.

Zone 15 – Vista Este: The 33 attached homes included in this zone are responsible for their own maintenance through a homeowners’ association, and was annexed in FY 2004-05. The subdivision is located off Fanita Dr. at Watson Pl.

Zone 16 – Prospect Glen: The development’s homeowners’ association takes care of the maintenance for the 48 single-family homes in this project, which was annexed in FY 2004-05. The project is located on the northwest corner of Prospect Ave. and Fanita Dr.

Zone 19 – Sky Ranch: The development’s homeowners’ association takes care of the maintenance for the 223 single-family and 148 multi-family homes ultimately to be in this project, which was annexed in FY 2007-08. The project is located off Graves Ave. and Sevilla St.

In FY 2020-21, the District will be comprised of the following zones with the following assessments:

Zone	Name	Tract/Map #	Units	Total Annual Assessment	Per Unit Assessment
1	El Nopal Estates	88-04	45	\$10,296.45	\$228.81
3	Country Scenes	89-01	14	\$2,067.00	\$147.64
4	Camelot Heights	89-02	10	\$1,385.00	\$138.50
5	Mesa Heights	88-08	44	\$0	\$0
6	Prospect Point	89-05	9	\$0	\$0
7	Treviso	03-01	186	\$0	\$0
8	Silver Country Estates	93-02	153	\$75,735.00	\$495.00
9	Mattazaro / Timberlane	88-07 / 92-03	34	\$1,529.00	\$44.98
10	Lakes West Condos	90-02	78	\$0	\$0
11	Padre Hills	89-04	35	\$0	\$0
12	The Heights	96-01	60	\$8,757.00	\$145.95
13	Prospect Hills	96-02	43	\$3,225.00	\$75.00
14	Mitchell Ranch	92-04	16	\$2,690.00	\$168.14
15	Vista Este	00-03	33	\$0	\$0
16	Prospect Glen	01-01	48	\$0	\$0
17	Dakota Ranch	01-02	20	\$4,826.00	\$241.30
18	Allos	98-02	6	\$3,920.00	\$653.34
19	Sky Ranch	04-08	371	\$0	\$0

EFFECTS OF PROPOSITION 218 LEGISLATION In November, 1996 Prop 218 - the “Right to Vote on Taxes Act” – added Article XIII D to the State Constitution. The amendment created new substantive and procedural requirements for ‘72 Act districts. Now, when a new or increased levy is proposed for a district or a zone therein the local agency must mail a notice and “ballot” to each property owner of record affected by the new or increased assessment. The ballot procedure enables property owners to approve or disapprove the proposed new or increased assessment. The vote is determined by the weighted proportional financial obligation of the ballots returned. A “majority protest” exists if ballots submitted in opposition exceed ballots in favor of the new or increased levy. If a majority protest exists for a new assessment, the local agency cannot levy

the assessment. If a majority protest exists for an increase in an existing assessment, the increase cannot be collected but, the base amount (the amount levied last fiscal year) can continue to be levied.

The '72 Act enables the governing body to adjust assessment rates as it directs at the approval stage or the public hearings. Therefore, the rates shown herein are proposed but are not confirmed until approved by the City Council. Once the Engineer's Report has been approved by the City Council, the ballots tabulated (if applicable), and the public hearing(s) completed, final assessment information will be provided to the County of San Diego for inclusion on the appropriate property tax bills.

DESCRIPTION OF DISTRICT AND LANDSCAPED FACILITIES

NAME The District is entitled "City of Santee Landscape Maintenance District."

BOUNDARIES The District will be divided into 18 separate zones of benefit, as described below. Dimensions of each parcel are shown on Assessor's maps located in the County of San Diego Administration Building, 1600 Pacific Highway, San Diego, CA 92101. As provided in the '72 Act, the boundaries may be adjusted in the future by annexations to this District. Zones subject to assessments in FY 2020-21 are depicted on the Assessment Diagrams attached herein as Exhibits A through J.

Zone 1 – El Nopal Estates (TM88-04): Assessor's Parcel Numbers (APNs) 381-221-10 through 381-221-42, inclusive, and 381-221-44, -45, -46, and -47, and 381-221-58 through -65, inclusive.

Zone 3 – Country Scenes (TM89-01): APNs 381-260-49 through 381-260-62, inclusive.

Zone 4 – Camelot Heights (TM89-02): APNs 378-420-46 through 378-420-55, inclusive.

Zone 5 – Mesa Heights (TM88-08): APNs 386-670-01 through 386-670-44, inclusive.

Zone 6 – Prospect Point (TM89-05): APNs 386-250-07, -11, -12, -13, -14, -17, -19, -22, and -24.

Zone 7- Treviso (TM03-01): APNs 383-061-07-01 through -28, inclusive, 383-061-08-01 through -36, inclusive, 383-061-09-01 through -32, inclusive, 383-061-10-01 through -32, inclusive, 383-061-11-01 through -30, inclusive, and 383-061-12-01 through -28, inclusive.

Zone 8 – Silver Country Estates (TM93-02): APNs 378-440-01 through -29, inclusive, 378-441-01 through -26, inclusive, 378-441-29 through -41, inclusive, 378-441-44 and -45, 378-450-01 through -20, inclusive, 378-450-22 through -53, inclusive, 378-450-55, and 381-710-01 through -30, inclusive.

Zone 9 – Mattazaro/Timberlane (TM88-07/TM92-03) is APNs 381-690-02 through -12, inclusive, 381-690-15 through -26, inclusive, 381-690-34 through -40, inclusive, 381-690-47 through -49, inclusive, and 381-690-51.

Zone 10 – Lakes West (TM90-02): APN 386-300-58.

Zone 11 – Padre Hills (TM89-04): APNs 386-270-53 through -63, inclusive, and 386-270-70 through -93, inclusive.

Zone 12 – The Heights (TM96-01): APNs 378-460-01 through -06, inclusive, 378-460-09 through -40, inclusive, 378-460-43 and -44, and 378-461-01 through -06, inclusive, 378-461-09 through -20,

inclusive, and 378-460-021 and -22.

Zone 13 – Prospect Hills (TM96-02): APNs 386-680-01 through -20, inclusive.

Zone 14 – Mitchell Ranch (TM92-04): APNs 381-720-01 through -16, inclusive.

Zone 15 – Vista Este (TM00-03): APNs 386-690-01 through -33, inclusive.

Zone 16 – Prospect Glen (TM01-01): APNs 383-490-01 through -48, inclusive.

Zone 17 – Dakota Ranch (TM01-02): APNs 378-420-56 through -75, inclusive.

Zone 18 – Allos (TM98-02): APNs 386-280-50 through -55, inclusive.

Zone 19 – Sky Ranch (TM04-08): APNs 385-430-01 through -22, inclusive, 385-431-01 through -08, inclusive, and 385-432-01 through 03, inclusive.

FACILITIES AND/OR IMPROVEMENTS TO BE MAINTAINED Facilities or improvements include landscaping within public streets, rights-of-way and easements, their appurtenances and the costs of installing, operating and maintaining them. Improvements to be maintained generally comprise frontage landscaping and hardscaping. Maintenance includes, but is not limited to, weeding, fertilizing, trimming, cleaning, energy, water, materials, personnel/equipment costs, contract services and other items needed to deliver these services. Zones responsible for their own maintenance are not included in the following section. The following describes zones that will be assessed and/or maintained by the District in FY 2020-21:

Zone 1 Landscaping, walks and retaining wall faces on El Nopal St. and Julio Pl.

Zone 3 Landscaping, walks and entry monument faces on Conejo Rd and Country Scenes Ct.

Zone 4 Landscaping and retaining wall face on Princess Joann Rd. adjacent to the subdivision.

Zone 8 Landscaping and faces of retaining walls along Cuyamaca St., El Nopal, Woodglen Vista Dr. and Cardoza Dr. adjacent to the site.

Zone 9 Landscaping and faces of block retaining walls along Bilter Dr. and Theresa Ln adjacent to the subdivision.

Zone 12 Landscaping along Magnolia Avenue and along the pedestrian trail adjacent to the site.

Zone 13 Landscaping and faces of privacy wall along Prospect Ave. and on Holden Rd. adjacent to the subdivision.

Zone 14 Landscaping and faces of block retaining walls on El Nopal and Magnolia Ave. adjacent to the site.

Zone 17 Landscaping on Princess Joann Rd. and Dakota Ranch Rd. adjacent to the site and entrance to the Dakota Ranch project.

Zone 18 Parkway and slope landscaping between Prospect Ave. and Lot #1 of Allos; ten foot wide landscaped strip along the west side of Prospect Ct..

PROPOSED DISTRICT BUDGET

GENERAL The '72 Act provides that the total cost of installation, construction, maintenance and servicing of the public landscaping and hardscaping facilities can be recovered by the District. Maintenance may include the repair and/or replacement of existing facilities. Servicing may include electrical, water, and public utility costs. Incidental expenses, including administration of the District, data processing fees, annual Engineer's Report, engineering fees, legal fees, printing, posting, mailing of notices, and all other costs associated with the maintenance of the District may also be included.

BUDGET Estimated FY 2020-21 expenditures are shown in Table 1. Budgets for Zones 1, 3, 4, 8, 9, 12, 13, 14, 17 and 18 are covered. There are no budgets for Zones 5, 6, 7, 10, 11, 15, 16 and 19 because the respective property owners are directly responsible for maintenance.

BASIC DATA AND FINDINGS

BASIC DATA Data has been compiled from the County Assessor's maps, Development Services Department records, and a field review by Community Services Department staff.

FINDINGS Individual parcels within a district receive benefits based on land use, size and location of landscaping improvements to be installed or maintained. In the Santee Landscape Maintenance District, all parcels are zoned for residential uses.

Zone	Name	Tract/Map #	Total Assessable Parcels	Zoning
1	El Nopal Estates	88-04	45	Residential
3	Country Scenes	89-01	14	Residential
4	Camelot Heights	89-02	10	Residential
5	Mesa Heights	88-08	44	Residential
6	Prospect Point	89-05	9	Residential
7	Treviso	03-01	186	Residential
8	Silver Country Estates	93-02	153	Residential
9	Mattazaro / Timberlane	88-07 / 92-03	34	Residential
10	Lakes West Condos	90-02	1 (78 condo parcels)	Residential
11	Padre Hills	89-04	35	Residential
12	The Heights	96-01	60	Residential
13	Prospect Hills	96-02	43	Residential

14	Mitchell Ranch	92-04	16	Residential
15	Vista Este	00-03	33	Residential
16	Prospect Glen	01-01	48	Residential
17	Dakota Ranch	01-02	20	Residential
18	Allos	98-02	6	Residential
19	Sky Ranch	04-08	371	Residential

ASSESSMENT METHODOLOGY

GENERAL The '72 Act permits the establishment of assessment districts by cities for the purpose of providing and maintaining certain public improvements. The '72 Act requires that assessments be levied according to the benefit received rather than assessed value. Section 22573 states:

“The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots of parcels in proportion to the estimated benefit to be received by each such lot or parcel from the improvements.”

The '72 Act also permits the designation of zones of benefit within any individual assessment district if “by reasons or variations in the nature, location, and extent of the improvements, the various areas will receive different degrees of benefit from the improvement.” (Section 22574) Thus, the '72 Act requires the levy of a true “assessment” rather than a “special tax.” Excepted from the assessment are the areas of all public streets, avenues, lanes, roads, drives, courts, and alleys; public parks, greenbelts and parkways; and public school property, other public property and zoned agricultural open space.

Article XIII D of the State Constitution also requires that the Engineer’s Report identify all parcels receiving a special benefit, and identify the extent of the special benefit conferred. It defines “special benefit” as: “. . . a particular and distinct benefit over and above general benefits conferred on real property located in the district or to the public at large. General enhancement of property value does not constitute ‘special benefit.’ ” Article XIII D then states:

“An agency which proposes to levy an assessment shall identify all parcels which will have a special benefit conferred upon them and upon which an assessment will be imposed. The proportionate special benefit derived by each identified parcel shall be determined in relationship to the entirety of . . . the maintenance and operation expenses of a public improvement. No assessment shall be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel. Only special benefits are assessable, and an agency shall separate the general benefits from the special benefits conferred on a parcel.”

Article XIII D requirements for assessments are similar to those of traditional assessment district law, including the '72 Act. The purpose of the above cited section is to allow assessments to be used, again, as a legitimate financing mechanism and not as a means to impose a “flat rate parcel tax.” Thus, while a benefit determination is still made, the Engineer’s Report is now required to draw a stronger relationship, or nexus, between the property, the benefit received and the subsequent assessment.

METHODOLOGY One of Article XIII D’s most significant changes is the “calculation requirement.” Local agencies must now determine whether or not property owners would receive a “special benefit” from services financed by the assessment. An Engineer’s Report is required to estimate the special benefit and general benefit property owners would receive. This step is needed because Article XIII D allows only the recoupment of the proportionate share of costs of the special

benefit. Individual levies must be set so that no property owner pays over the proportional share of the total cost. The Jarvis-Gann Group, in Prop 218's "Statement of Drafter's Intent," notes that:

"What constitutes a special benefit will depend on the nature of the . . . service being provided. It must be more than a mere increase in the value of the property, because, arguably, the availability of any public service could provide additional value. It must be a direct and special benefit conferred on the property that exceeds the benefit conferred on the public at large or even to other similar properties."

Clearly an additional level of analysis is required; however, this additional analysis parallels the analyses presented in prior Engineer's Reports which were prepared in compliance with the '72 Act. It differs only in the determination of special vs. general benefit. This requires establishing the facts surrounding each subdivision included or proposed to be included in a district, and requires that these facts support the conferral of the special benefit.

All residential subdivisions included in the Santee Landscape Maintenance District have improvements directly associated with the exterior entrances and internal circulation elements of each particular subdivision. These improvements are features of each subdivision's overall design, are consistent with the City of Santee General Plan Development Standards and Subdivision Ordinance, and were included as a component of each project's Tentative Map approval.

No improvements included within each zone's maintenance responsibility are located outside the boundaries of each subdivision's Tentative Map, or outside the limits of the improvements that fulfill the requirements of project approval. Improvements were installed as part of subdivision construction. If each subdivision had not been built, the improvements associated with each subdivision would not have been installed nor provided later. Thus, the existence of the improvements is a direct function of the construction of each subdivision, and the special benefit of the associated improvements therefore inures to each subdivision. No general benefit is assigned because the improvements would not have been installed without the subdivision.

The approval of each subdivision's landscaping plan is part of the approval of each subdivision's Tentative Map. Thus, construction could not have proceeded without an approved Tentative Map, of which the landscaping plan is an integral part. Similarly, occupancy would not have occurred without fulfilling the conditions of development approval, which includes the installation of the improvements. Therefore, the special benefits of the improvements accrue directly to each home in each subdivision.

The method of assessment spread remains unchanged from prior fiscal years. Assessment spreads are based upon a single-family home being equal to one benefit unit. Total assessment costs are divided by the total benefit units to determine a per benefit unit cost. The portion of the District addressed by this Engineer's Report is split into zones representing different levels of benefit. Developments with no assessment determination are not described in the "Assessment Determination" section.

ANNUAL ASSESSMENT RATE INCREASES Per Article XIII D, the levy of maximum rates is contingent on obtaining a majority approval of property owners. The maximum assessment rate per

unit for Zone 1 may be increased annually by the percentage increase in the San Diego Consumer Price Index for All Urban Consumers (CPI-U), in an amount not to exceed 3.5%. Based on an analysis of maintenance costs and the repayment of capital costs for a recent renovation, the CPI adjustment was applied and the rate per unit increased to \$228.81. The maximum assessment rates per unit in Zones 17 and 18 may be increased by up to 2% annually by City Council action. Based on an analysis of the projected maintenance costs associated with existing public improvements, the maximum cap per unit have been established as \$386.80 in Zone 17, \$743.82 in Zone 18. Please note that all proposed assessments for FY 2020-21 are at or below the approved maximum, fulfilling Article XIII D requirements.

ASSESSMENT DETERMINATION

ASSESSMENT Proposed FY 2020-21 assessments are based on the previous methodology and use data available from subdivisions' plans and Assessor's information. Maintenance costs are developed by the Community Services Department. The Finance Department believes the data to be accurate. Final assessments will be based upon these preliminary assessments and any changes made due to Council action and/or input received during the public hearings.

ZONE 1 - EL NOPAL ESTATES

Operations, Maintenance, Administration and Engineering, net of total available: \$10,296.45
 Assessment Formula: [45 parcels (1 unit/parcel)]; \$10,296.45/45 Units = \$228.81 per Unit
Zone 1 - El Nopal Estates Single-Family Parcel Cost Per Year: \$228.81

ZONE 3 - COUNTRY SCENES

Operations, Maintenance, Administration and Engineering, net of total available: \$2,067.00
 Assessment Formula: [14 parcels (1 unit/parcel)]; \$2,067.00/14 Units = \$147.64 Per Unit
Zone 3 - Country Scenes Single-Family Parcel Cost Per Year: \$147.64

ZONE 4 - CAMELOT HEIGHTS

Operations, Maintenance, Administration and Engineering, net of total available: \$1,385.00
 Assessment Formula: [10 parcels (1 unit/parcel)]; \$1,385.00/10 Units = \$138.50 Per Unit
Zone 4 - Camelot Heights Single-Family Parcel Cost Per Year: \$138.50

ZONE 8 - SILVER COUNTRY ESTATES

Operations, Maintenance, Administration and Engineering, net of total available: \$75,735.00
 Assessment Formula: [153 parcels (1 unit/parcel)]; \$75,735.00/153 Units = \$495.00 Per Unit
Zone 8 - Silver Country Estates Single-Family Parcel Cost Per Year: \$495.00

ZONE 9 - MATTAZARO/TIMBERLANE

Operations, Maintenance, Administration and Engineering, net of total available: \$1,529.00
 Assessment Formula: [34 parcels (1 unit/parcel)]; \$1,529.00/34 Units = \$44.98 Per Unit
Zone 9 - Mattazaro/Timberlane Single-Family Parcel Cost Per Year: \$44.98

ZONE 12 - THE HEIGHTS

Operations, Maintenance, Administration and Engineering, net of total available: \$8,757.00
 Assessment Formula: [60 parcels (1 unit/parcel)]; \$8,757.00/60 Units = \$145.95 Per Unit
Zone 12 - The Heights Single-Family Parcel Cost Per Year: \$145.95

ZONE 13 – PROSPECT HILLS

Operations, Maintenance, Administration and Engineering, net of total available: \$3,225.00
Assessment Formula: [43 parcels (1 unit/parcel)]; \$3,225.00/43 Units = \$75.00 Per Unit
Zone 13 – Prospect Hills Single-Family Parcel Cost Per Year: \$75.00

ZONE 14 – MITCHELL RANCH

Operations, Maintenance, Administration and Engineering, net of total available: \$2,690.00
Assessment Formula: [16 parcels (1 unit/parcel)]; \$2,690.00/16 Units = \$168.14 Per Unit
Zone 14 – Mitchell Ranch Single-Family Parcel Cost Per Year: \$168.14

ZONE 17 – DAKOTA RANCH

Operations, Maintenance, Administration and Engineering, net of total available: \$4,826.00
Assessment Formula: [20 parcels (1 unit/parcel)]; \$4,826.00/20 Units = \$241.30 Per Unit
Zone 17 – Dakota Ranch Single-Family Parcel Cost Per Year: \$241.30

ZONE 18 – ALLOS

Operations, Maintenance, Administration and Engineering, net of total available: \$3,920.00
Assessment Formula: [6 parcels (1 unit/parcel)]; \$3,920.00/6 Units = \$653.34 Per Unit
Zone 18 – Allos Single-Family Parcel Cost Per Year: \$653.34

ASSESSMENT DIAGRAM STATEMENT

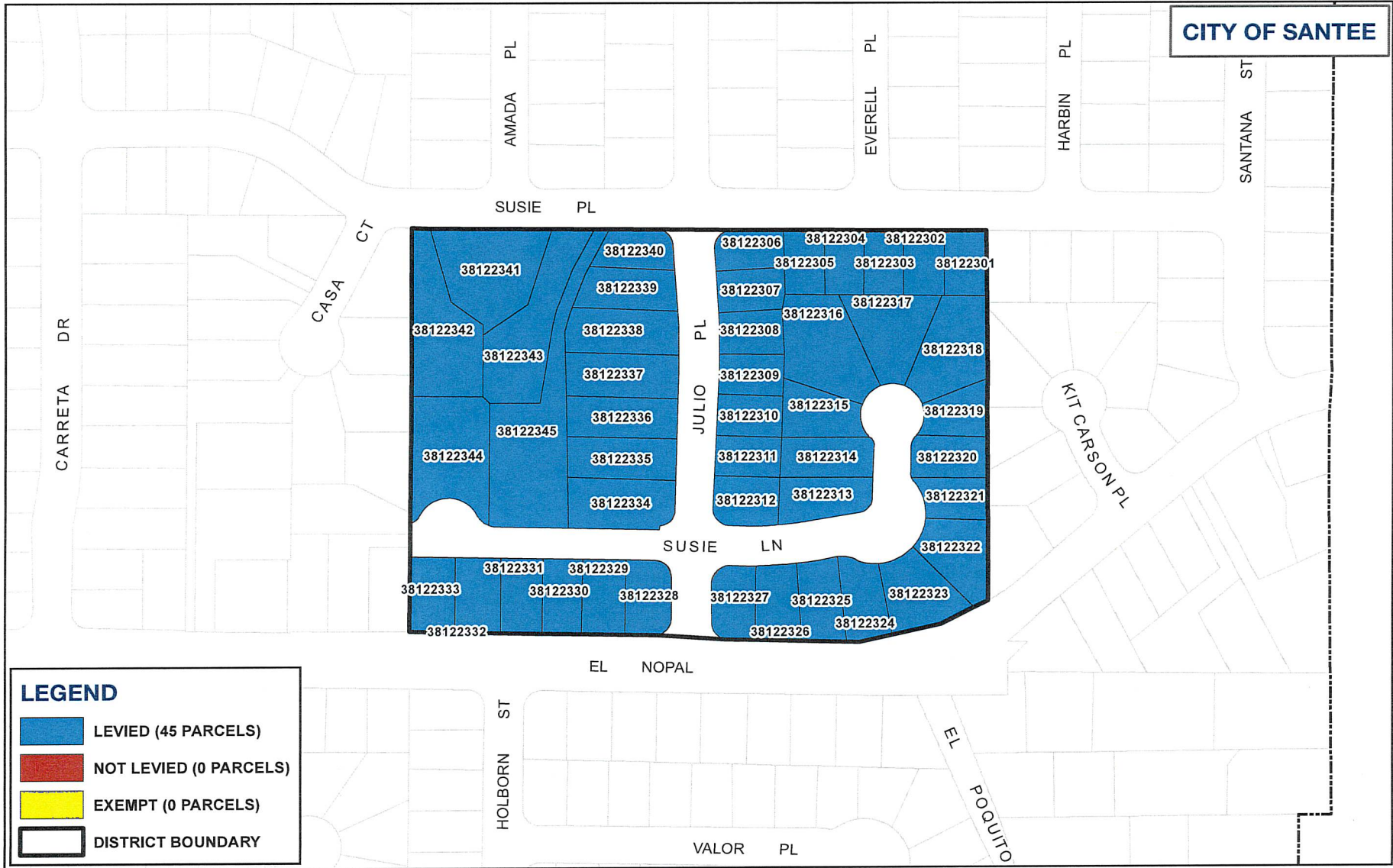
The assessment diagrams showing the boundaries of the District and the active zones addressed by this Engineer’s Report and which will be assessed in FY 2020-21 are on file in the offices of the City Clerk and the Director of Finance. Copies of each diagram are included in this report as Exhibit A through Exhibit J (Zones 1, 3, 4, 8, 9, 12, 13, 14, 17 and 18). For exact details of parcels and dimensions, please refer to the Assessor's maps located in the office of the San Diego County Recorder.

Submitted by:

Scott A. Johnson

Scott A. Johnson, P.E.
License No.: C53347
License Expiration Date: June 30, 2021
Principle Civil Engineer, City of Santee





**SANTEE LANDSCAPE MAINTENANCE DISTRICT
ZONE 1 - EL NOPAL ESTATES**

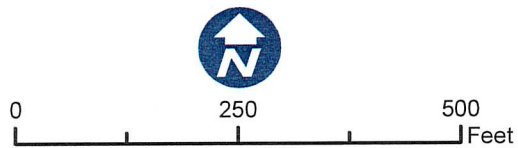
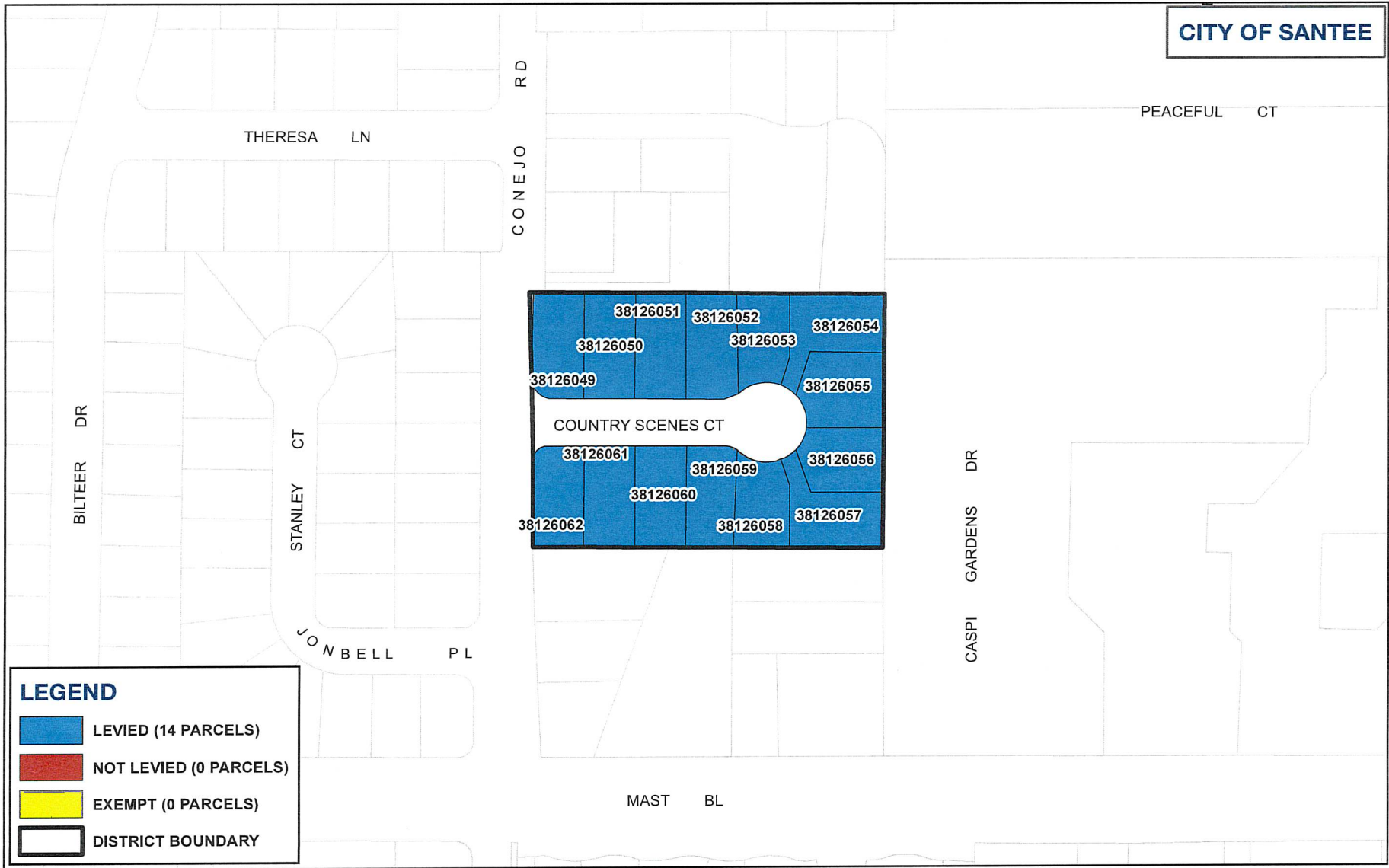


EXHIBIT A



**SANTEE LANDSCAPE MAINTENANCE DISTRICT
ZONE 3 - COUNTRY SCENES**

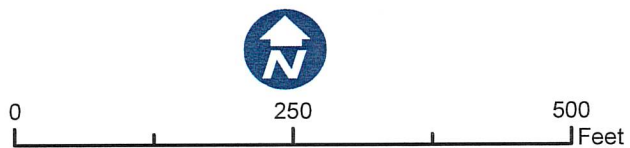
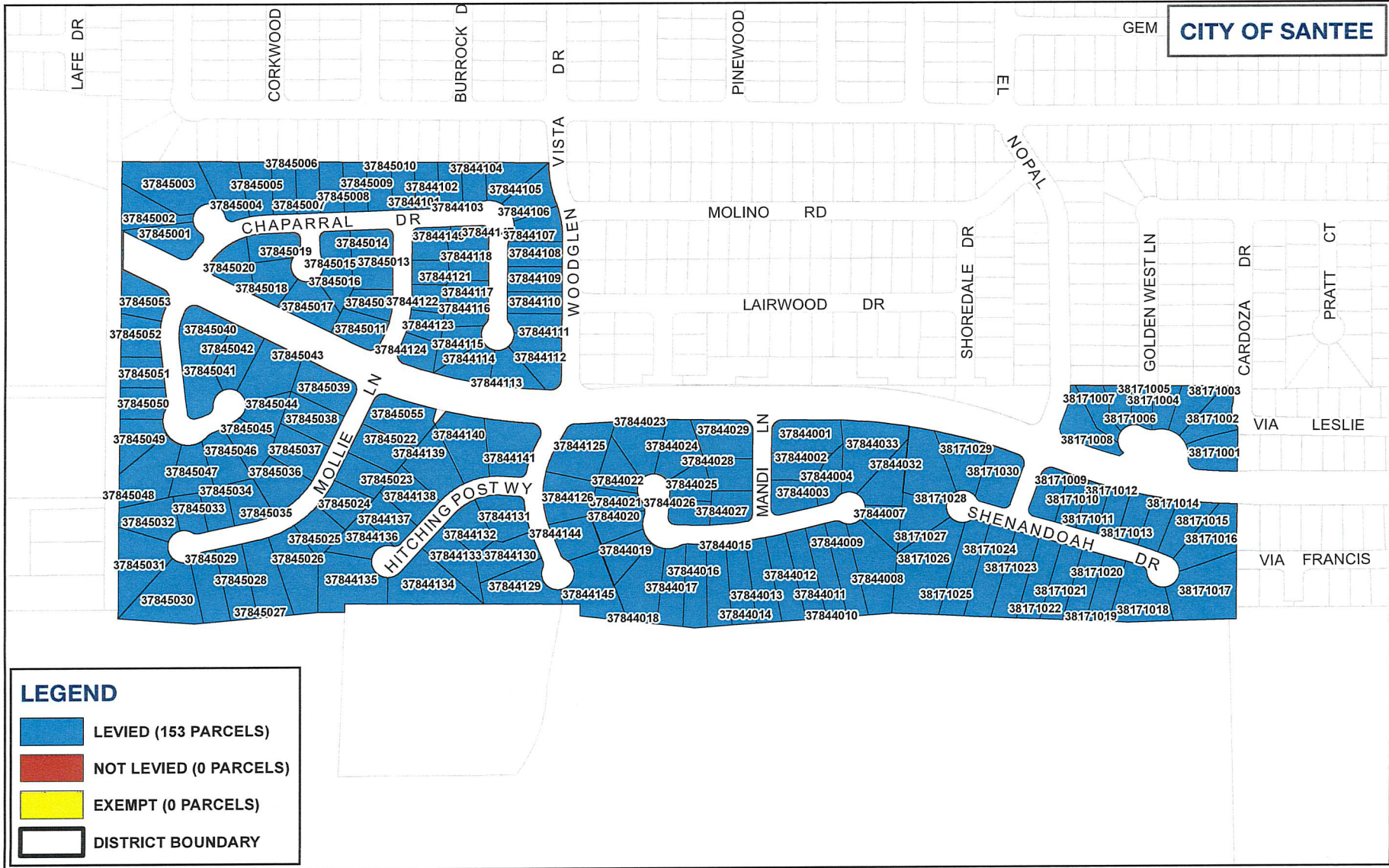


EXHIBIT B



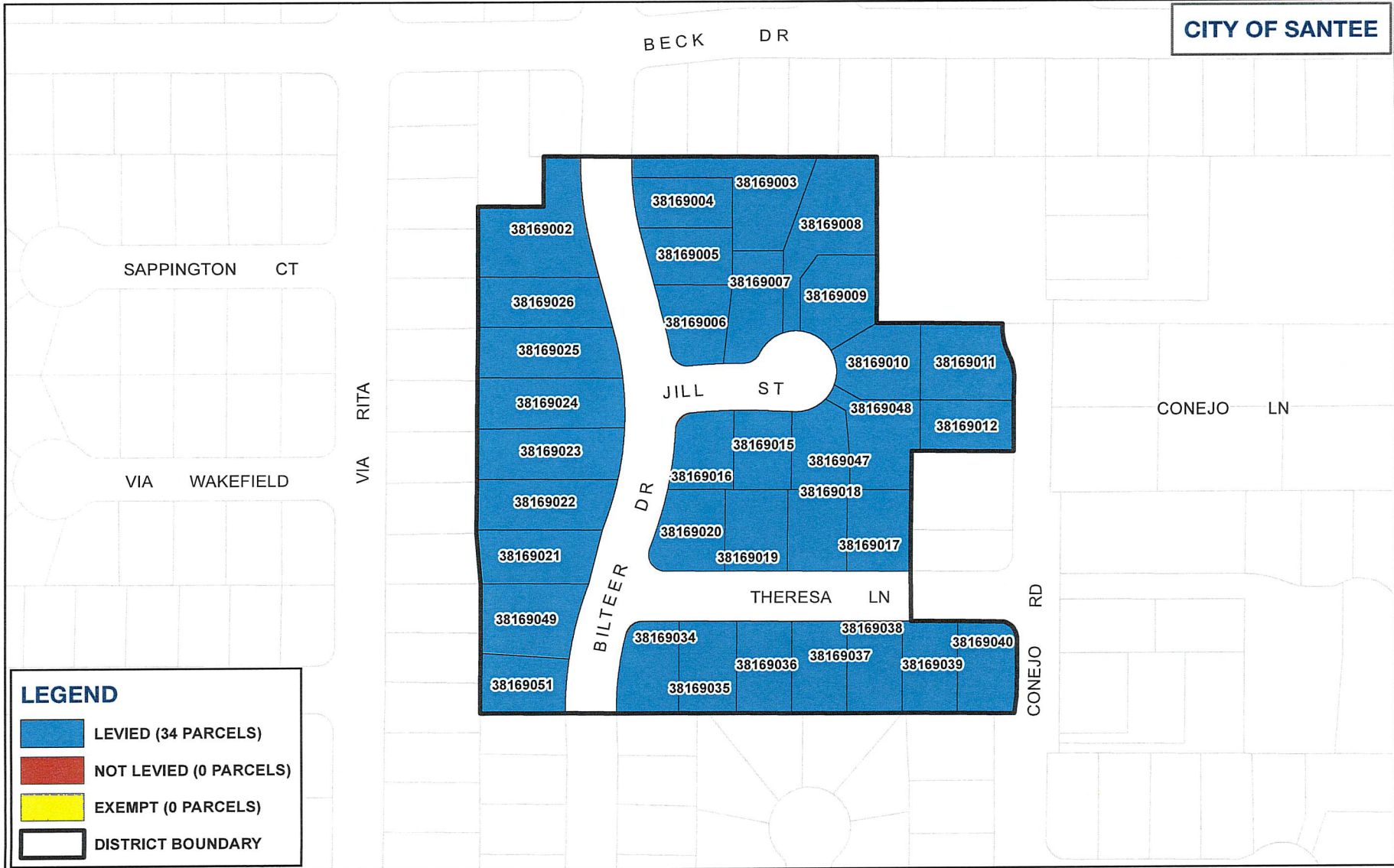
**SANTEE LANDSCAPE MAINTENANCE DISTRICT
ZONE 4 - CAMELOT HEIGHTS**

EXHIBIT C



**SANTEE LANDSCAPE MAINTENANCE DISTRICT
ZONE 8 - SILVER COUNTRY ESTATES**

EXHIBIT D



**SANTEE LANDSCAPE MAINTENANCE DISTRICT
ZONE 9 - TIMBERLANE/MATTAZARO**

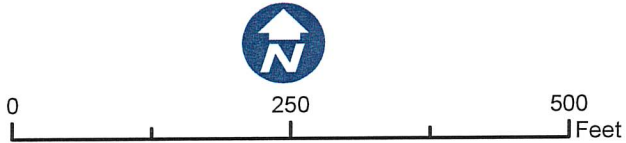
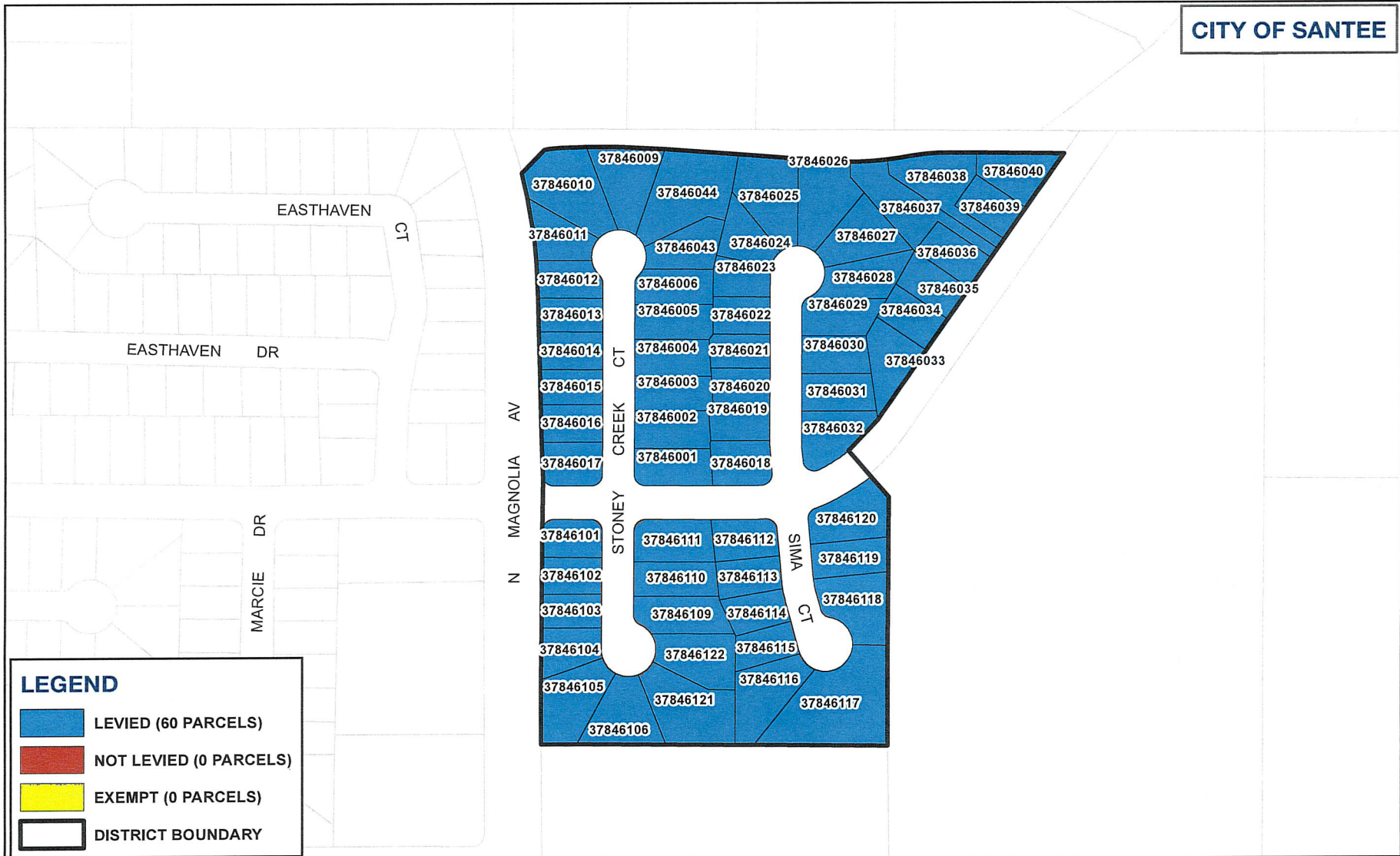


EXHIBIT E



**SANTEE LANDSCAPE MAINTENANCE DISTRICT
ZONE 12 - THE HEIGHTS**

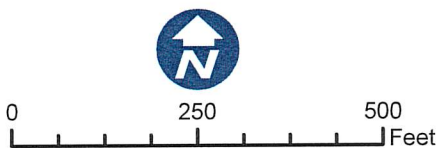
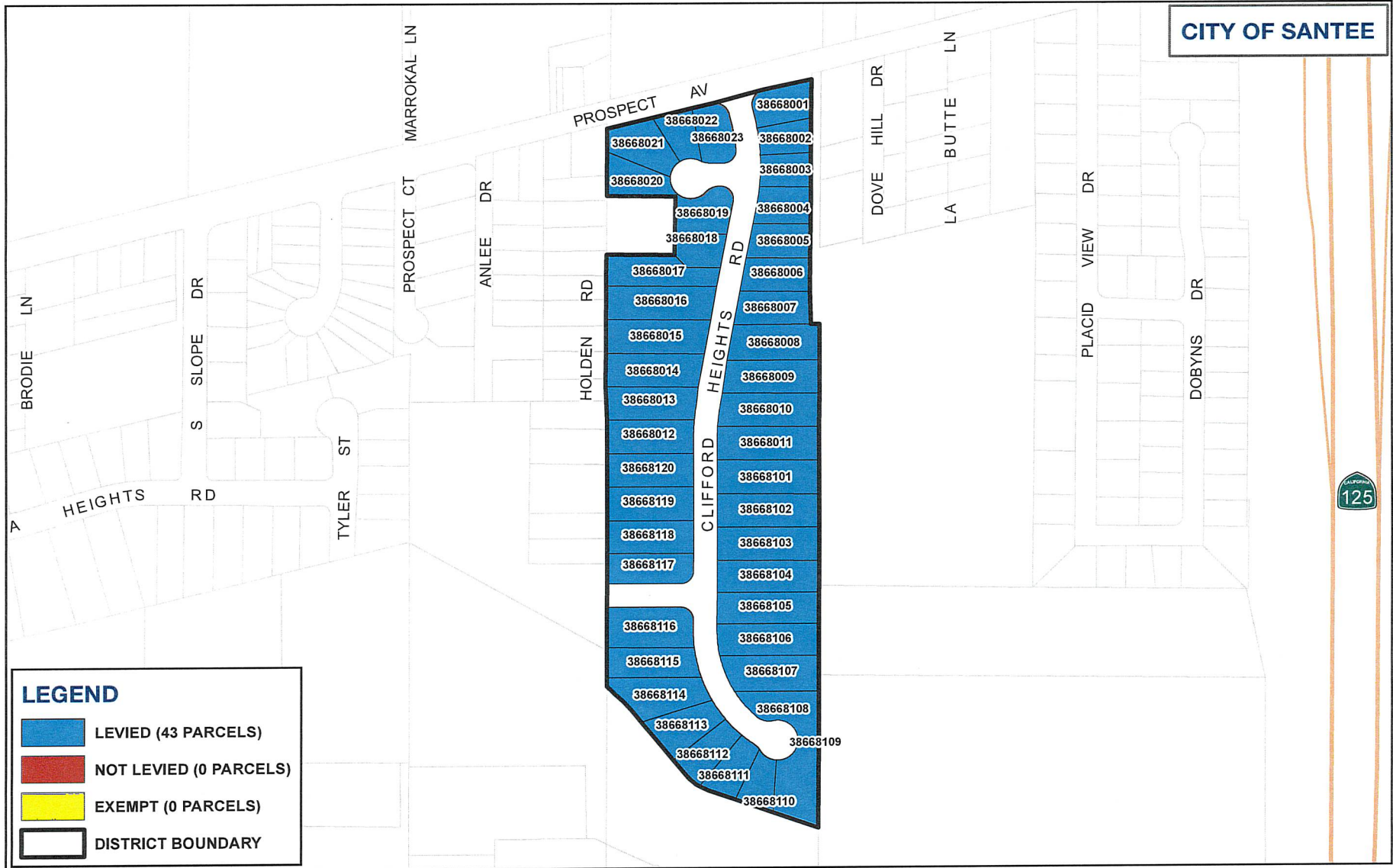


EXHIBIT F



**SANTEE LANDSCAPE MAINTENANCE DISTRICT
ZONE 13 - PROSPECT HILLS**



EXHIBIT G

CITY OF SANTEE

RAPPAPORT PL

LN

JO

JOSIE

EL NOPAL

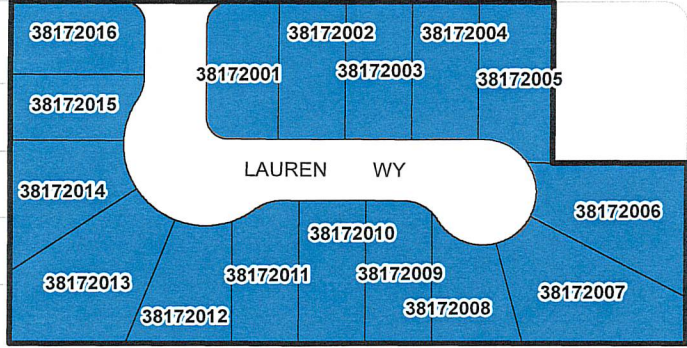
LAUREN WY

N MAGNOLIA AV





W GLENDON CR

WOODROSE AV

WOODPARK DR



LEGEND

-  LEVIED (16 PARCELS)
-  NOT LEVIED (0 PARCELS)
-  EXEMPT (0 PARCELS)
-  DISTRICT BOUNDARY

**SANTEE LANDSCAPE MAINTENANCE DISTRICT
ZONE 14 - MITCHELL RANCH**

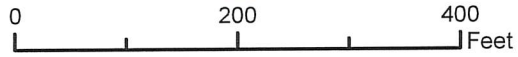
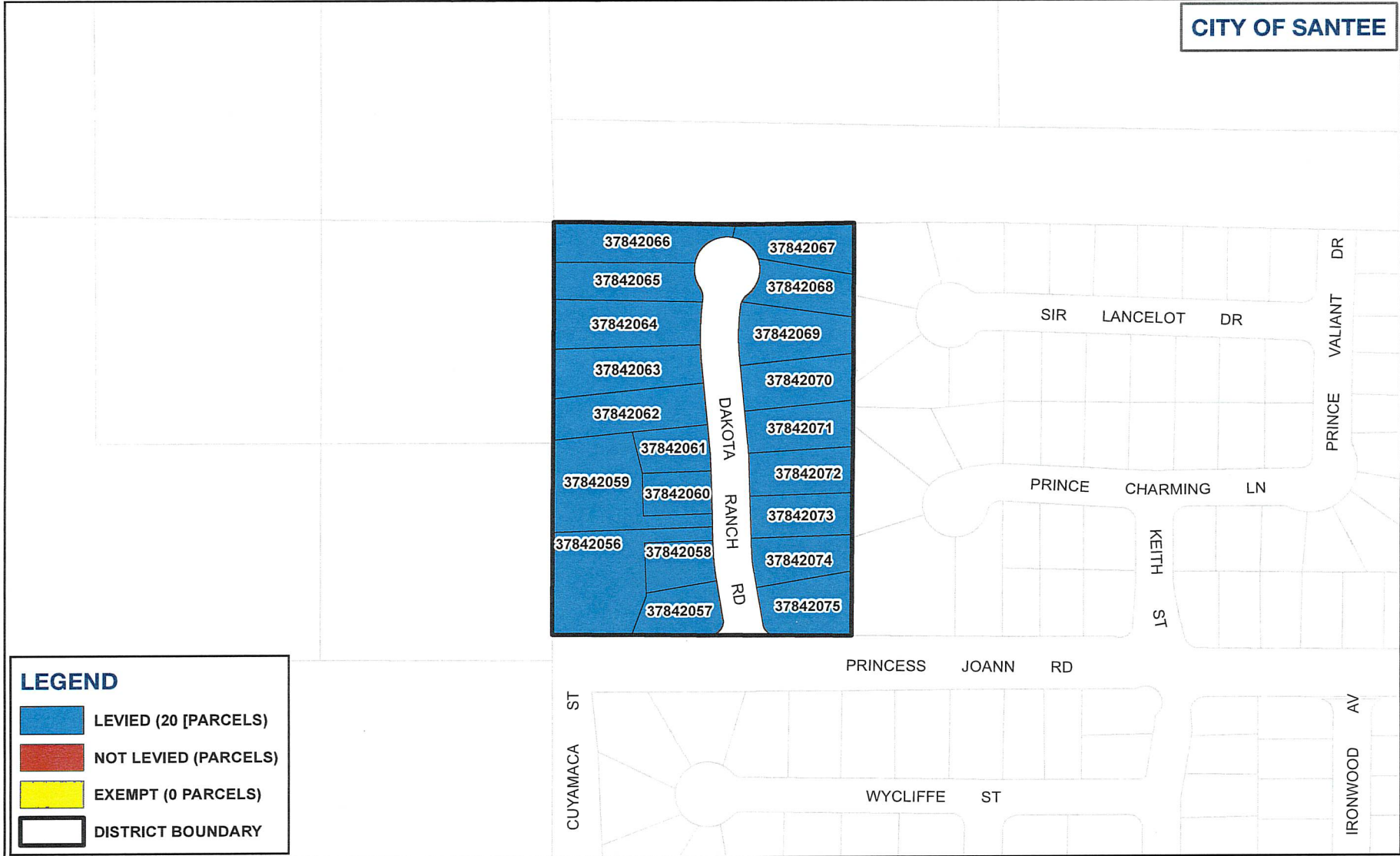


EXHIBIT H





**SANTEE LANDSCAPE MAINTENANCE DISTRICT
ZONE 17 - DAKOTA RANCH**

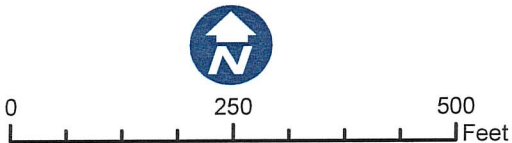


EXHIBIT I



**SANTEE LANDSCAPE MAINTENANCE DISTRICT
ZONE 18 - ALLOS**

EXHIBIT J

RESOLUTION NO.

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE,
CALIFORNIA, DECLARING ITS INTENTION TO PROVIDE FOR AN
ANNUAL LEVY AND COLLECTION OF ASSESSMENTS FOR
MAINTENANCE IN AN EXISTING DISTRICT,
AND SETTING THE TIME AND PLACE FOR A
PUBLIC HEARING THEREON FOR THE
FY 2020-21 SANTEE LANDSCAPE MAINTENANCE DISTRICT**

WHEREAS, the City Council of the City of Santee, California has previously formed a street lighting and landscaping district pursuant to the terms and provisions of the "Landscaping and Lighting Act of 1972", being Division 15, Part 2 of the Streets and Highways Code of the State of California, Article XIII of the California Constitution , and the Proposition 218 Omnibus Implementation Act (commencing with California Government Code Section 53750) (collectively the "Law"), in what is known and designated as **SANTEE LANDSCAPE MAINTENANCE DISTRICT** ("District"); and,

WHEREAS, at this time, the facilities or improvements, as set forth in the Engineer's Report ("Report"), include landscaping within public streets, rights-of-ways and easements within various residential areas in the City; and

WHEREAS, at this time, this City Council desires to take proceedings to provide for the annual levy of assessments for the next ensuing fiscal year, to provide for the expenses necessary for continued maintenance of improvements within said District; and

WHEREAS, at this time there has been presented and approved by this City Council, a Report as required by law, and this City Council desires to move forth with the proceedings for said annual levy.

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

SECTION 1. That the above recitals are all true and correct.

SECTION 2. The Report regarding the annual levy for said District, which Report is for maintenance for Fiscal Year 2020-21 that has been previously approved is directed to be filed in the Office of the City Clerk for public review. Reference is hereby made to the Report for a full and detailed description of the improvements, the boundaries of the District and any zones therein, and the proposed assessment.

SECTION 3. That the public interest and convenience requires, and it is the intention of this City Council to order, the annual assessment levy for the District as set forth and described in said Report, and further it is determined to be in the best public interest and convenience to levy and collect annual assessments to pay the costs and expenses of said maintenance of improvements as estimated in said Report.

RESOLUTION NO.

SECTION 4. The assessments levied and collected shall be for the maintenance of certain improvements, as set forth in the Report, referenced and so incorporated herein.

SECTION 5. The assessment for Zone 1- El Nopal Estates will increase from \$223.67 to \$228.81. Nine zones will have the same assessments in FY 2020-21 as in the prior year.

SECTION 6. There are no new improvements or any substantial changes to existing improvements.

SECTION 7. The County Auditor shall enter on the Assessment Roll the amount of the assessments, and shall collect said assessments at the same time and in the same manner as County taxes are collected. After collection, the net amount of the assessments, after the deduction of any compensation due to the County for collection, shall be paid to the Treasurer of the City of Santee for purposes of paying for the costs and expenses of said District.

SECTION 8. That all monies collected shall be deposited in a special fund known as: **"SPECIAL FUND - SANTEE LANDSCAPE MAINTENANCE DISTRICT."** Payment shall be made out of said fund only for the purpose provided for in this Resolution, and in order to expedite the making of this maintenance or improvement, the City Council may transfer into said special fund, from any available source, such funds as it may deem necessary to expedite the proceedings. Any funds shall be repaid out of the proceeds of the assessments provided for in this Resolution.

SECTION 9. Said maintenance work is, in the opinion of this City Council, of direct benefit to the properties within the boundaries of the District, and this City Council makes the costs and expenses of said maintenance chargeable upon a District, of which District this City Council hereby declares to be the District benefited by said improvements and their maintenance thereof, and to be further assessed to pay the costs and expenses thereof. Said District shall include each and every parcel of land within the boundaries of said District, as said District is shown within said Report, as approved by this City Council and on file in the Office of the City Clerk, and so designated by the name of the District.

SECTION 10. Any public properties, as defined in the Law, which are included within the boundaries of the District, shall be subject to any assessment to be made under these proceedings to cover any of the costs and expenses of said maintenance work.

SECTION 11. Notice is hereby given that a public hearing on this item will be held before the **SANTEE CITY COUNCIL** at 6:30 p.m., Wednesday on July 22, 2020, regarding the annual levy of assessments, the extent of the maintenance, and any other matters contained within this resolution. In an effort to protect public health and prevent the spread of COVID19, the public hearing will be conducted via webinar and telephonically. Instructions for participating in the hearing will be posted by the City Clerk on the City's website at <https://www.cityofsanteeca.gov>.. Any persons who wish to object to the proceedings for the annual levy should file a written protest with the City

RESOLUTION NO.

Clerk prior to the time set and scheduled for said public hearing.

SECTION 12. That the Finance Department is directed to publish a copy of this Resolution in a newspaper of general circulation within said City, said publication shall be not less than ten (10) days before the date set for said Public Hearing.

SECTION 13. This Resolution shall take effect immediately upon its adoption.

ADOPTED by the City Council of the City of Santee, California, at a regular meeting thereof held this 10th day of June, 2020, by the following roll call vote to wit:

AYES:

NOES:

ABSENT:

APPROVED:

JOHN W. MINTO, MAYOR

ATTEST:

ANNETE ORTIZ, CMC, CLERK

City of Santee
COUNCIL AGENDA STATEMENT

Item 5

MEETING DATE

June 10, 2020

AGENDA ITEM NO.

ITEM TITLE **RESOLUTIONS APPROVING THE ENGINEER'S REPORT AND DECLARING THE CITY COUNCIL'S INTENTION TO LEVY ASSESSMENTS AND SETTING A PUBLIC HEARING FOR THE FY 2020-21 TOWN CENTER LANDSCAPE MAINTENANCE DISTRICT ANNUAL LEVY OF ASSESSMENTS**

DIRECTOR/DEPARTMENT

Tim K. McDermott, Finance *TKM*

SUMMARY

Town Center Landscape Maintenance District ("TCLMD") was originally formed in 1987. It now comprises eight distinct zones, four of which are assessed: "Zone A – "Town Center Parkway," Zone B – "The Lakes," Zone C – "San Remo," and Zone D – the mixed use project known as "Mission Creek." Contractors provide landscape, fountain, and lighting maintenance services to these four assessed zones. Maps depicting each zone and the areas of maintenance are attached.

The City Council is required to take three distinct steps in order to proceed with the annual levy of assessments. First, the City Council must formally initiate the proceedings and direct the preparation of an engineer's report, analyzing existing and proposed improvements to the District. Second, the City Council must take formal action to either approve or modify and approve the proposed engineer's report, formally declare its intention to provide for the annual levy of assessments and provide notice of a public hearing. Finally, the City Council must hold the public hearing and provide for the annual levy of assessments.

This item takes the necessary second step involving the approval of the proposed engineer's report and declaring the intention to levy assessments and providing notice of a public hearing. The final step of holding the public hearing and providing for the annual levy of assessments is scheduled to occur at the July 22, 2020 City Council meeting.

The attached Assessment Summary reflects TCLMD assessments, costs and available balances for FY 2020-21. There will be no change in the assessment for Zones A, B, C and D, as they are at the maximum assessment.

FINANCIAL STATEMENT

TKM
A total of \$321,773 is proposed to be assessed on property owners within Zones A through D of the TCLMD in FY 2020-21 for the cost of maintenance and administration.

CITY ATTORNEY REVIEW

N/A Completed

RECOMMENDATION

FOR MB
Adopt two Resolutions: 1) Approving the engineer's report, and 2) Declaring intention to levy assessments and setting a public hearing for July 22, 2020.

ATTACHMENTS (Listed Below)

- 1) Assessment Summary
- 2) Resolution Approving Engineer's Report for Annual Levy of Assessment (Engineer's Report)
- 3) Resolution Declaring Intent to Provide Annual Levy and Collection of Assessment, and Setting a Time and Place for a Public Hearing Thereon

**ASSESSMENT SUMMARY FOR
TOWN CENTER LANDSCAPE MAINTENANCE DISTRICT**

**FY 2020-21 ASSESSMENTS VS. FY 2019-20 ASSESSMENTS
AND APPROVED MAXIMUM ASSESSMENT**

Zone	Title	Benefit Unit Used	FY 2020-21 Maintenance & Administration	Reserves 7/1/2020	FY 19-20 Levy Per Benefit Unit	FY 20-21 Levy Per Benefit Unit	FY 20-21 Total Levy	Maximum Total Levy
A	Town Center Parkway	Acre	\$145,050.00	\$179,410.00	\$1,627.00/ \$2,973.00 (1)	\$1,627.00/ \$2,973.00 (1)	\$141,816.82	\$141,816.82
B	The Lakes	SFH (2)	\$6,850.00	\$29,142.00	\$84.48	\$84.48	\$7,518.72	\$7,518.72
C	San Remo	SFH (2)	\$7,060.00	\$29,798.00	\$218.22	\$218.22	\$7,855.92	\$7,855.92
D	Mission Creek - Commercial	Acre	N/A	N/A	\$5,481.35	\$5,481.35	\$46,749.08	\$46,749.08
	Mission Creek - Residential	SFH (2)	N/A	N/A	\$286.00	\$286.00	\$117,832.00	\$117,832.00
	Mission Creek - All Uses	N/A	\$165,440.00	\$87,709.00	N/A	N/A	\$164,581.08	\$164,581.08

Notes:

- (1) Based on a 1987 agreement with the RDA and The Price Company, the Costco parcel is levied a lower overall assessment. All other parcels are charged the second-shown rate.
- (2) "SFH" means Single Family Home.

RESOLUTION NO.

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA,
APPROVING THE ENGINEER'S REPORT FOR THE ANNUAL LEVY OF
ASSESSMENTS FOR FY 2020-21 FOR THE
TOWN CENTER LANDSCAPE MAINTENANCE DISTRICT**

WHEREAS, the City Council of the City of Santee, pursuant to the provisions of the "Landscaping and Lighting Act of 1972", being Division 15, Part 2 of the Streets and Highways Code of the State of California, Article XIII D of the California Constitution and the Proposition 218 Omnibus Implementation Act (commencing with California Government Code Section 53750) (collectively the "Law"), did by previous Resolution, order the preparation of an Engineer's Report for the annual levy of assessments, consisting of plans and specifications, an estimate of the costs, a diagram of the district, and an assessment of the costs relating to what is known and designated as: **TOWN CENTER LANDSCAPE MAINTENANCE DISTRICT** ("District"); and,

WHEREAS, the FY 2020-21 Assessment Engineer's Report ("Report") has been presented to this City Council as required by the Law and as previously directed by Resolution; and

WHEREAS, this City Council has examined and reviewed the Report as presented, and is satisfied with each and all of the items and documents as set forth therein, and is satisfied that the assessments, on a preliminary basis, have been spread in accordance with the benefits received from the maintenance to be performed, as set forth in said Report.

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

SECTION 1. That the above recitals are all true and correct.

SECTION 2. That the Report as presented, consisting of:

- A. plans and specifications of the maintenance of the improvements to be performed;
- B. estimates of the cost of the maintenance of the improvements to be performed, including the cost of incidental expenses in connection therewith, and including that portion of the costs and expenses representing the special benefit to be conferred by such maintenance of the improvements on the parcels within the District;

RESOLUTION NO.

- C. diagram of the District, which shows (i) the exterior boundaries of the District; (ii) the boundaries and zones within the District; and (iii) the lines and dimensions and dimensions each parcel of land of land within the District; provided, however, such diagram may refer to the county assessor's maps for a detailed description of such lines and dimensions, in which case such maps shall govern for all details concerning such lines and dimensions;
- D. a description of the maintenance of the improvements to be performed; and
- E. the assessment of the total amount of the cost and expenses of the maintenance of the improvements upon the several divisions of land in the District in proportion to the estimated special benefits to be conferred on such subdivisions, respectively, by such maintenance; is hereby approved as filed, attached and on file in the Office of the City Clerk as a permanent record and is to remain open to public inspection.

ADOPTED by the City Council of the City of Santee, California, at a regular meeting thereof held this 10th day of June, 2020, by the following roll call vote to wit:

AYES:

NOES:

ABSENT:

APPROVED:

JOHN W. MINTO, MAYOR

ATTEST:

ANNETTE ORTIZ, CMC, CITY CLERK

Exhibit A: Engineer's Report



Fiscal Year 2020-21 Preliminary Engineer's Report



City of Santee

Santee Town Center
Landscape Maintenance District

Prepared for:



June 2020

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Appendices

Appendix A.	Preliminary Assessment Roll
Appendix B.	Assessment Diagrams

i. Engineer's Statement

AGENCY: CITY OF SANTEE
PROJECT: SANTEE TOWN CENTER LANDSCAPE MAINTENANCE DISTRICT
TO: CITY COUNCIL
CITY OF SANTEE
STATE OF CALIFORNIA

REPORT PURSUANT TO "LANDSCAPING AND LIGHTING ACT OF 1972"

Pursuant to direction from the City Council, submitted herewith is the Engineer's Report (the "Report"), consisting of the following parts, pursuant to the provisions of Division 15, Part 2 of the Streets and Highways Code of the State of California, being the "Landscape and Lighting Act of 1972," as amended, commencing with Section 22500, and which is in accordance with Resolution No. ____ adopted by the City of Santee, City Council, San Diego County, California ordering preparation of the Engineer's Report for Santee Town Center Landscape Maintenance District (the "District"). This Report is applicable for the ensuing 12-month period, being the Fiscal Year commencing July 1, 2020, to June 30, 2021. Albert A. Webb Associates is not a registered municipal advisor and does not participate in municipal advisory activities, and nothing in this Engineer's Report for the District is, or should be interpreted to be, municipal advisory services or advice.

- SECTION 1** **PLANS AND SPECIFICATIONS** of the improvements to be maintained and-or improved for the Fiscal Year. The plans and specifications show and describe the existing improvements, and are sufficient in showing and describing the general nature, location and extent of the improvements.
- SECTION 2** A **COST ESTIMATE** of the improvements to be maintained and-or improved for the mentioned Fiscal Year.
- SECTION 3** **ASSESSMENT DIAGRAMS** showing the boundaries of the Assessment District as shown in Appendix B.
- SECTION 4** A **METHOD OF ASSESSMENT** showing the proportionate amount of the assessment to be charged in proportion to the benefits to be received by each lot or parcel within the exterior boundaries.
- SECTION 5** The **PROPOSED ASSESSMENTS** for each Zone within Santee Town Center Landscape Maintenance District.

i. Engineer's Statement

I, Matthew E. Webb, a Professional Civil Engineer (employed at Albert A. Webb Associates and retained through an agreement between Webb Municipal Finance, LLC and my employer), acting on behalf of the City of Santee, pursuant to the Landscaping and Lighting Act of 1972 (California Streets and Highways Code Section 22500 et seq.) (the "1972 Act") do hereby submit the following:

Executed this _____ day of _____ 2020.



ALBERT A. WEBB ASSOCIATES

MATTHEW E. WEBB
PROFESSIONAL CIVIL ENGINEER NO. 37385
ENGINEER OF WORK
CITY OF SANTEE
STATE OF CALIFORNIA

Final approval, confirmation and levy of the annual assessment and all matters in the Engineer's Report were made on the _____ day of _____ 2020, by adoption of Resolution No. _____ By City Council.

CITY CLERK
CITY OF SANTEE
STATE OF CALIFORNIA

A copy of the Assessment Roll and Engineer's Report were filed in the City Clerk's Office on the _____ day of _____, 2020.

CITY CLERK
CITY OF SANTEE
STATE OF CALIFORNIA

1. Plans and Specifications

WHEREAS, on April 22, 2020, a Resolution of the City Council of the City of Santee, California, Initiating Proceedings and Ordering the Preparation of an Engineer’s Report for the FY 2020-21 Town Center Landscape Maintenance District Annual Levy of Assessments was ordered;

WHEREAS, the Resolution Initiating Proceedings for the Annual Levy of Assessments and Ordering the Preparation of an Engineer’s Report directed Webb Municipal Finance, LLC, to prepare and file a report presenting plans and specifications describing the general nature, location and extent of the improvements to be maintained, an estimate of the costs of the maintenance, operations and servicing of the improvements for the Santee Town Center Landscape Maintenance District for the referenced fiscal year, a diagram for the District showing the area and properties to be assessed, and an assessment of the estimated costs of the maintenance, operations and servicing the improvements, assessing the net amount upon all assessable lots and-or parcels within the District in proportion to the special benefit received;

WHEREAS, on June 10, 2020, the City Council of the City of Santee, State of California, under the Landscaping and Lighting Act of 1972, having adopted its Resolution of Intention for the Annual Levy of Assessments declaring its intention to levy assessments for the Santee Town Center Landscape Maintenance District and provide notice of the public hearing;

NOW THEREFORE, the following assessment is made to cover the portion of the estimated costs of maintenance, operation and servicing of said improvements to be paid by the assessable real property within the District in proportion to the special benefit received;

Summary of Assessments

Description	Budgeted for Fiscal Year 2020-21 ¹
Zone A-Town Center	
Total Assessments for Fiscal Year 2020-21	\$141,820
Interest	\$1,900
City of Santee Contribution	\$21,700
Reserve Fund Contribution	(\$20,370)
Total Expenditures/Proposed Budget	\$145,050
Zone B-The Lakes	
Total Assessments for Fiscal Year 2020-21	\$7,520
Interest	\$300
Reserve Fund Contribution	(\$970)
Total Expenditures/Proposed Budget	\$6,850
Zone C-San Remo	
Total Assessments for Fiscal Year 2020-21	\$7,860
Interest	\$300
Reserve Fund Contribution	(\$1,100)
Total Expenditures/Proposed Budget	\$7,060

1. Plans and Specifications

Description	Budgeted for Fiscal Year 2020-21 ¹
Zone D-Mission Creek	
Total Assessments for Fiscal Year 2020-21	\$164,580
Interest	\$900
Reserve Fund Contribution	(\$40)
Total Expenditures/Proposed Budget	\$165,440
Total Proposed Budget for Fiscal Year 2020-21	\$324,400

¹ No Assessment for Zones E-H will be levied for Fiscal Year 2020-21 as the property owners' association is maintaining the improvements to a satisfactory level in the City but may be levied in future years.

Landscaping facilities or improvements are defined as landscaping within public streets and public rights-of-way and easements, their appurtenances and the costs of installing, operating and maintaining them.

Improvements to be performed generally consist of maintenance of median and right-of-way landscaping, including but not limited to personnel costs, electrical energy, water, materials, contracting services and other items necessary for the satisfactory delivery of these services.

Description of the Boundaries of Santee Town Center Landscape Maintenance District

ZONE A commonly referred to as Town Center, is located north of Mission Gorge Road and west of Cuyamaca Street, and all parcels along Town Center Parkway between Mission Gorge Road and Cuyamaca Street within the incorporated territory of the City of Santee. The zone consists of 30 commercial units with 54.04 acres of land.

ZONE B commonly referred to as The Lakes, is located north of Palm Glen Drive and west of Magnolia Avenue within the incorporated territory of the City of Santee. The zone consists of 89 residential units.

ZONE C commonly referred to as San Remo, is located south of Mast Boulevard with parcels along both sides of San Remo Court and Bilter Court within the incorporated territory of the City of Santee. The zone consists of 36 residential units.

ZONE D commonly referred to as Mission Creek, is located west of Cuyamaca Street and all parcels on cul-de-sacs off of Mission Creek Drive and River Park Drive west of Cuyamaca Street within the incorporated territory of the City of Santee. The zone consists of 181 single family residential units, 231 multi-family residential units, 18 commercial units, 1 vacant commercial unit, and one exempt parcel.

ZONE E commonly referred to as Trolley Square is located north of Mission Gorge Road and south of Town Center Parkway, east of Cuyamaca Street and west of Civic Center Drive within the incorporated territory of the City of Santee. The zone consists of 12 commercial units with 44.43 acres of land.

ZONE F commonly referred to as Hartford Property, is located east of Cuyamaca Street and Civic Center Drive and west of Cottonwood Avenue, south of River Park Drive and northeast of Town Center Parkway, and Street B Drive within the incorporated territory of the City of Santee. The zone consists of 1 commercial unit with 7.97 acres of land.

ZONE G commonly referred to as Riverwalk, is located east of Cuyamaca Street and east of Park Center Drive, south of Mast Boulevard and along the north side of Riverwalk Drive within the incorporated territory of the City of Santee. The zone consists of 218 residential units.

1. Plans and Specifications

ZONE H commonly referred to as Riverview, is located east of Cuyamaca Street and west of Magnolia Avenue, southeast of Riverwalk Drive and north of Mission Gorge Road within the incorporated territory of the City of Santee. The zone has 6 units of commercial/residential property with 78.30 acres of land.

1. Plans and Specifications

Description of Improvements and Services

Landscaping facilities or improvements are defined as landscaping within public streets and public rights-of-way and easements, their appurtenances and the costs of installing, operating and maintaining them. Improvements to be performed generally consist of maintenance of median and right-of-way landscaping, including but not limited to personnel costs, electrical energy, water, materials, contracting services and other items necessary for the satisfactory delivery of these services.

ZONE A – TOWN CENTER

The primary improvements provided within Zone A may include but are not limited to: medians within Town Center Parkway, open space and landscape easements, public alleyways within the boundaries of the District, and public walkways and pathways within the District.

ZONE B – THE LAKES

The primary improvements provided within Zone B may include but are not limited to: public walkways and landscape easements, and walkways and parkway landscaping within the public right-of-way on Palm Glen Drive and Magnolia Avenue.

ZONE C – SAN REMO

The primary improvements provided within Zone C may include but are not limited to: public walkways and sound walls on Mast Boulevard, open space, landscape and drainage easements.

ZONE D – MISSION CREEK

The primary improvements provided within Zone D may include but are not limited to: landscape easements, public access, walkways and parkways throughout the Mission Creek development, Western bike path, entrance monuments on the corners of Cuyamaca Street and River Park Drive, San Diego River Channel improvements (i.e., Linear Park, Pedestrian Bridge, Riparian Habitat, etc.), landscape easements, public access, walkways and parkways at Commercial Unit No. 3, landscape easements, public access, walkways and parkways at Residential Units 1 and 2, landscape easements, public access, walkways and parkways at the Mission Creek Townhomes, and landscape easements, public access, walkways and parkways at the Mission Creek Cluster Homes.

ZONE E – TROLLEY SQUARE

The primary improvements provided within Zone E may include but are not limited to: landscape, maintenance and access easements, parkway landscaping and appurtenances within the public right-of-way on the north side of Mission Gorge Road between Cuyamaca Street and Civic Center Drive, parkway landscaping and appurtenances within the public right-of-way on the west side of Civic Center Drive between Mission Gorge Road and Street B, parkway landscaping and appurtenances within the public right-of-way on the south side of Street B between Civic Center Drive and Town Center Parkway, parkway landscaping and appurtenances within the public right-of-way on the south side of Town Center Parkway between Street B and Cuyamaca Street, parkway landscaping and appurtenances within the public right-of-way on the east side of Cuyamaca Street between Town Center Parkway and Mission Gorge Road, water feature at corner of Cuyamaca Street and Mission Gorge Road, water feature at corner of Mission Gorge Road and Civic Center Drive, and water feature at the north end of the trolley station.

ZONE F – HARTFORD PROPERTY

The primary improvements provided within Zone F may include but are not limited to: landscape, maintenance and access easements, parkway landscaping and appurtenances within the public right-of-way on the north side of Mission Gorge Road between Willow Avenue and Civic Center Drive, parkway landscaping and appurtenances within the public right-of-way on the east side of Civic Center Drive between Mission Gorge Road and Street B.

1. Plans and Specifications

ZONE G – RIVERWALK

The primary improvements provided within Zone G may include but are not limited to: landscaping along Riverwalk Drive and Park Center Drive adjacent to the site and the entrance to the Riverwalk project (approximately 22,259 SF).

ZONE H – RIVERVIEW

The primary improvements provided within Zone H may include but are not limited to: landscaping along the east side of Cuyamaca Street, landscaping along the north side of Town Center Parkway, landscaping along the north side of Transit Way, landscaping along the west and north sides of Riverview Parkway, and landscaping along the north side of Mission Gorge Road, landscaping along the east and south sides of Riverview Parkway, landscaping along the north side of Riverview Parkway, landscaping along the west side of Magnolia Avenue, and pedestrian easement.

2. Cost Estimate

The 1972 Act provides that the total cost of installation, construction, maintenance and servicing of the public landscaping and park facilities can be recovered by the District. Maintenance can include the repair and/or replacement of existing facilities. Servicing can include electrical and associated costs from a public utility. Incidental expenses, including administration of the District, engineering fees, legal fees, printing, posting, and mailing of notices, and all other costs associated with the formation and maintenance of the District can also be included. The estimated expenditures for maintenance and the assessments to be levied for Fiscal Year 2020-21 under consideration for this report have been provided by the City and are as follows for each zone.

Zone A – Town Center Budget

Description	Fiscal Year 2020-21 Estimated Through June 30, 2021
Revenues:	
Assessments	\$141,820
Interest	\$1,900
City of Santee Contribution	\$21,700
Reserve Fund Contribution	(\$20,370)
Total Revenues	\$145,050
Expenditures	
Administration	\$2,820
Advertising	\$230
Electricity & Gas - Grounds	\$30,000
Water & Sewer - Grounds	\$39,000
Repair/Maintenance - Grounds	\$56,500
Irrigation Materials	\$1,000
Internal Service Charges	\$15,500
Total Expenditures/Proposed Budget	\$145,050

Zone B – The Lakes Budget

Description	Fiscal Year 2020-21 Estimated Through June 30, 2021
Revenues:	
Assessments	\$7,520
Interest	\$300
Reserve Fund Contribution	(\$970)
Total Revenues	\$6,850
Expenditures	
Administration	\$150
Advertising	\$10
Water & Sewer - Grounds	\$4,230
Repair/Maintenance - Grounds	\$1,470
Internal Service Charges	\$990
Total Expenditures/Proposed Budget	\$6,850

2. Cost Estimate

Zone C – San Remo Budget

Description	Fiscal Year 2020-21 Estimated Through June 30, 2021
Revenues:	
Assessments	\$7,860
Interest	\$300
Reserve Fund Contribution	(\$1,100)
Total Revenues	\$7,060
Expenditures	
Administration	\$160
Advertising	\$10
Water & Sewer - Grounds	\$3,000
Repair/Maintenance - Grounds	\$3,720
Internal Service Charges	\$170
Total Expenditures/Proposed Budget	\$7,060

Zone D – Mission Creek Budget

Description	Fiscal Year 2020-21 Estimated Through June 30, 2021
Revenues:	
Assessments	\$164,580
Interest	\$900
Reserve Fund Contribution	(\$40)
Total Revenues	\$165,440
Expenditures	
Administration	\$3,270
Advertising	\$270
Electricity & Gas - Grounds	\$30,000
Water & Sewer - Grounds	\$60,000
Repair/Maintenance - Grounds	\$44,500
Irrigation Materials	\$500
Internal Service Charges	\$26,900
Total Expenditures/Proposed Budget	\$165,440

The maximum assessment rate per acre for Zones E, F and G may be increased by 2% by City Council approval each year. The maximum assessment rate per acre for Zone H may be increased by City Council approval each year by (i) the Consumer Price Index - all Urban Consumers for the San Diego Area or (ii) two percent (2%), whichever is greater.

No assessment will be levied for Zones E through H for the Fiscal Year 2020-21 as the property owners' association has maintained the improvements to a level satisfactory to the City.

3. Assessment Diagrams

Assessment Diagrams

Assessment Diagrams for the Santee Town Center Landscape Maintenance District, Zones A-H have been submitted to the City of Santee in the format required under the provision of the Act. The lines and dimensions shown on maps of the County of San Diego Assessor's Office for the current year are incorporated by reference in Appendix B herein and made part of this Report.

4. Method of Assessment

Proposition 218 Compliance

On November 5, 1996, California voters approved Proposition 218 entitled “Right to Vote on Taxes Act” which added Article XIID to the California Constitution. While its title refers only to taxes, Proposition 218 establishes new procedural requirements for the formation and administration of assessment districts. Proposition 218 also requires that with certain specified exception, which are described below, all existing assessment districts must be ratified by the property owners within the District using the new procedures.

Some of these exceptions include:

- 1) Any assessment imposed exclusively to finance the capital cost or maintenance and operation expenses for streets.
- 2) Any assessments levied pursuant to a petition signed by the persons owning all of the parcels subject to the assessment at the time the assessment was initially imposed.

However, even if assessments are initially exempt from Proposition 218, if the assessments are increased in the future, the City will need to comply with the provisions of Proposition 218 for that portion of the increased assessment formula (e.g., CPI increase).

Proposition 218 does not define this term “streets”, however, based on the opinions of the public agency officials, attorneys, assessment engineers and Senate Bill 919, it has been determined that streets include all public improvements located within the street right-of-way. This would include median and parkway landscaping, traffic signals, safety lighting and street lighting.

Proposition 218 defines “assessment” as “any levy or charge upon real property by an agency for a special benefit conferred upon the real property.” Cal. Const., art. XIID, §2(b). A special assessment, sometimes called a “benefit assessment,” is a charge generally levied upon parcels of real property to pay for benefits the parcels receive from local improvements. Special assessments are levied according to statutory authority granted by the Legislature or, in some instances, local charters. Distinguishing among taxes, fees and assessments can be difficult and often depends on the context in which the distinction is made. For example, taxes, assessments and property-related fees all may be imposed on property. The key feature that distinguishes an assessment from a tax, fee or charge is the existence of a special benefit to real property. Without identifying a special benefit, there can be no assessment.

4. Method of Assessment

Method of Apportionment

Pursuant to the Landscaping and Lighting Act of 1972 and Article XIII D of the Constitution of the State of California, all parcels that have special benefit conferred upon them as a result of the maintenance and operation of improvements shall be identified and the proportionate special benefit derived by each identified parcel shall be determined in relationship to the entire cost of the maintenance and operation of the improvements. Only parcels that receive direct special benefit are assessed, and each parcel is assessed in proportion to the estimated benefit received.

The Act also permits the designation of zones of benefit within any individual assessment district if “by reasons or variations in the nature, location, and extent of the improvements, the various areas will receive different degrees of benefit from the improvement” (S&H S22574). Thus, the 1972 Act requires the levy of a true “assessment” rather than a “special tax.” Excepted from the assessment would be the area of all public streets and right-of-way; all public parks, greenbelts and parkways.

Special Benefit Determination

The City of Santee considers the maintenance and upkeep of parkways and adjacent slopes to be the responsibility of the adjacent development due to the added beautification of the local community which extends to the perimeter of the development.

Improvements that provide a special benefit to an isolated group of parcels of land located within the District are considered to be a localized benefit, and the costs associated with these improvements are assessed to all parcels receiving the localized benefit. Localized benefits include the construction, operation, servicing and maintenance of the improvements that only benefit the parcels located within the localized areas.

Localized Landscaping – Parcels that have localized landscaping such as entryway landscaping, parkway landscaping, etc. adjacent to or near their parcels directly benefit from the landscaping improvements and are assessed for the costs of the localized landscaping.

General Benefit

The landscape improvements maintained by each zone provide no general public benefit in that the improvements were installed for the sole benefit of the properties within each benefit zone. The landscape improvements do not extend beyond the perimeter of the boundary of each of those benefit zones. It is therefore determined that all properties within each zone benefit equally from the financed improvements and the costs and expenses for the landscaping maintenance and services are apportioned on a per parcel basis.

The actual assessment and the amount of the assessment for the Fiscal Year 2020-21 apportioned to each parcel as shown on the latest equalized roll at the County Assessor’s office are listed in Appendix A of this Report. The description of each lot or parcel is part of the records of the County of San Diego Assessor’s Office and such records are, by reference, made part of this Report.

4. Method of Assessment

Special Benefit Zones

The Santee Town Center Landscape Maintenance District has eight (8) special benefit zones.

ZONES “A THROUGH H” were established to accurately track and assess the costs associated with the localized landscaping improvements such as entryway landscaping and parkway landscaping, etc. for specific development sites. These improvements are only assessed to the parcels within the development sites that directly benefit from the improvements.

ZONE A – TOWN CENTER

The method of apportionment for Zone A is based upon the percentage of square footage of landscaping, maintained in the right-of-way, adjacent to an individual property owner’s property. The actual adjacent values have been calculated and percentages have been determined to be as indicated in the following figure for the District. Individual parcels within a landscape district will receive benefits based on land use, size and location of landscaping. In the case of the Santee Town Center Landscape Maintenance District, Zone A, all parcels are zoned for commercial usage. Assessor Parcel 381-041-18 is designated as a public street and is exempt from assessment.

ZONE B – THE LAKES

The method of apportionment for Zone B is based upon the finding that each residential unit within the zone shares an equal benefit from landscaped areas to be maintained. The assessment for each unit will be determined by dividing the total assessment costs by the total number of units in Zone B. Individual parcels within a landscape district will receive benefits based on land use, size and location of landscaping. In the case of the Santee Town Center Landscape Maintenance District, Zone B, all parcels are zoned for residential usage. All parcels share an equal benefit in landscape areas that are adjacent to Palm Glen Drive and Magnolia Avenue.

ZONE C – SAN REMO

The method of apportionment for Zone C is based upon the finding that each residential unit within the zone shares an equal benefit from landscaped areas to be maintained. The assessment for each unit will be determined by dividing the total assessment costs by the total number of units in Zone C. Individual parcels within a landscape district will receive benefits based on land use, size and location of landscaping. In the case of the Santee Town Center Landscape Maintenance District, Zone C, all parcels are zoned for residential usage. All parcels share an equal benefit in landscaped areas and are accessible from Mast Boulevard.

ZONE D – MISSION CREEK

The methodology to be used to apportion the assessments to those parcels in Zone D, Mission Creek, will be based upon the special benefit received. Based upon a review of the proposed land uses for Tentative Map No. 87-01 (November 8, 1989) and Revised Illustrative Site Plan C (September 22, 1989), provided by City staff, it is recommended that the single family parcel be used as the basic unit of calculation for the assessments. Single family residential parcels account for approximately 60% of the proposed residential development within the project. Individual parcels within a landscape district will receive benefits based on land use, size and location of landscaping. In the case of the Santee Town Center Landscape Maintenance District, Zone D, the property has been designated for single family residential, multi-family residential and commercial usage. All parcels will be assessed a fair and equitable portion of the landscape improvements benefiting the properties.

The following methodology has been developed to calculate the EDUs to be assigned to each lot or parcel within the Zone based on land use and parcel size:

Single Family Residential- The single family parcel was selected as the basic unit of calculation for the assessments, and is defined as one Equivalent Dwelling Unit (EDU). A methodology has been developed to

4. Method of Assessment

calculate the EDUs for other residential land uses and for commercial/industrial parcels as described below based on land use and parcel size.

Multi-Family Residential- The EDUs for land zones for multi-family uses would be assessed 1 EDU per dwelling unit, e.g., a parcel with 100 condominium units would be assigned 100 EDUs.

Vacant Residential- The EDUs for parcels defined as residential but having no dwelling unit on them are calculated based on 1.8 EDUs per acre or any portion thereof, with a minimum of 0.20 EDU. This allocation was developed by dividing the average residential lot size in this project of 4,700 sq.ft. into 43,560 sq.ft. (1 acre) and then assigning twenty (20) percent of the calculated EDUs to the parcel (twenty percent estimates the ratio of land value to land value plus improvement).

Commercial- The EDUs for land zoned for commercial uses would be assigned at the rate of nine (9) EDUs per acre. This allocation has been developed by dividing the average residential lot size in this project of 4,700 sq.ft. into 43,560 sq.ft. (1 acre).

Vacant Commercial- Parcels defined as vacant commercial parcels would be assigned EDUs at the allocated rate of 20% of the Commercial rate, which have structures or improvements on them.

The assessment per equivalent dwelling unit (cost per EDU) will be determined by dividing the total assessment to be levied by the total number of EDUs. The assessment for each parcel would be calculated by multiplying the parcel's number of EDUs by the cost per EDU.

ZONE D – BENEFIT ZONES

In order to determine charges or rates based on the benefit(s) received by each lot or parcel, it is recommended that two subzones be established within Zone D, Mission Creek. Based on review of the proposed improvements and facilities to be maintained and operated by Zone D, a Residential Subzone (including single family and multi-family residential parcels) and a Commercial Subzone should be established.

The Zone-wide improvements include the San Diego River Channel improvements, consisting of the Linear Park, Pedestrian Bridge and Riparian Habitat. The San Diego River Channel improvements provide a special benefit to all parcels in the zone since the improvements border the entire project and were required by the conditions of development for the entire project. Therefore, the maintenance costs for these improvements are spread to all parcels in the zone.

The improvements at Commercial Unit No. 3, consisting of the maintenance of monuments on Cuyamaca Street and River Park Drive, landscape easements, public access, walkways and parkways provide a special benefit to the parcels in the Commercial Subzone since the improvements front the Commercial Subzone and were required by the conditions of development for the project.

The parcels in the Residential Subzone receive a special benefit from the maintenance of the western bike path and the improvements for Residential Units 1 and 2, the Mission Creek Townhomes and the Cluster Homes, which consist of entrance monuments, landscape easements, public access, walkways and parkways, since the improvements front the Residential Subzone and were required by the conditions of development for the project.

ZONE E – TROLLEY SQUARE

The methodology to be used to apportion the assessments to those parcels in Zone E, Trolley Square, will be based upon the special benefit received. The following methodology has been developed to calculate the benefit to be assigned to each lot or parcel within the Zone based on land use and parcel size. Individual parcels within a landscape district will receive benefits based on land use, size and location of landscaping improvements to be installed, operated or maintained. In the case of the Santee Town Center Landscape

4. Method of Assessment

Maintenance District, Zone E, all parcels are zoned for commercial usage. There are no public properties in Zone E that benefit from the improvements.

Commercial- The benefit for land zoned for commercial uses would be assigned on a per acre basis, where one acre of commercial land equals one adjusted acre of commercial land.

Vacant Commercial- Parcels defined as vacant commercial parcels would be assigned benefit at the allocated rate of 20% of the Commercial rate, which have structures or improvements on them. Therefore, one acre of vacant commercial land equals 0.20 adjusted acre of vacant commercial land.

The assessment per parcel will be determined by dividing the total assessment to be levied by the sum of the adjusted acreage. The assessment for each parcel would be calculated by multiplying the parcel's adjusted acreage by the cost per adjusted acre.

ZONE F – HARTFORD PROPERTY

The methodology to be used to apportion the assessments to those parcels in Zone F, Hartford Property, will be based upon the special benefit received. The following methodology has been developed to calculate the benefit to be assigned to each lot or parcel within the Zone based on land use and parcel size.

Commercial- The benefit for land used for developed commercial/public uses would be assigned on a per acre basis.

Vacant Commercial- Parcels defined as vacant commercial parcels would be assigned benefit at the allocated rate of 20% of the Commercial rate, which have structures or improvements on them, i.e. developed.

The assessment per parcel will be determined by dividing the total assessment to be levied by the sum of the acreage. The assessment for each parcel would be calculated by multiplying the parcel's acreage by the cost per acre.

ZONE G – RIVERWALK

The method of apportionment for Zone G is based upon the finding that each residential unit within the zone shares an equal benefit from landscaped areas to be maintained. The assessment for each unit will be determined by dividing the total assessment costs by the total number of units in Zone G.

ZONE H – RIVERVIEW

The methodology to be used to apportion the assessments to those parcels in Zone H (Riverview) will be based upon the special benefit received. The following methodology has been developed to calculate the benefit to be assigned to each lot or parcel within the Zone based on land use and parcel size.

Residential- The benefit for land used for developed residential uses would be assigned on a per acre basis and then converted to per unit cost based on the number of residential units.

Commercial- The benefit for land used for developed commercial/public uses would be assigned on a per acre basis.

Vacant Commercial- Parcels defined as vacant commercial parcels would be assigned benefit at the allocated rate of 20% of the Commercial rate, which have structures or improvements on them, i.e. developed.

The assessment per parcel will be determined by dividing the total assessment to be levied by the sum of the acreage. The assessment for each parcel would be calculated by multiplying the parcel's acreage by the cost per acre.

Annual Assessment Rate Increases

Based on an analysis of the projected operations and maintenance costs associated with existing and future public improvements within Zone A – Town Center, a maximum assessment of \$2,973 per acre has been

4. Method of Assessment

established for the 71.1% portion and \$1,627 per acre for the Costco portion. Zones B and C were not established with a CPI escalator and cannot increase without a majority approval Proposition 218 Ballot process. Based on an analysis of the projected operations and maintenance costs associated with existing and future public improvements within Zone D – Mission Creek, a maximum cap of \$286 per EDU has been established for the Residential Subzone and \$5,480 per acre for the Commercial Subzone.

The maximum assessment rate per acre for Zones E, F and G may be increased by 2% by City Council approval each year. The maximum assessment rate per acre for Zone H may be increased by City Council approval each year by (i) the Consumer Price Index - all Urban Consumers for the San Diego Area or (ii) two percent (2%), whichever is greater. Annually, the City Council will determine the operations and maintenance budgeting needs for each zone and determine the annual assessment. The annual assessment amount will not exceed these maximum rates unless a balloting process in compliance with Proposition 218 is completed. Based on an analysis of the projected operations and maintenance costs associated with the public improvements within Zone E (Trolley Square), the maximum assessment rate for FY 2020-21 will be \$5,513.58 per adjusted acre. Based on an analysis of the projected operations and maintenance costs associated with the public improvements within Zone F (Hartford Property), the maximum assessment rate for FY 2020-21 will be \$3,921.39 per acre. Based on an analysis of the projected operations and maintenance costs associated with the public improvements within Zone G (Riverwalk), the maximum assessment rate for FY 2020-21 will be \$154.50 per EDU. Based on an analysis of the projected operations and maintenance costs associated with existing and future public improvements within Zone H (Riverview), the maximum assessment rate for FY 2020-21 will be \$9,198.05 per acre for Commercial property and \$495.54 per unit for Residential property.

Annual Assessment Rates

ZONE A – TOWN CENTER

Cost x Percentage of Square Footage/ Parcel	
Costco Portion	\$1,627 per Acre
Remaining Portion	\$2,973 per Acre
Proposed Levy Amount	\$141,816.82

ZONE B – THE LAKES

Calculated Fiscal Year 2020-21 Assessment per Parcel	\$84.48
Total Assessable Parcels	89
Proposed Levy Amount	\$7,518.72

ZONE C – SAN REMO

Calculated Fiscal Year 2020-21 Assessment per Parcel	\$218.22
Total Assessable Parcels	36
Proposed Levy Amount	\$7,855.92

4. Method of Assessment

ZONE D – MISSION CREEK

Improvements which benefit the entire zone include the San Diego River improvements, and have been allocated to all parcels.

Total Assessment Cost/Total No. of EDUs

\$80,743/488.76 EDUs = \$165.20/EDU

The Improvements for Commercial Unit No. 3 benefit the parcels in the Commercial Subzone, and have been spread to all parcels.

Total Assessment Cost/No. of EDUs

\$34,069/76.76 EDUs = \$443.84/EDU

The total assessment rate for parcels in the Commercial Subzone will be \$609.04 per EDU (including the improvements for Commercial Unit No. 3 and the improvements that benefit the entire zone).

The improvements for the Western Bike Path, Residential Units 1 and 2, the Townhouses and the Cluster Homes benefit the parcels in the Residential Subzone and have been spread to all parcels in the subzone.

Total Assessment Cost/No. of EDUs

\$49,770/412 EDUs = \$120.80/EDU

The total assessment rate for parcels in the Residential Subzone will be \$286.00 per EDU (including the improvements for the Western Bike Path, Residential Units 1 and 2, the Townhomes, the Cluster Homes and the improvements that benefit the entire zone).

ZONE E – TROLLEY SQUARE

The maximum assessment rate for FY 2020-21 will be increased by 2% to \$5,513.58/adjusted acre. No assessment will be levied for the Fiscal Year 2020-21 as the property owners' association has maintained the improvements to a level satisfactory to the City. Individual parcels within a landscape district will receive benefits based on land use, size and location of landscaping improvements to be installed, operated or maintained. In the case of the Santee Town Center Landscape Maintenance District, Zone E, all parcels are zoned for commercial usage. There are no public properties in Zone E that benefit from the improvements.

ZONE F – HARTFORD PROPERTY

The maximum assessment rate for FY 2020-21 will be increased by 2% to \$3,921.39/acre. No assessment will be levied for the Fiscal Year 2020-21 as the property owners' association has maintained the improvements to a level satisfactory to the City. Individual parcels within a landscape district will receive benefits based on land use, size and location of landscaping improvements to be installed, operated or maintained. In the case of the Santee Town Center Landscape Maintenance District, Zone F, all parcels, with the exception of one, are zoned for commercial usage. There is one (1) public property in Zone F that benefits from the improvements.

ZONE G – RIVERWALK

The maximum assessment rate for FY 2020-21 will be increased by 2% to \$154.50 per EDU. No assessment will be levied for the Fiscal Year 2020-21 as the property owners' association has maintained the improvements to a level satisfactory to the City. Individual parcels within a landscape district will receive benefits based on land use, size and location of landscaping improvements to be installed, operated or maintained. In the case of Zone G of the Santee Town Center Landscape Maintenance District, all parcels are zoned for residential usage for the current year. We have investigated the properties in Zone G and have determined that there are no public

4. Method of Assessment

properties that benefit from the improvements. There are public streets, public rights-of-way, and easements within Zone G, but they do not benefit from the improvements.

ZONE H – RIVERVIEW

The maximum assessment rate for FY 2020-21 will be increased by 2% (which represents the increase in the Consumer Price Index - all Urban Consumers for the San Diego Area) to \$9,198.05 per acre for Commercial property and \$495.54 per unit for Residential property. No assessment will be levied for the Fiscal Year 2020-21 as the management association has maintained the improvements to a level satisfactory to the City. Individual parcels within a landscape district will receive benefits based on land use, size and location of landscaping improvements to be installed, operated or maintained. In the case of the Santee Town Center Landscape Maintenance District, Zone H, all assessable parcels are zoned for commercial usage. We have investigated the properties in Zone H and have determined that there are currently five (5) public properties that benefit from the improvements.

5. Proposed Assessments

The actual assessment and the amount of the assessment for the Fiscal Year 2020-21 apportioned to each parcel as shown on the latest equalized roll at the County Assessor's office are listed in Appendix A of this Report. The description of each lot or parcel is part of the records of the County of San Diego Assessor's Office and such records are, by reference, made part of this Report.

APPENDIX A

Preliminary Assessment Roll



City of Santee

609114 - LMD Zone A (Town Center)

APN	Levy	APN	Levy	APN	Levy	APN	Levy
3810410100	\$2,051.36	3810410200	\$3,329.76	3810410300	\$2,824.34	3810410400	\$2,854.08
3810410500	\$2,170.28	3810410700	\$624.32	3810410900	\$1,010.82	3810411200	\$1,486.50
3810411300	\$1,159.46	3810411400	\$25,924.56	3810411500	\$7,016.28	3810411900	\$22,778.00
3810412000	\$1,010.82	3810412300	\$19,740.72	3810412400	\$6,005.46	3810412500	\$1,724.34
3810412600	\$921.62	3810412700	\$3,508.14	3810412800	\$6,183.84	3810412900	\$1,783.80
3810413000	\$1,902.72	3810413100	\$2,556.78	3810413200	\$5,321.66	3810413300	\$4,221.66
3810413400	\$743.24	3810413500	\$1,843.26	3810413600	\$2,051.36	3810413700	\$4,102.74
3810413800	\$1,278.38	3810413900	\$3,686.52				
Total					30	\$141,816.82	

City of Santee

609115 - LMD Zone B (Town Center)

APN	Levy	APN	Levy	APN	Levy	APN	Levy
3810321301	\$84.48	3810321302	\$84.48	3810321303	\$84.48	3810321304	\$84.48
3810321305	\$84.48	3810321306	\$84.48	3810321307	\$84.48	3810321308	\$84.48
3810321309	\$84.48	3810321310	\$84.48	3810321311	\$84.48	3810321312	\$84.48
3810321313	\$84.48	3810321314	\$84.48	3810321315	\$84.48	3810321316	\$84.48
3810321317	\$84.48	3810321318	\$84.48	3810321319	\$84.48	3810321320	\$84.48
3810321321	\$84.48	3810321322	\$84.48	3810321323	\$84.48	3810321324	\$84.48
3810321325	\$84.48	3810321326	\$84.48	3810321327	\$84.48	3810321328	\$84.48
3810321329	\$84.48	3810321330	\$84.48	3810321331	\$84.48	3810321332	\$84.48
3810321333	\$84.48	3810321334	\$84.48	3810321335	\$84.48	3810321336	\$84.48
3810321337	\$84.48	3810321338	\$84.48	3810321339	\$84.48	3810321340	\$84.48
3810321341	\$84.48	3810321342	\$84.48	3810321343	\$84.48	3810321344	\$84.48
3810321345	\$84.48	3810321346	\$84.48	3810321347	\$84.48	3810321348	\$84.48
3810321349	\$84.48	3810321350	\$84.48	3810321351	\$84.48	3810321352	\$84.48
3810321353	\$84.48	3810321354	\$84.48	3810321355	\$84.48	3810321356	\$84.48
3810321357	\$84.48	3810321358	\$84.48	3810321359	\$84.48	3810321360	\$84.48
3810321361	\$84.48	3810321362	\$84.48	3810321363	\$84.48	3810321364	\$84.48
3810321365	\$84.48	3810321366	\$84.48	3810321367	\$84.48	3810321368	\$84.48
3810321369	\$84.48	3810321370	\$84.48	3810321371	\$84.48	3810321372	\$84.48
3810321373	\$84.48	3810321374	\$84.48	3810321375	\$84.48	3810321376	\$84.48
3810321377	\$84.48	3810321378	\$84.48	3810321379	\$84.48	3810321380	\$84.48
3810321381	\$84.48	3810321382	\$84.48	3810321383	\$84.48	3810321384	\$84.48
3810321385	\$84.48	3810321386	\$84.48	3810321387	\$84.48	3810321388	\$84.48
3810321389	\$84.48						

Total					89		\$7,518.72
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City of Santee

609122 - LMD Zone C (Town Center)

APN	Levy	APN	Levy	APN	Levy	APN	Levy
3813110400	\$218.22	3813110600	\$218.22	3813110800	\$218.22	3813110900	\$218.22
3813111000	\$218.22	3813111100	\$218.22	3813111200	\$218.22	3813111300	\$218.22
3813111400	\$218.22	3813111500	\$218.22	3813111600	\$218.22	3813111700	\$218.22
3813111800	\$218.22	3813111900	\$218.22	3813112000	\$218.22	3813112100	\$218.22
3813112200	\$218.22	3813112300	\$218.22	3813112400	\$218.22	3813112500	\$218.22
3813112600	\$218.22	3813112700	\$218.22	3813112800	\$218.22	3813112900	\$218.22
3813113000	\$218.22	3813113100	\$218.22	3813113200	\$218.22	3813113300	\$218.22
3813113400	\$218.22	3813113500	\$218.22	3813113600	\$218.22	3813113800	\$218.22
3813114000	\$218.22	3813114200	\$218.22	3813114400	\$218.22	3813114600	\$218.22
Total					36	\$7,855.92	

City of Santee

609123 - LMD Zone D (Town Center)

APN	Levy	APN	Levy	APN	Levy	APN	Levy
3816811301	\$286.00	3816811302	\$286.00	3816811303	\$286.00	3816811304	\$286.00
3816811305	\$286.00	3816811306	\$286.00	3816811307	\$286.00	3816811308	\$286.00
3816811309	\$286.00	3816811310	\$286.00	3816811311	\$286.00	3816811312	\$286.00
3816811313	\$286.00	3816811314	\$286.00	3816811315	\$286.00	3816811316	\$286.00
3816811317	\$286.00	3816811318	\$286.00	3816811319	\$286.00	3816811320	\$286.00
3816811321	\$286.00	3816811322	\$286.00	3816811323	\$286.00	3816811324	\$286.00
3816811325	\$286.00	3816811326	\$286.00	3816811327	\$286.00	3816811328	\$286.00
3816811329	\$286.00	3816811330	\$286.00	3816811331	\$286.00	3816811332	\$286.00
3816811333	\$286.00	3816811334	\$286.00	3816811335	\$286.00	3816811336	\$286.00
3816811337	\$286.00	3816811338	\$286.00	3816811339	\$286.00	3816811340	\$286.00
3816811341	\$286.00	3816811342	\$286.00	3816811343	\$286.00	3816811344	\$286.00
3816811345	\$286.00	3816811346	\$286.00	3816811347	\$286.00	3816811348	\$286.00
3816811349	\$286.00	3816811350	\$286.00	3816811351	\$286.00	3816811352	\$286.00
3816811353	\$286.00	3816811354	\$286.00	3816811355	\$286.00	3816811356	\$286.00
3816811357	\$286.00	3816811358	\$286.00	3816811359	\$286.00	3816811360	\$286.00
3816811361	\$286.00	3816811362	\$286.00	3816811363	\$286.00	3816811364	\$286.00
3816811365	\$286.00	3816811366	\$286.00	3816811367	\$286.00	3816811368	\$286.00
3816811369	\$286.00	3816811370	\$286.00	3816811371	\$286.00	3816811372	\$286.00
3816811373	\$286.00	3816811374	\$286.00	3816811375	\$286.00	3816811376	\$286.00
3816811377	\$286.00	3816811378	\$286.00	3816811379	\$286.00	3816811380	\$286.00
3816811381	\$286.00	3816811382	\$286.00	3816811383	\$286.00	3816811384	\$286.00
3816811385	\$286.00	3816811386	\$286.00	3816811387	\$286.00	3816811388	\$286.00
3816811389	\$286.00	3816811390	\$286.00	3816811701	\$286.00	3816811702	\$286.00
3816811703	\$286.00	3816811704	\$286.00	3816811705	\$286.00	3816811706	\$286.00
3816811707	\$286.00	3816811708	\$286.00	3816811709	\$286.00	3816811710	\$286.00
3816811711	\$286.00	3816811712	\$286.00	3816811713	\$286.00	3816811714	\$286.00
3816811715	\$286.00	3816811716	\$286.00	3816811717	\$286.00	3816811718	\$286.00
3816811719	\$286.00	3816811720	\$286.00	3816811721	\$286.00	3816811722	\$286.00
3816811723	\$286.00	3816811724	\$286.00	3816811725	\$286.00	3816811726	\$286.00
3816811727	\$286.00	3816811728	\$286.00	3816811729	\$286.00	3816811730	\$286.00
3816811731	\$286.00	3816811732	\$286.00	3816811733	\$286.00	3816811734	\$286.00
3816811735	\$286.00	3816811736	\$286.00	3816811737	\$286.00	3816811738	\$286.00
3816811739	\$286.00	3816811740	\$286.00	3816811741	\$286.00	3816811742	\$286.00
3816811743	\$286.00	3816811744	\$286.00	3816811745	\$286.00	3816811746	\$286.00
3816811747	\$286.00	3816811748	\$286.00	3816811749	\$286.00	3816811750	\$286.00

City of Santee

609123 - LMD Zone D (Town Center)

APN	Levy	APN	Levy	APN	Levy	APN	Levy
3816811751	\$286.00	3816811752	\$286.00	3816811753	\$286.00	3816811754	\$286.00
3816811755	\$286.00	3816811901	\$286.00	3816811902	\$286.00	3816811903	\$286.00
3816811904	\$286.00	3816811905	\$286.00	3816811906	\$286.00	3816811907	\$286.00
3816811908	\$286.00	3816811909	\$286.00	3816811910	\$286.00	3816811911	\$286.00
3816811912	\$286.00	3816811913	\$286.00	3816811914	\$286.00	3816811915	\$286.00
3816811916	\$286.00	3816811917	\$286.00	3816811918	\$286.00	3816811919	\$286.00
3816811920	\$286.00	3816811921	\$286.00	3816811922	\$286.00	3816811923	\$286.00
3816811924	\$286.00	3816811925	\$286.00	3816811926	\$286.00	3816811927	\$286.00
3816811928	\$286.00	3816811929	\$286.00	3816811930	\$286.00	3816811931	\$286.00
3816811932	\$286.00	3816811933	\$286.00	3816811934	\$286.00	3816811935	\$286.00
3816811936	\$286.00	3816811937	\$286.00	3816811938	\$286.00	3816811939	\$286.00
3816811940	\$286.00	3816811941	\$286.00	3816811942	\$286.00	3816811943	\$286.00
3816811944	\$286.00	3816811945	\$286.00	3816811946	\$286.00	3816811947	\$286.00
3816811948	\$286.00	3816811949	\$286.00	3816811950	\$286.00	3816811951	\$286.00
3816811952	\$286.00	3816811953	\$286.00	3816812001	\$286.00	3816812002	\$286.00
3816812003	\$286.00	3816812004	\$286.00	3816812005	\$286.00	3816812006	\$286.00
3816812007	\$286.00	3816812008	\$286.00	3816812009	\$286.00	3816812010	\$286.00
3816812011	\$286.00	3816812012	\$286.00	3816812013	\$286.00	3816812014	\$286.00
3816812015	\$286.00	3816812016	\$286.00	3816812017	\$286.00	3816812018	\$286.00
3816812019	\$286.00	3816812020	\$286.00	3816812021	\$286.00	3816812022	\$286.00
3816812023	\$286.00	3816812024	\$286.00	3816812025	\$286.00	3816812026	\$286.00
3816812027	\$286.00	3816812028	\$286.00	3816812029	\$286.00	3816812030	\$286.00
3816812031	\$286.00	3816812032	\$286.00	3816812033	\$286.00	3816822100	\$30,688.00
3816822201	\$573.16	3816822202	\$573.16	3816822203	\$573.16	3816822204	\$573.16
3816822205	\$573.16	3816822206	\$573.16	3816822207	\$573.16	3816822208	\$573.16
3816822209	\$573.16	3816822210	\$573.16	3816822211	\$573.16	3816822212	\$573.16
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3817000700	\$286.00	3817000800	\$286.00	3817000900	\$286.00	3817001000	\$286.00
3817001100	\$286.00	3817001200	\$286.00	3817001300	\$286.00	3817001400	\$286.00
3817001500	\$286.00	3817001600	\$286.00	3817001700	\$286.00	3817001800	\$286.00
3817001900	\$286.00	3817002000	\$286.00	3817002100	\$286.00	3817002200	\$286.00
3817002300	\$286.00	3817002400	\$286.00	3817002500	\$286.00	3817002600	\$286.00
3817002700	\$286.00	3817002800	\$286.00	3817002900	\$286.00	3817003000	\$286.00

City of Santee

609123 - LMD Zone D (Town Center)

APN	Levy	APN	Levy	APN	Levy	APN	Levy
3817003100	\$286.00	3817003200	\$286.00	3817003300	\$286.00	3817003400	\$286.00
3817003500	\$286.00	3817003600	\$286.00	3817003700	\$286.00	3817003800	\$286.00
3817003900	\$286.00	3817004000	\$286.00	3817004100	\$286.00	3817004200	\$286.00
3817004300	\$286.00	3817004400	\$286.00	3817004500	\$286.00	3817004600	\$286.00
3817004700	\$286.00	3817010100	\$286.00	3817010200	\$286.00	3817010300	\$286.00
3817010400	\$286.00	3817010500	\$286.00	3817010600	\$286.00	3817010700	\$286.00
3817010800	\$286.00	3817010900	\$286.00	3817011000	\$286.00	3817011100	\$286.00
3817011200	\$286.00	3817011300	\$286.00	3817011400	\$286.00	3817011500	\$286.00
3817011600	\$286.00	3817011700	\$286.00	3817011800	\$286.00	3817011900	\$286.00
3817012000	\$286.00	3817012100	\$286.00	3817012200	\$286.00	3817012300	\$286.00
3817012400	\$286.00	3817012500	\$286.00	3817012600	\$286.00	3817012700	\$286.00
3817012800	\$286.00	3817012900	\$286.00	3817013000	\$286.00	3817013100	\$286.00
3817013200	\$286.00	3817013300	\$286.00	3817013400	\$286.00	3817013500	\$286.00
3817013600	\$286.00	3817013700	\$286.00	3817013800	\$286.00	3817013900	\$286.00
3817014000	\$286.00	3817014100	\$286.00	3817014200	\$286.00	3817014300	\$286.00
3817014400	\$286.00	3817014500	\$286.00	3817014600	\$286.00	3817014700	\$286.00
3817014800	\$286.00	3817014900	\$286.00	3817015000	\$286.00	3817015100	\$286.00
3817015200	\$286.00	3817015300	\$286.00	3817015400	\$286.00	3817015500	\$286.00
3817015600	\$286.00	3817015700	\$286.00	3817015800	\$286.00	3817015900	\$286.00
3817020100	\$286.00	3817020200	\$286.00	3817020300	\$286.00	3817020400	\$286.00
3817020500	\$286.00	3817020600	\$286.00	3817020700	\$286.00	3817020800	\$286.00
3817020900	\$286.00	3817021000	\$286.00	3817021100	\$286.00	3817021200	\$286.00
3817021300	\$286.00	3817021400	\$286.00	3817021500	\$286.00	3817021600	\$286.00
3817021700	\$286.00	3817021800	\$286.00	3817021900	\$286.00	3817022000	\$286.00
3817022100	\$286.00	3817022200	\$286.00	3817022300	\$286.00	3817022400	\$286.00
3817022500	\$286.00	3817022600	\$286.00	3817022700	\$286.00	3817022800	\$286.00
3817022900	\$286.00	3817023000	\$286.00	3817023100	\$286.00	3817023200	\$286.00
3817023300	\$286.00	3817023400	\$286.00	3817023500	\$286.00	3817023600	\$286.00
3817023700	\$286.00	3817023800	\$286.00	3817023900	\$286.00	3817024000	\$286.00
3817024100	\$286.00	3817024200	\$286.00	3817024300	\$286.00	3817024400	\$286.00
3817024500	\$286.00	3817024600	\$286.00	3817024700	\$286.00	3817024800	\$286.00
3817024900	\$286.00	3817025000	\$286.00	3817025100	\$286.00	3817025200	\$286.00
3817025300	\$286.00	3817025400	\$286.00	3817025500	\$286.00	3817025600	\$286.00
3817025700	\$286.00	3817025800	\$286.00	3817025900	\$286.00	3817026000	\$286.00
3817026100	\$286.00	3817026200	\$286.00	3817026300	\$286.00	3817026400	\$286.00

City of Santee

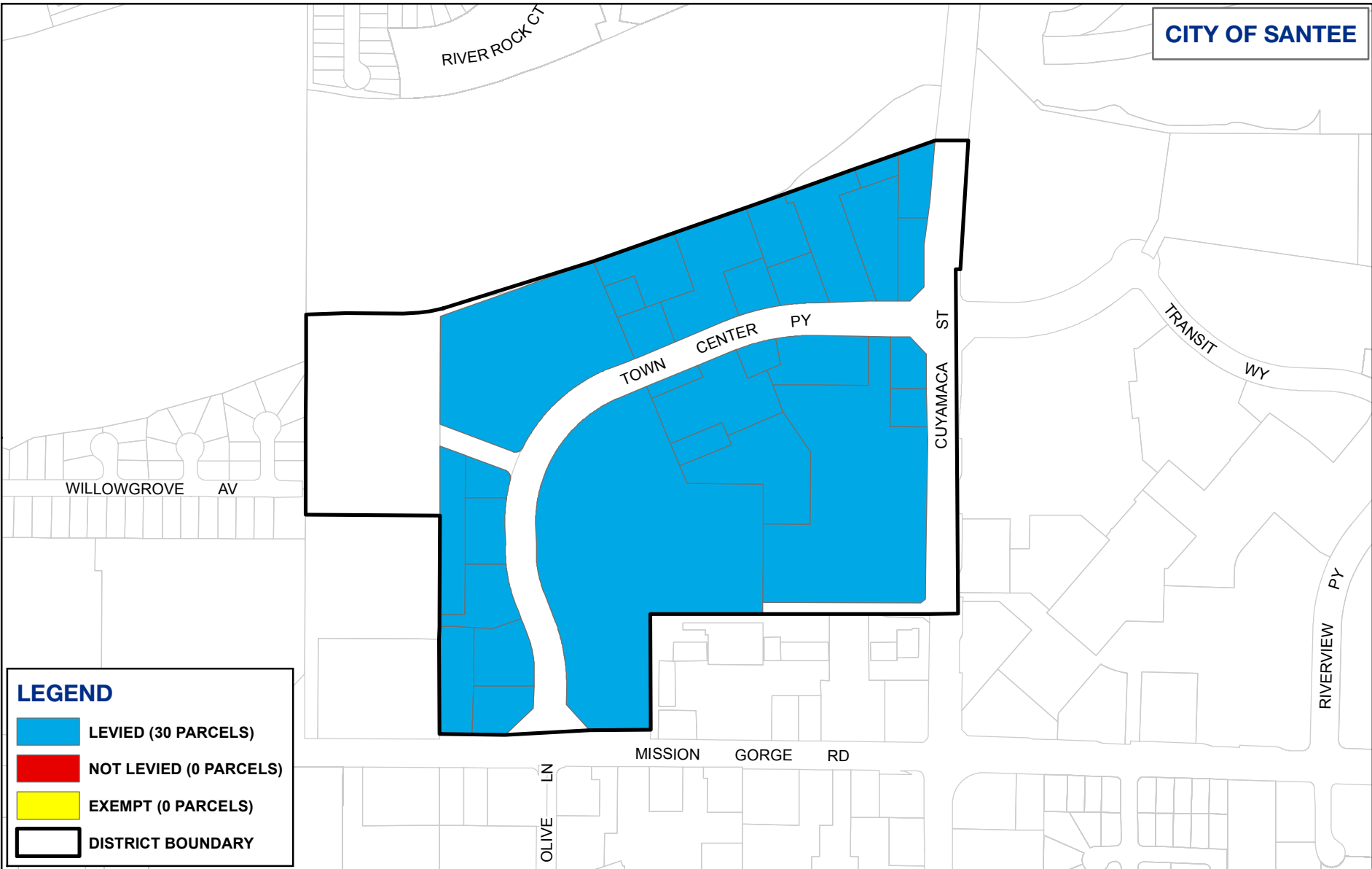
609123 - LMD Zone D (Town Center)

APN	Levy	APN	Levy	APN	Levy	APN	Levy
3817026500	\$286.00	3817026600	\$286.00	3817026700	\$286.00	3817027300	\$286.00
3817027400	\$286.00	3817027500	\$286.00	3817027600	\$286.00	3817027700	\$286.00
3817027800	\$286.00	3817027900	\$286.00	3817028000	\$286.00		
Total					431	\$164,581.08	

APPENDIX B

Assessment Diagrams

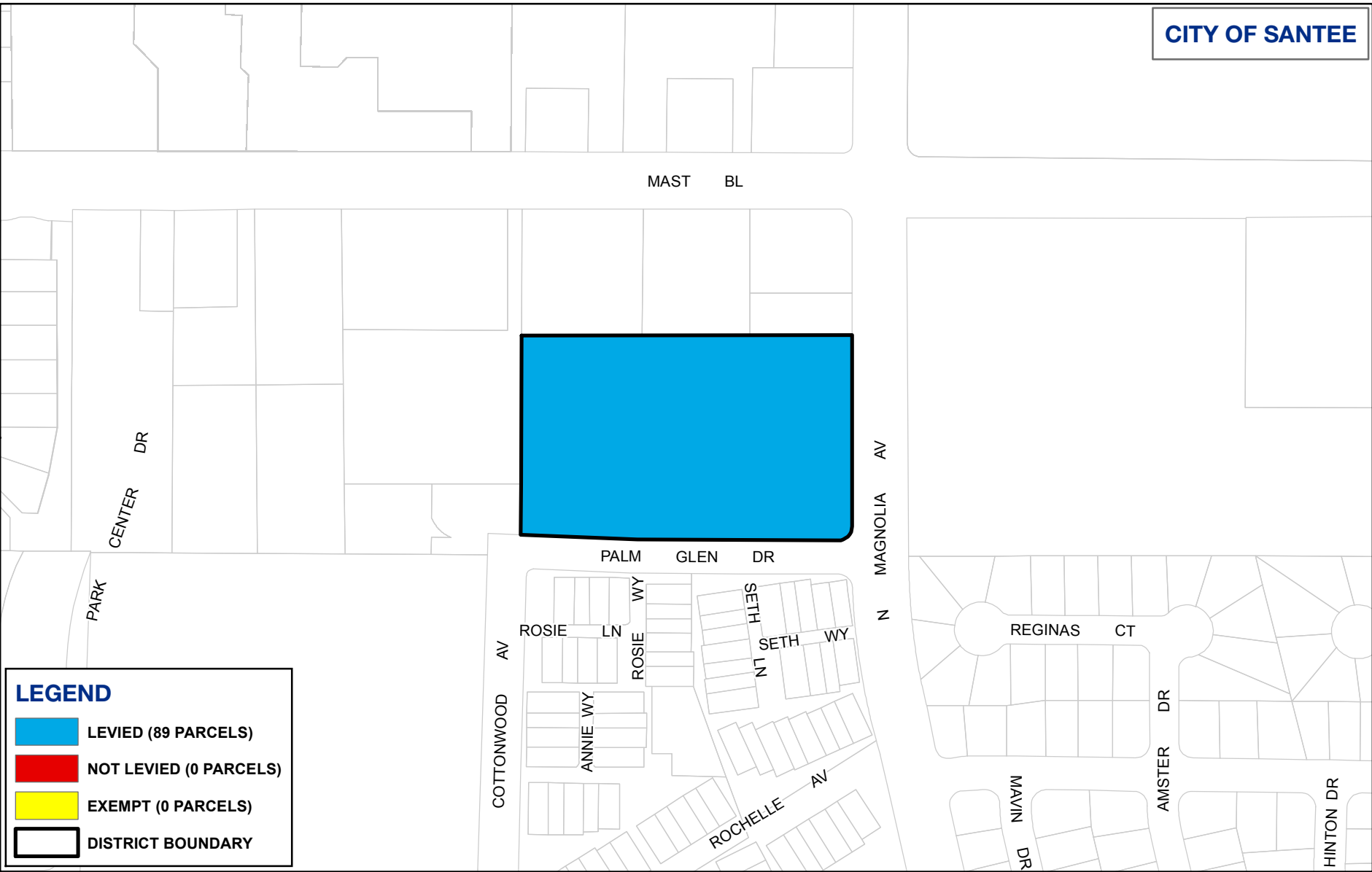








**TOWN CENTER LANDSCAPE MAINTENANCE DISTRICT
ZONE A - TOWN CENTER**



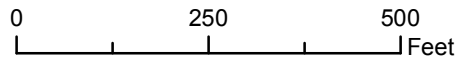
0 500 1,000 Feet

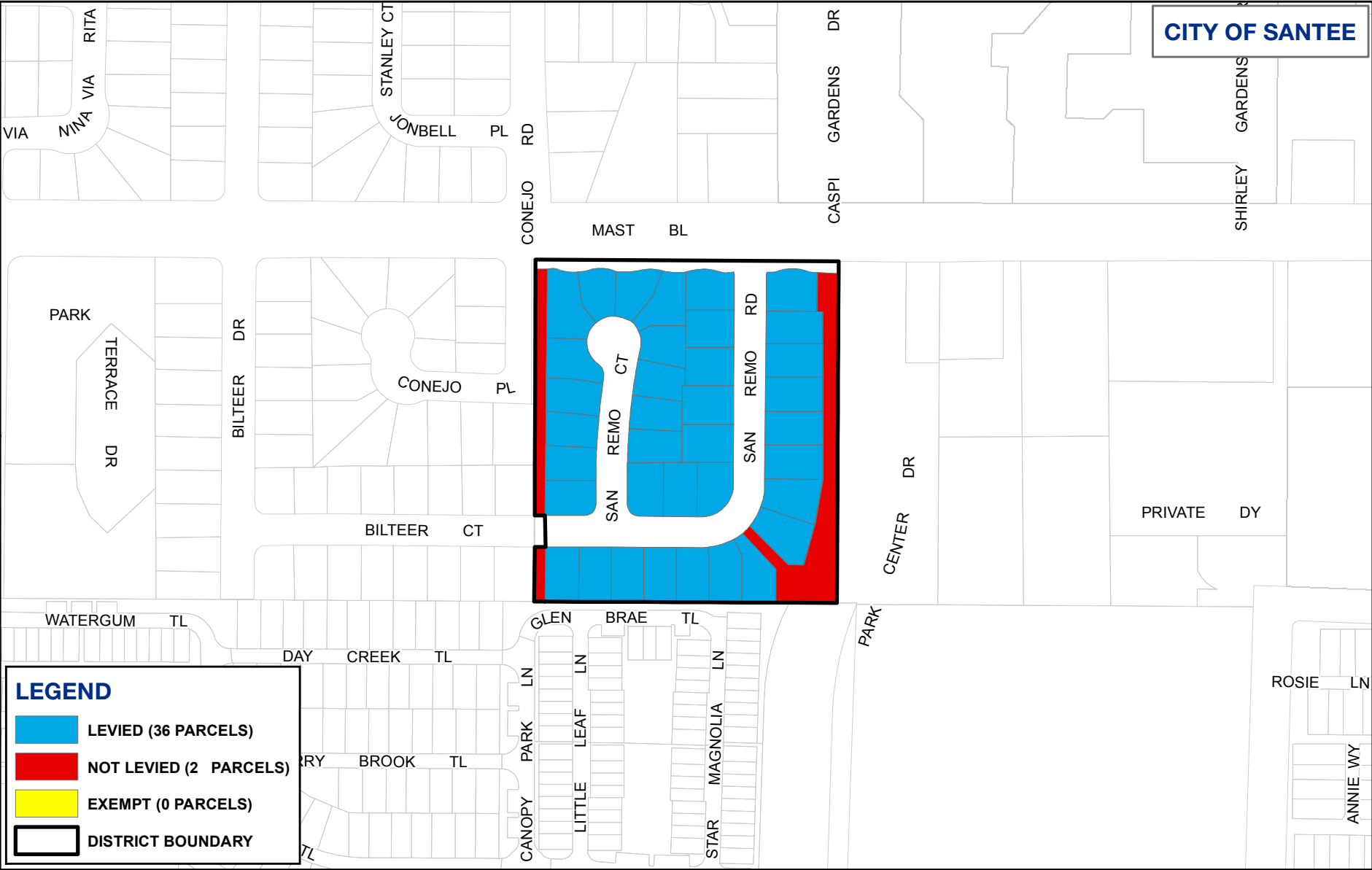


LEGEND

-  LEVIED (89 PARCELS)
-  NOT LEVIED (0 PARCELS)
-  EXEMPT (0 PARCELS)
-  DISTRICT BOUNDARY

**TOWN CENTER LANDSCAPE MAINTENANCE DISTRICT
ZONE B - THE LAKES**

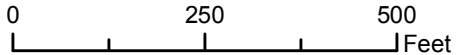


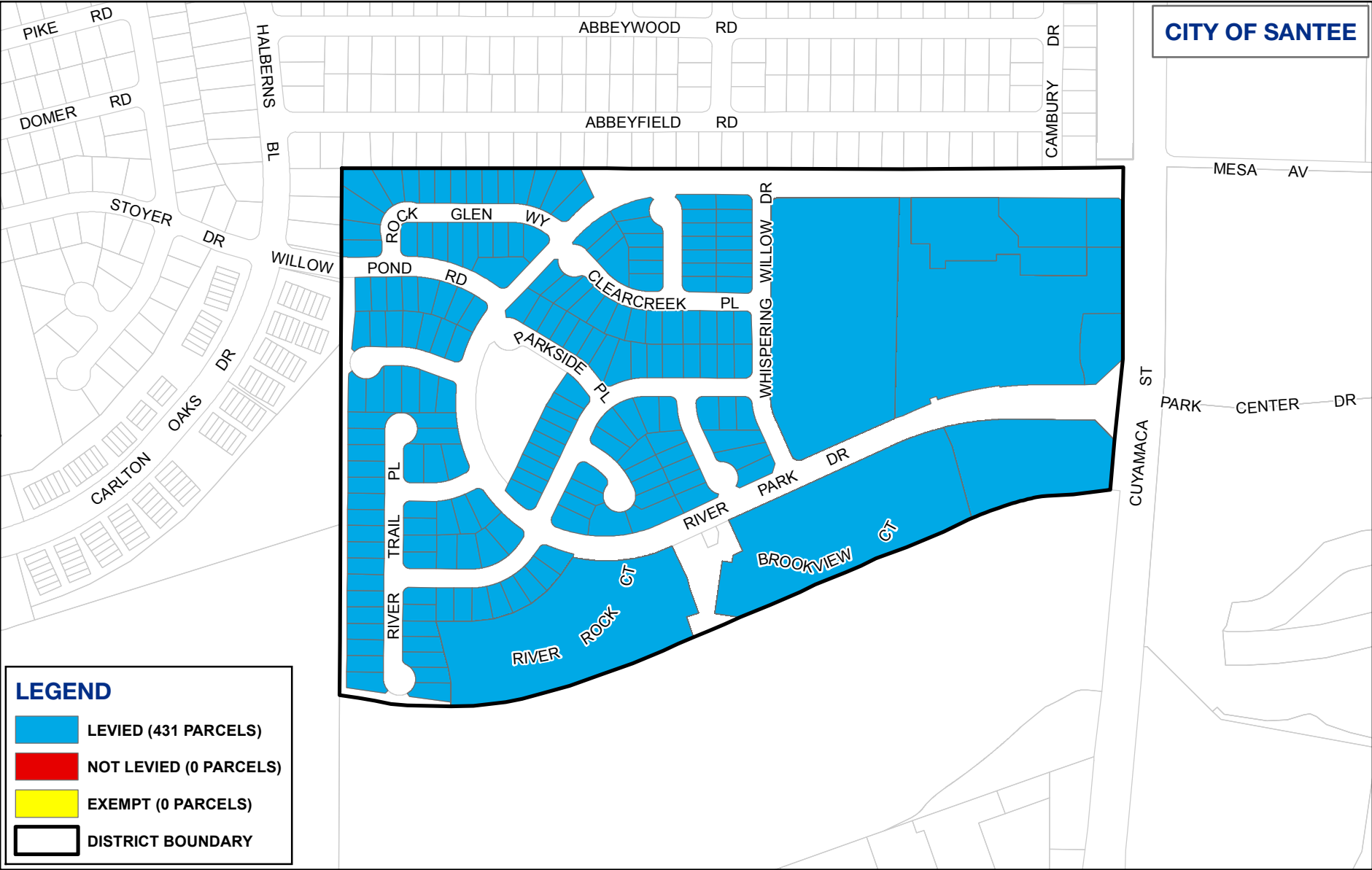


LEGEND

- LEVIED (36 PARCELS)
- NOT LEVIED (2 PARCELS)
- EXEMPT (0 PARCELS)
- DISTRICT BOUNDARY

**TOWN CENTER LANDSCAPE MAINTENANCE DISTRICT
ZONE C - SAN REMO**

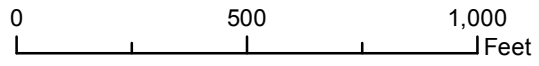


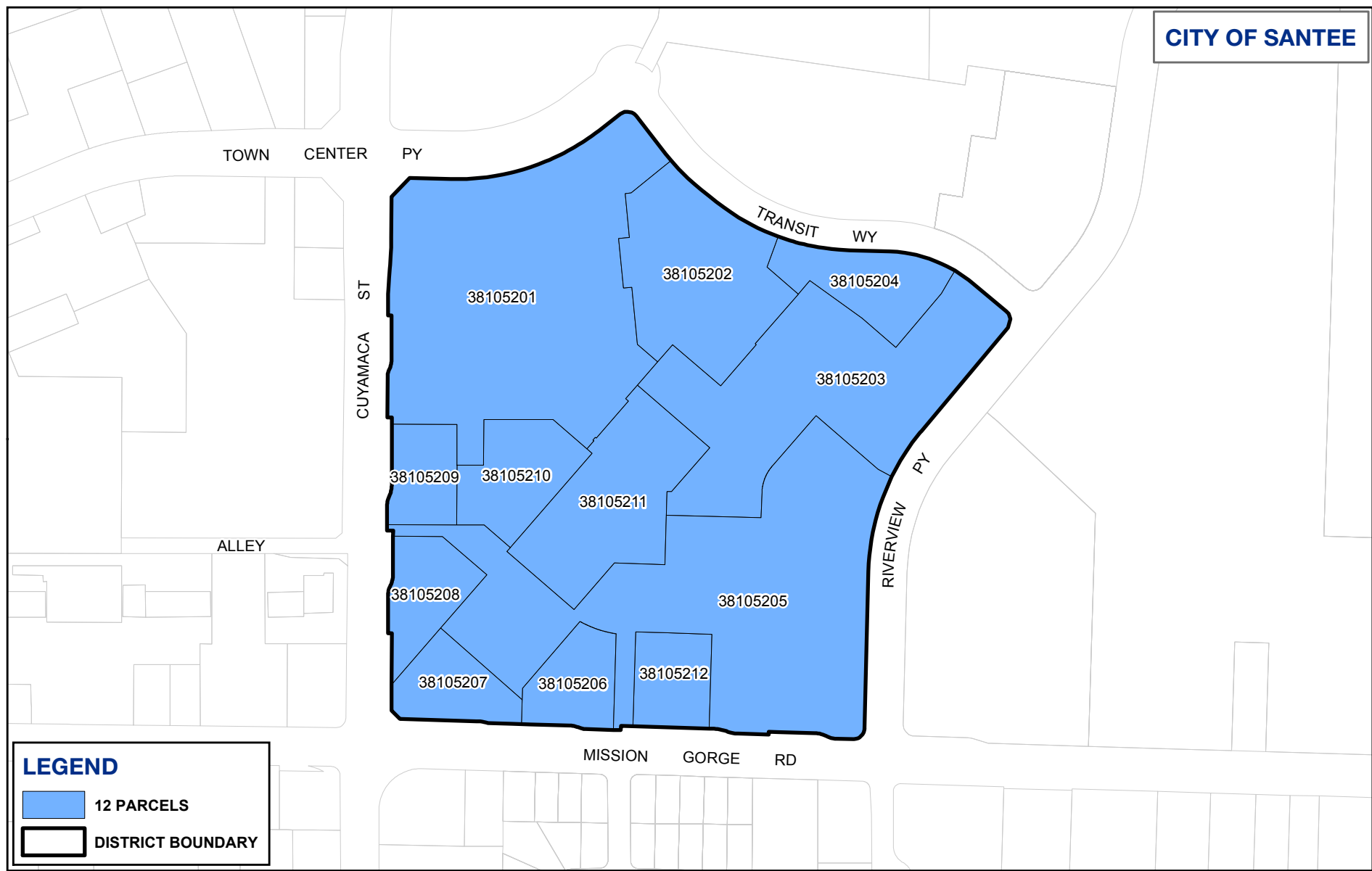


LEGEND

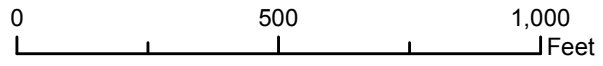
- LEVIED (431 PARCELS)
- NOT LEVIED (0 PARCELS)
- EXEMPT (0 PARCELS)
- DISTRICT BOUNDARY

**TOWN CENTER LANDSCAPE MAINTENANCE DISTRICT
ZONE D - MISSION CREEK**





**TOWN CENTER LANDSCAPE MAINTENANCE DISTRICT
ZONE E - TROLLEY SQUARE**

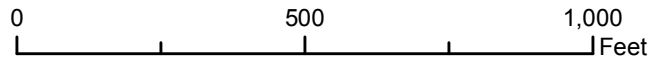


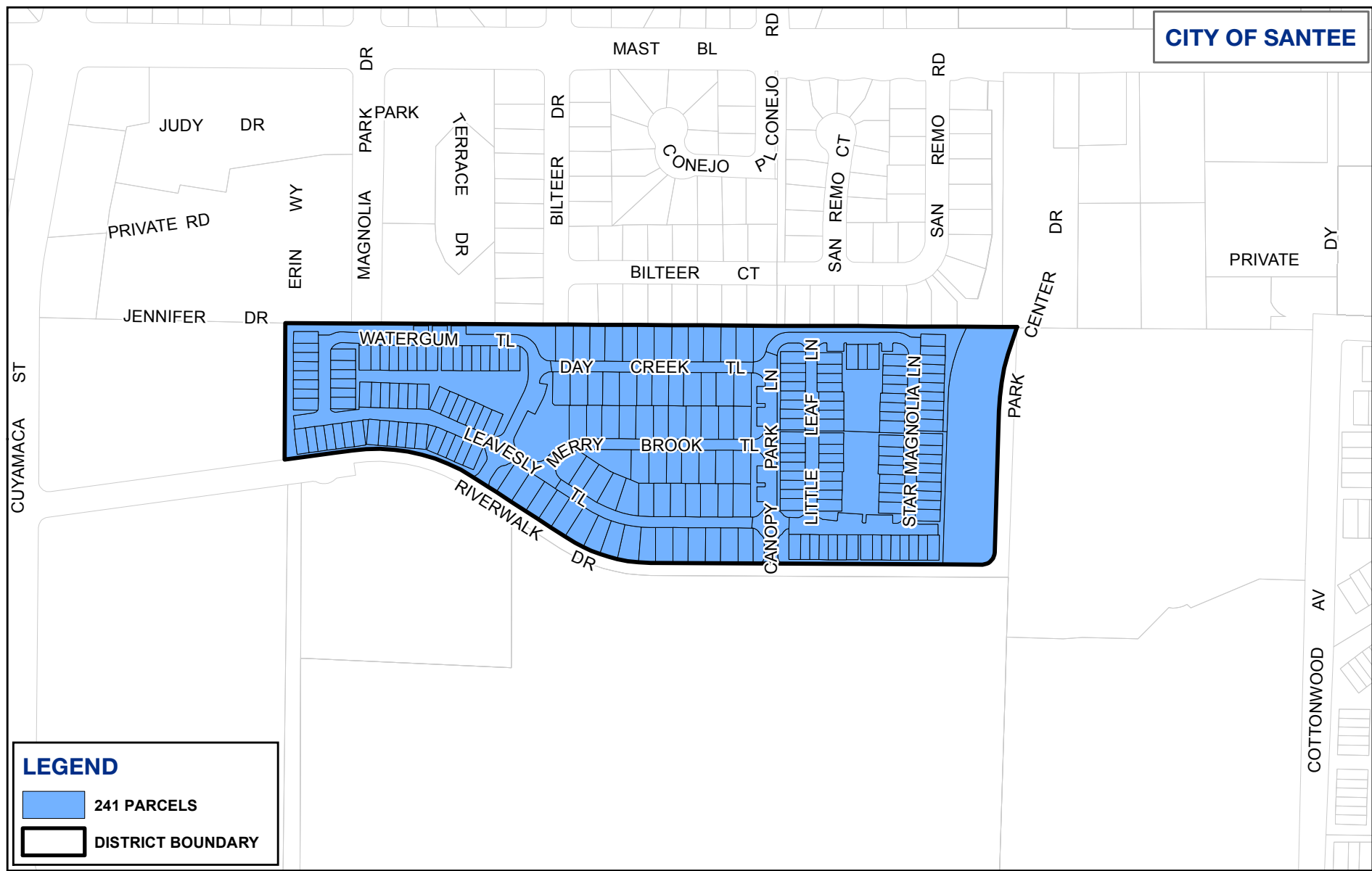


LEGEND



- 1 PARCEL
- DISTRICT BOUNDARY

**TOWN CENTER LANDSCAPE MAINTENANCE DISTRICT
ZONE F - HARTFORD PROPERTY**

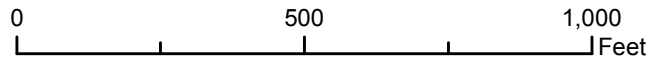


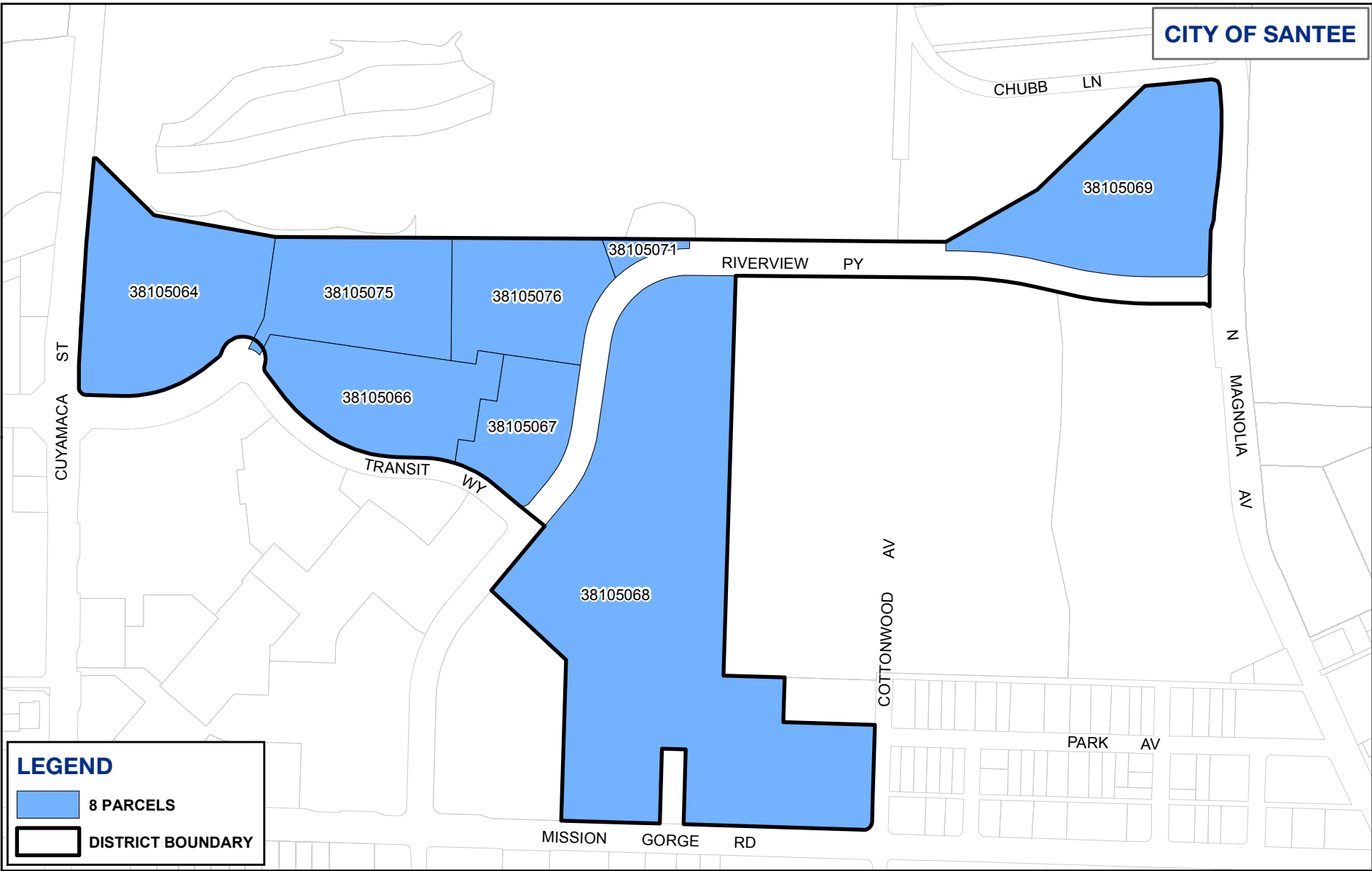


LEGEND

-  241 PARCELS
-  DISTRICT BOUNDARY

**TOWN CENTER LANDSCAPE MAINTENANCE DISTRICT
ZONE G - RIVERWALK**





**TOWN CENTER LANDSCAPE MAINTENANCE DISTRICT
ZONE H - RIVERVIEW**



0 500 1,000 1,500 Feet



Corporate Headquarters
6905 Brockton Avenue
Riverside, CA 92506
951.686.1070

Murrieta Office
41870 Kalmia Street #160
Murrieta, CA 92562
951.686.1070

RESOLUTION NO.

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE
DECLARING ITS INTENTION TO PROVIDE FOR AN ANNUAL LEVY AND
COLLECTION OF ASSESSMENTS, AND SETTING A TIME AND PLACE FOR A
PUBLIC HEARING THEREON FOR THE FY 2020-21
TOWN CENTER LANDSCAPE MAINTENANCE DISTRICT**

WHEREAS, the City Council of the City of Santee, California has previously formed a street lighting and landscaping district pursuant to the terms and provisions of the "Landscaping and Lighting Act of 1972", being Division 15, Part 2 of the Streets and Highways Code of the State of California, Article XIII of the California Constitution , and the Proposition 218 Omnibus Implementation Act (commencing with California Government Code Section 53750) (collectively the "Law"), in what is known and designated as **TOWN CENTER LANDSCAPE MAINTENANCE DISTRICT** ("District"); and

WHEREAS, at this time, landscaping facilities or improvements, as set forth in the Engineer's Report ("Report"), include landscaping within public streets and public rights-of-ways and easements including medians and right-of-way landscaping within the Town Center area of the City; and

WHEREAS, at this time, this City Council desires to take proceedings to provide for the annual levy of assessments for Fiscal Year 2020-21 to provide for the costs and expenses necessary for the continued maintenance of improvements within said District; and

WHEREAS, at this time there has been presented and approved by this City Council, a Report as required by law, and this City Council desires to move forth with the proceedings for said annual levy.

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

SECTION 1. The above recitals are all true and correct.

SECTION 2. The Report regarding the annual levy for said District, which Report is for maintenance for Fiscal Year 2020-21 that has been previously approved is directed to be filed in the Office of the City Clerk. Reference is hereby made to the Report for a full and detailed description of the improvements, the boundaries of the District and any zones therein, and the proposed assessment.

SECTION 3. The public interest and convenience requires, and it is the intention of this City Council to order, the Fiscal Year 2020-21 annual assessment levy for the District as set forth and described in the Report, and it is further determined to be in the best public interest and convenience to levy and collect Fiscal Year 2020-21 annual assessments to pay the costs and expenses of the maintenance of the improvements as estimated in said Report.

RESOLUTION NO.

SECTION 4. The assessments levied and collected shall be for the maintenance of certain improvements, as set forth in the Report, referenced and so incorporated herein.

SECTION 5. There will be no change in assessment amounts for Zone A, B, C and Zone D, as they are at the maximum assessment.

SECTION 6. There are no proposed new improvements or any substantial changes to existing improvements.

SECTION 7. The County Auditor shall enter on the Assessment Roll the amount of the assessments, and shall collect said assessments at the same time and in the same manner as County taxes are collected. After collection, the net amount of the assessments, after the deduction of any compensation due to the County for collection, shall be paid to the Treasurer of the City of Santee for purposes of paying for the costs and expenses of said District.

SECTION 8. All monies collected shall be deposited in a special fund known as: "**SPECIAL FUND – TOWN CENTER LANDSCAPE MAINTENANCE DISTRICT.**" Payment shall be made out of said fund only for the purpose provided for in this Resolution, and in order to expedite the execution of the maintenance, the City Council may transfer into said special fund, from any available source, such funds as it may deem necessary to expedite the proceedings. Any funds shall be repaid out of the proceeds of the assessments provided for in this Resolution.

SECTION 9. Said maintenance work is, in the opinion of this City Council, of direct special benefit to the properties within the boundaries of the District, and this City Council makes the costs and expenses of said maintenance chargeable upon a District, of which District this City Council hereby declares to be the District specially benefited by said improvements and their maintenance thereof, and to be further assessed to pay the costs and expenses thereof. Said District shall include each and every parcel of land within the boundaries of said District, as said District is shown within said Report, as approved by this City Council and on file in the Office of the City Clerk, and so designated by the name of the District.

SECTION 10. Any public properties, as defined in the Law, which are included within the boundaries of the District, shall be subject to any assessment to be made under these proceedings to cover any of the costs and expenses of said maintenance work.

SECTION 11. Notice is hereby given that a public hearing on this item will be held before the **SANTEE CITY COUNCIL** at 6:30 p.m., Wednesday, July 22, 2020, regarding the annual levy of assessments, the extent of the maintenance, and any other matters contained within this resolution. In an effort to protect public health and prevent the spread of COVID19, the public hearing will be conducted via webinar and telephonically. Instructions for participating in the hearing will be posted by the City Clerk on the City's website at <https://www.cityofsanteeca.gov>. Any persons who wish to object to the proceedings for the annual levy should file a written protest with the City Clerk prior to the time set and scheduled for said public hearing.

RESOLUTION NO.

SECTION 12. The Finance Department is hereby authorized and directed to publish a copy of this Resolution in a newspaper of general circulation within said City, said publication and be not less than ten (10) days before the date set for said Public Hearing.

SECTION 13. This Resolution shall take effect immediately upon its adoption.

ADOPTED by the City Council of the City of Santee, California, at a regular meeting thereof held this 10th day of June, 2020 by the following roll call vote to wit:

AYES:

NOES:

ABSENT:

APPROVED:

JOHN W. MINTO, MAYOR

ATTEST:

ANNETTE ORTIZ, CMC, CITY CLERK

City of Santee
COUNCIL AGENDA STATEMENT

Item 6

MEETING DATE June 10, 2020

AGENDA ITEM NO.

ITEM TITLE **RESOLUTIONS APPROVING THE ENGINEER'S REPORT AND DECLARING THE CITY COUNCIL'S INTENTION TO LEVY ASSESSMENTS AND SETTING A PUBLIC HEARING FOR THE FY 2020-21 SANTEE ROADWAY LIGHTING DISTRICT ANNUAL LEVY OF ASSESSMENTS**

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

SUMMARY The Santee Roadway Lighting District ("SRLD") has two zones, each with separate funding sources. Zone A is contiguous with the City's boundaries; i.e., all properties in the City are within Zone A. Zone B comprises numerous areas throughout the City, and contains street lights defined as primarily having special benefit.

The funding of street light energy, maintenance and administrative costs for both Zone A and Zone B has been obtained from two sources: an ad valorem property tax designated for street lighting purposes (Zone A), and a special benefit assessment (Zone B). It is estimated that 80 new lights will be added within SRLD in FY 2020-21.

The City Council is required to take three distinct steps in order to proceed with the annual levy of assessments. First, the City Council must formally initiate the proceedings and direct the preparation of an engineer's report, analyzing existing and proposed improvements to the District. Second, the City Council must take formal action to approve or modify and approve the proposed engineer's report, formally declare its intention to provide for the annual levy of assessments and provide notice of a public hearing. Finally, the City Council must hold the public hearing and provide for the annual levy of assessments.

This item takes the necessary second step involving the approval of the proposed engineer's report and declaring the intention to levy assessments and providing notice of a public hearing. The final step of holding the public hearing and providing for the annual levy of assessments is scheduled to occur at the July 22, 2020 City Council meeting.

The proposed assessment in Zone B will remain \$14.06 per household/benefit unit for FY 2020-21. There will continue to be no assessment in Zone A.

FINANCIAL STATEMENT *tm* SRLD's FY 2020-21 operating budget totals \$523,510. The budget will be funded primarily by Zone A ad valorem property tax revenues of \$346,800 and Zone B assessments of \$346,850. The anticipated increase in Zone A reserves during FY 2020-21 will be used to fund a Capital Improvement reserve for future City-wide luminaire replacement and the installation of new lights.

CITY ATTORNEY REVIEW N/A Completed

RECOMMENDATION *ADMB* Adopt two Resolutions: 1) Approving the engineer's report and 2) Declaring intention to levy assessments and setting a public hearing for July 22, 2020.

ATTACHMENTS (Listed Below)

- 1) Resolution Approving Engineer's Report for Annual Levy of Assessment (Engineer's Report)
- 2) Resolution Declaring Intent to Provide Annual Levy and Collection of Assessment, and Setting a Time and Place for a Public Hearing Thereon
- 3) Map

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA
APPROVING THE ENGINEER'S REPORT FOR THE
ANNUAL LEVY OF ASSESSMENTS FOR FISCAL YEAR 2020-21
FOR THE SANTEE ROADWAY LIGHTING DISTRICT**

WHEREAS, the City Council of the City of Santee, pursuant to the provisions of the "Landscaping and Lighting Act of 1972", being Division 15, Part 2 of the Streets and Highways Code of the State of California, Article XIII D, section 4 of the California Constitution , and the Proposition 218 Omnibus Implementation Act (commencing with California Government Code Section 53750) (collectively the "Law"), did, by previous Resolution, order the preparation of an Engineer's Report for the annual levy of assessments, consisting of plans and specifications, an estimate of the cost, a diagram, and an assessment relating to what is known and designated as: **SANTEE ROADWAY LIGHTING DISTRICT** (hereinafter referred to as "District"); and

WHEREAS, the FY 2020-21 Assessment Engineer's Report ("Report") has been presented to this City Council as required by the Law and as previously directed by Resolution; and

WHEREAS, this City Council has now carefully examined and reviewed the Report as presented, and is satisfied with each and all of the items and documents as set forth therein, and is satisfied that the assessments, on a preliminary basis, have been spread in accordance with the benefits received from the maintenance to be performed, as set forth in said Report.

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

SECTION 1. The above recitals are all true and correct.

SECTION 2. The Report as presented, consisting of plans and specifications, estimate of cost, diagram of the District, and assessment of the estimated cost, is hereby approved on a preliminary basis, attached to this Resolution, and on file in the Office of the City Clerk as a permanent record and to remain open to public inspection.

RESOLUTION NO. _____

ADOPTED by the City Council of the City of Santee, California, at a regular meeting thereof held this 10th day of June, 2020, by the following roll call vote to wit:

AYES:

NOES:

ABSENT:

APPROVED:

JOHN W. MINTO, MAYOR

ATTEST:

ANNETTE ORTIZ, CMC, CITY CLERK

Exhibit A: Engineer's Report



Fiscal Year 2020-21 Preliminary Engineer's Report



City of Santee

Santee Roadway Lighting District

Prepared for:



June 2020

Table of Contents

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Section 1.	Plans and Specifications	1
Section 2.	Cost Estimate	3
Section 3.	Assessment Diagram	4
Section 4.	Method of Assessment	5
Section 5.	Proposed Assessments	8

Appendices

Appendix A.	Preliminary Assessment Roll
Appendix B.	Land Use Factors

i. Engineer's Statement

AGENCY: CITY OF SANTEE
PROJECT: SANTEE ROADWAY LIGHTING DISTRICT
TO: CITY COUNCIL
CITY OF SANTEE
STATE OF CALIFORNIA

REPORT PURSUANT TO "LANDSCAPING AND LIGHTING ACT OF 1972"

Pursuant to direction from the City Council, submitted herewith is the Engineer's Report (the "Report"), consisting of the following parts, pursuant to the provisions of Division 15, Part 2 of the Streets and Highways Code of the State of California, being the "Landscape and Lighting Act of 1972," as amended, commencing with Section 22500, and which is in accordance with Resolution No. ____ adopted by the City of Santee City Council, San Diego County, California ordering preparation of the Engineer's Report for Santee Roadway Lighting District (the "District"). This "Report" is applicable for the ensuing 12-month period, being the Fiscal Year commencing July 1, 2020 to June 30, 2021. Please note that Albert A. Webb Associates provides engineering advice and related consulting engineering services. Albert A. Webb Associates is not a registered municipal advisor and does not participate in municipal advisory activities, and nothing in this Engineer's Report for the District is, or should be interpreted to be, municipal advisory services or advice.

- SECTION 1** **PLANS AND SPECIFICATIONS** of the improvements to be maintained and/or improved for the Fiscal Year. The plans and specifications show and describe the existing improvements, and are sufficient in showing and describing the general nature, location and extent of the improvements.
- SECTION 2** A **COST ESTIMATE** of the improvements to be maintained and/or improved for the mentioned Fiscal Year.
- SECTION 3** **ASSESSMENT DIAGRAM** showing the boundaries of the assessment District on file with the City Clerk in the format required under the provision of the Act.
- SECTION 4** A **METHOD OF ASSESSMENT APPORTIONMENT** showing the proportionate amount of the assessment to be charged in proportion to the benefits to be received by each lot or parcel within the exterior boundaries of the District.
- SECTION 5** **PROPOSED ASSESSMENTS** contains the total costs and expense of the proposed improvements for Fiscal Year 2020-21 upon each parcel of land within said District, in proportion to the estimated benefits to be received by such parcels from said improvements, is set forth upon the assessment roll filed herewith and made a part hereof.

i. Engineer's Statement

I, Matthew E. Webb, a Professional Civil Engineer (employed at Albert A. Webb Associates and retained through an agreement between Webb Municipal Finance, LLC and my employer), acting on behalf of the City of Santee, pursuant to the Landscaping and Lighting Act of 1972 (California Streets and Highways Code Section 22500 et seq.)(the "1972 Act) do hereby submit the following:

Executed this _____ day of _____ 2020.



ALBERT A. WEBB ASSOCIATES

MATTHEW E. WEBB
PROFESSIONAL CIVIL ENGINEER NO. 37385
ENGINEER OF WORK
CITY OF SANTEE
STATE OF CALIFORNIA

Final approval, confirmation and levy of the annual assessment and all matters in the Engineer's Report were made on the _____ day of _____ 2020, by adoption of Resolution No. _____ By City Council.

CITY CLERK
CITY OF SANTEE
STATE OF CALIFORNIA

A copy of the Assessment Roll and Engineer's Report were filed in the City Clerk's Office on the _____ day of _____ , 2020.

CITY CLERK
CITY OF SANTEE
STATE OF CALIFORNIA

i. Engineer’s Statement

WHEREAS, on April 22, 2020, a Resolution of the City Council of the City of Santee, California, Initiating Proceedings and Ordering the Preparation of an Engineer’s Report for the FY 2020-21 Santee Roadway Lighting District Annual Levy of Assessments was adopted;

WHEREAS, the Resolution Initiating Proceedings for the Annual Levy of Assessments and Ordering the Preparation of an Engineer’s Report directed Webb Municipal Finance, LLC, to prepare and file a report presenting plans and specifications describing the general nature, location and extent of the improvements to be maintained, an estimate of the costs of the maintenance, operations and servicing of the improvements for the City of Santee Roadway Lighting District for the referenced Fiscal Year, a diagram for the District showing the area and properties to be assessed, and an assessment of the estimated costs of the maintenance, operations and servicing the improvements, assessing the net amount upon all assessable lots and-or parcels within the District in proportion to the special benefit received;

WHEREAS, on June 10, 2020, the City Council of the City of Santee, State of California, under the Landscaping and Lighting Act of 1972, having adopted its Resolution of Intention for the Annual Levy of Assessments declaring its intention to levy assessments for the Santee Roadway Lighting District and provide notice of the public hearing;

NOW THEREFORE, the following assessment is made to cover the portion of the estimated costs of maintenance, operation and servicing of said improvements to be paid by the assessable real property within the District in proportion to the special benefit received:

SUMMARY OF ASSESSMENT BY ZONE

Zone	Fiscal Year 2020-21
Zone A	\$0
Zone B	\$346,850
Total	\$346,850

1. Plans and Specifications

The City of Santee (the “City”) formed the Santee Roadway Lighting District (the “District”) on May 24, 1982. The District is an Assessment District formed for the purpose of installing, operating, and maintaining public lighting facilities within the City. The boundaries of the District are coterminous with the boundaries of the City.

Description of the Boundaries of Santee Roadway Lighting District

As originally formed, the District contains two zones of benefit with the following designations: one zone containing the major streets with streetlights of both general benefit and special benefit (“Zone A”); and one zone of benefit containing all the street lights of special benefit (“Zone B”).

ZONE A: Properties located within Zone A are located in those areas of the City in which the major roadways (e.g. arterial roads) are located. Within Zone A, there are five major roadway classifications (listed in Section 4 of this report) with street lights of both general benefit and special benefit. No assessment is proposed for Zone A for the general benefit portion of the costs of street light operation and maintenance as this benefit is financed by ad valorem taxes. The special benefit attributable from Zone A streetlights have been included with the Zone B costs and include all streetlights along streets classified by the City of Santee General Plan as prime arterial, major arterials, parkways, collectors, and industrials. A description of the Zone A streets is shown on the following page.

ZONE B Properties located within Zone B are presently served by street lights of special benefit. There is a portion of Zone B benefit attributable to Zone A streetlights. Zone B consists of all parcels that have street lighting on the block (including intersections) of the street to which the parcel has frontage. These streets include not only local streets, but also include collectors, parkways, prime arterials, major arterials, residential collectors and industrial streets. This local lighting is of benefit as it increases property protection, personal safety, visibility, traffic safety, and specifically enhances those areas fronting upon the illuminated streets. Prior to the passage of Proposition 218, citizens voted to establish the maximum assessment at \$16.00 per benefit unit.

The areas in Zones A and B that contain the existing street lighting system consists of lights owned by both San Diego Gas and Electric Company and the District. There are a total of 3,341 lights in the Santee Roadway Lighting District with 1,171 owned by San Diego Gas and Electric Company, and 2,170 owned by the City.

Description of Improvements and Services for Santee Roadway Lighting District

The improvements include the construction, operation, maintenance and servicing of all Street Lighting within the District.

District Financing

The City has two sources of revenue to pay for the costs associated with streetlights within the City boundaries. The streetlights of special benefit are funded through the Assessment District; the streetlights of general benefit are funded through the ad valorem property tax collected on all properties throughout the City. Prior to the passage of Proposition 13, an ad valorem tax was established designating property tax revenues for the installation, operation, and maintenance of streetlights including funding the expenses of public streetlights within the City of Santee.

The general benefit portion of the lights in Zone A is financed from ad valorem tax revenues estimated at \$346,800. The special benefit portion of lights in Zone B is financed from a benefit assessment of \$346,850. As in prior years, for Fiscal Year 2020-21 no benefit assessment will be levied for the general benefit portion of Zone A street lighting.

1. Plans and Specifications

It is recommended that the Zone B street lighting benefit assessment for a single family home be \$14.06 per year; i.e., one (1) Benefit Unit equals \$14.06 for Fiscal Year 2020-21. The benefit assessment is the same as assessed for the prior Fiscal Year and is in accordance with the original assessment methodology. A detail listing of these costs is included in Section 2 of this report.

2. Cost Estimate

The cost of servicing, maintaining, repairing and replacing the actual improvements as described in the Plans and Specifications are summarized as follows:

Zone A and Zone B Budget

Description	Zone A	Zone B ⁽¹⁾	Fiscal Year 2020-21 Total
Estimated Revenue			
Property Tax	\$346,800	\$0	\$346,800
Assessment	\$0	\$346,850	\$346,850
Interest	\$14,900	\$6,500	\$21,400
Total Estimated Revenue	\$361,700	\$353,350	\$715,050
Estimated Expenditures			
Gas and Electricity	\$112,000	\$305,000	\$417,000
Repairs and Maintenance	\$40,000	\$30,000	\$70,000
Administration	\$0	\$6,000	\$6,000
Advertising	\$0	\$510	\$510
Debt Service Principal	\$0	\$0	\$0
Internal Services Charges	\$25,000	\$5,000	\$30,000
Total Estimated Expenditures	\$177,000	\$346,510	\$523,510
Increase (decrease) in Reserves	\$184,700	\$6,840	\$191,540
Beginning of Year Reserves	\$1,403,781	\$643,879	\$2,047,660
Total End of Year Reserves	\$1,588,481	\$650,719	\$2,239,200
End of Year Operation Reserves ⁽²⁾	\$177,000	\$346,510	\$523,510
End of Year Capital Improvements Reserves ⁽³⁾	\$1,411,481	\$304,209	\$1,715,690
Total End of Year Reserve Allocation	\$1,588,481	\$650,719	\$2,239,200

⁽¹⁾ Zone B Costs/Benefit includes a portion of the Zone A costs attributable to special benefit derived from Zone A lights.

⁽²⁾ The City maintains Operating Reserves for the replacement of failing street lights and as a contingency for regular maintenance and operations. Reserves are available in case of emergencies and would only be used when normal funds are depleted.

⁽³⁾ The City additionally maintains Capital Improvements reserves that are to be used for a future City-wide luminaire replacement program as well as for the installation of new lights.

3. Assessment Diagram

Boundary Map

An Assessment Diagram for Santee Roadway Lighting District has been submitted to and is on file with the City Clerk in the format required under the provision of the Act.

4. Method of Assessment

Proposition 218 Compliance

On November 5, 1996, California voters approved Proposition 218, the so-called “Right to Vote on Taxes Act.” Proposition 218 amended the California Constitution by adding Articles XIII C and XIII D (“Article XIII D”), which affect the ability of local governments to levy and collect existing and future taxes, assessments, and property-related fees and charges. Article XIII D, Section 4 established new majority ballot protest procedural requirements for levying any new or increasing any existing assessments and placed substantive limitations on the use of the revenues collected from assessments. Pursuant to Article XIII D, section 5, however, any assessment existing on November 6, 1996 that falls within one of four exceptions is exempt from these majority ballot protest procedures. The four exceptions are as follows:

- 1) Any assessment imposed exclusively to finance the capital costs or maintenance and operation expenses for sidewalks, streets, sewers, water, flood control, drainage systems, or vector control. Subsequent increases in such assessments shall be subject to the procedures and approval process set forth in Section 4.
- 2) Any assessment imposed pursuant to a petition signed by the persons owning all of the parcels subject to the assessment at the time the assessment is initially imposed. Subsequent increases in such assessments shall be subject to the procedures and approval process set forth in Section 4.
- 3) Any assessment the proceeds of which are exclusively used to repay bonded indebtedness of which the failure to pay would violate the Contract Impairment Clause of the Constitution of the United States.
- 4) Any assessment that previously received majority voter approval from the voters voting in an election on the issue of the assessment. Subsequent increases in those assessments shall be subject to the procedures and approval process set forth in Section 4.

In *Howard Jarvis Taxpayers Association v. City of Riverside*, 73 Cal. App. 4th 679, 685-86 (1999), the court of appeal concluded that streetlights fall within the definition of “streets” for purposes of Article XIII D, Section 5(a), which exempts an assessment imposed solely for “street purposes.”

As previously noted, the District was formed in 1982, prior to the adoption of Proposition 218, and assessments are imposed for the purpose of operating and maintaining streetlights. Pursuant Government Code Section 53753.5, because the assessments levied within the District fall within the first exception identified above, the assessments imposed within the District are not subject to the procedural and substantive requirements of Article XIII D, Section 4 in subsequent fiscal years unless: (1) the assessment methodology is changed to increase the assessment; or (2) the amount of the assessments are proposed to exceed an assessment formula or range of assessments adopted by the City in accordance with Article XIII D, Section 4 or Government Code Section 53753.

Here, the City is not proposing to change the assessment methodology and the assessments are not proposed to exceed the assessment formula or range of assessment as adopted by the City prior to November 6, 1996. Based on the forgoing, the assessments to be imposed in Fiscal Year 2020-21 are not subject to Article XIII D, Section 4.

4. Method of Assessment

Method of Apportionment and Special Benefit

As previously stated the District was formed in 1982 for the purpose of installing, operating, and maintaining public lighting facilities within the City of Santee. The benefit charge formula established the amount of the estimated assessment on each lot or parcel of land in the District in proportion to the estimated benefit to be received by each such lot or parcel of land from the use of the streets and their appurtenances, such as street lights. An evaluation of the major roadways consistent with the method of apportionment of the District was conducted to determine the portion of general and special benefit conferred on real property within the City. Each lot or parcel of land in the District has been determined to have a specific land use by the City of Santee Department of Development Services. The use or benefit of a public street is best determined by the use of the land adjacent to the public street. Each type of actual land use was assigned a land use factor derived from trip generation rates, developed by the Transportation Planning Division of the City of San Diego's Planning Department. These factors are based on a compilation of trip generation studies done in San Diego and other Western U.S. locations. Please refer to Appendix A for the assigned land use factors.

Previously, the streetlights were split into Zones with streetlights being designated as either general benefit or special benefit. However, the majority of streetlights provide both general and special benefit. Therefore, based on the results of a traffic study completed in 2014 and on file with the City of Santee Department of Development Services, the percent of special benefit is estimated by taking the total measured Average Daily Traffic (ADT) volumes and comparing this amount to the estimated ADT volumes generated from the parcels fronting the roadway. The percentage of traffic that is from the parcels fronting the roadway is defined to be the percentage of local benefit. The percentage of traffic that is not from the parcels fronting the roadway is considered to be general benefit. All properties within the District are being assessed the estimated benefit received from the public lighting facilities within the City of Santee.

In 2017 the City updated the General Plan's Mobility Element which was intended to provide a framework for the development of the City's transportation network through the year 2035 and to comply with current state laws and codes. As a result of these changes, a new traffic study was needed which affected the classification of the roadways within the City as well as the special benefit and general benefit provided by each roadway classification. The information below reflects the changes determined by the traffic study completed July 2019.

The streetlights along major roadways provide both general and special benefit. Based on the City's 2017 Mobility Element and the July 2019 traffic study, the streets below have been classified as prime arterials, collectors, major arterials, parkways, or industrial.

Prime Arterials

1. Cuyamaca Street
2. Mission Gorge Road
3. Magnolia Avenue

Major Arterials

1. Mission Gorge Road
2. Woodside Avenue
3. Mast Boulevard
4. Carlton Hills Boulevard
5. Cuyamaca Street
6. Magnolia Avenue
7. Fanita Drive

Parkways

1. Town Center Parkway
2. Riverview Parkway
3. Park Center Drive
4. Fanita Parkway

Industrial

1. Railroad Avenue
2. Buena Vista Avenue
3. Pathway Street
4. Hartley Road
5. Isaac Street
6. Abraham Way
7. Wheatlands Avenue
8. Wheatlands Court
9. Wheatlands Road

Collectors

1. Fanita Drive
2. Carlton Oaks Drive
3. Halberns Boulevard
4. El Nopal
5. Mesa Road
6. Prospect Avenue
7. Olive Lane
8. Cottonwood Avenue
9. Graves Avenue
10. Carlton Hills Boulevard
11. N. Woodside Avenue
12. S. Woodside Avenue
13. Mast Boulevard

The distinction between special benefit and general benefit for each road classification, as shown in the table below, is utilized by the City to determine the cost breakdown for electricity and repairs associated with each light.

4. Method of Assessment

Special and General Benefit for Each Roadway Classification

Road Classification	% Special benefit	% General Benefit
Prime	27%	73%
Major	16%	84%
Parkway	34%	66%
Collector	37%	63%
Industrial	89%	11%

Each property subject to the District assessment is assigned a land use factor. The land use factor is multiplied by the number of dwelling units for parcels classified as residential, or the number of acres for other land use classifications. The product of this multiplication is the number of benefit units for each lot or parcel of land to be assessed. The amount per benefit unit is then multiplied by the number of benefit units for each of the lots or parcels of land to establish the benefit charge for that lot or parcel of land.

This local lighting is of benefit to abutting parcels as it provides increased property protection, personal safety, visibility, traffic safety, and specifically enhances those areas fronting upon the illuminated street, in addition to providing the appearance of a progressive and illuminated city.

The recommended assessment this year is \$14.06 per Benefit Unit for parcels in Zone B. The benefit assessment is the same as assessed for the prior Fiscal Year and is in accordance with the original assessment methodology. The latest Assessor's information related to parcel size and parcel number (available in mid-July 2020) will be used to determine the final assessment.

Land Use Factors

1. Each parcel of land in the lighting district was determined to have a specific land use by the City of Santee Department of Development Services.
2. Each type of land use was assigned a land use factor determined by trip generation rates by land use as they relate to a single family residential land use. The trip generation rates by land use were prepared by the City of San Diego Transportation, Planning Division and are a compilation of trip generation studies done in San Diego and other western U.S. locations.
3. If a land use was not included in the study, the City of Santee Department of Development Services made a determination as to its probable trip generation compared to single family residential and assigned a land use factor on that basis.
4. Single family residential land use was assigned a land use factor of 1.0, notwithstanding its size. The theory is that all single family residences, notwithstanding parcel size, generate approximately the same number of trips, and therefore, receive the same benefit from the use of the streets, and their appurtenances such as street lights.
5. Determination of the land use factors other than single family residential are based upon the average number of trips generated per acre or per dwelling unit for a specific land use divided by the average number of trips generated per acre or per dwelling unit for a single family residential dwelling.

A complete listing of these land use factors can be found in Appendix B.

5. Proposed Assessments

The actual assessment and the amount of the assessment for the Fiscal Year 2020-21 apportioned to each parcel as shown on the latest equalized roll at the County Assessor's office are listed in Appendix A of this Report. The description of each lot or parcel is part of the records of the County of San Diego Assessor's Office and such records are, by reference, made part of this Report.

APPENDIX A

Preliminary Assessment Roll



APPENDIX A

**Fiscal Year 2020-21 Preliminary Assessment Roll
Roadway Lighting District
(Under Separate Cover)**

APPENDIX B

Land Use Factors



CITY OF SANTEE

BENEFIT UNITS / LAND USE CODES

BENEFIT UNITS	LAND USE CODE	DESCRIPTION	BENEFIT UNITS	LAND USE CODE	DESCRIPTION
0.0	00	Unzoned	1.0	46	Small automotive garages
0.1	07	Timeshare	2.0	47	Industrial condominiums
0.0	09	Mobilehome (Force)	2.0	49	Special/misc. industrial
0.0	10	Vacant Residential	0.0	50	Vacant irrigated
1.0	11	Single Family Residence	0.1	51	Citrus
1.0	12	Duplex or Double	0.1	52	Avocados
1.0	13	Residential 2-4 Units/2 Houses	0.2	53	Vines
1.0	14	Residential 5-15 Units	0.1	54	Miscellaneous trees
1.0	15	Residential 16-60 Units	0.1	55	Livestock
1.0	16	Residential 61 units and up	0.1	56	Poultry
1.0	17	Condominium	0.1	57	Misc. irrigated crops
1.0	18	Co-op	0.1	58	Growing houses
1.0	19	Miscellaneous residential	0.1	59	Special/misc. irrigated
0.0	20	Vacant commercial	0.1	61	Non-irrigated 1-10 Ac.
10.0	21	1-3 story misc. store buildings	0.1	62	Non-irrigated 11-40 Ac.
10.0	22	4 story & up office/store buildings	0.1	63	Non-irrigated 41-160 Ac.
14.0	23	Regional shopping center	0.1	64	Non-irrigated 161-360 Ac.
22.0	24	Community shopping center	0.1	65	Non-irrigated 361 Ac. & up
33.0	25	Neighborhood shopping center	0.0	70	Vacant Institutional
22.0	26	Hotel, motel	2.0	71	Church
33.0	27	Service station	1.0	72	Church parking/related
25.0	28	Medical, dental, animal hospital	0.1	73	Cemetery
6.0	29	Conv. Hospital, rest home	0.1	74	Mausoleum
10.0	30	Office condominiums	0.1	75	Mortuary
22.0	31	Parking lot, garage, used car lot	1.0	76	Public building (fire, school, library)
0.5	32	Trailer park (Force # spaces)	6.0	77	Hospital
22.0	33	Theater	1.0	79	Special/misc. institutional
22.0	34	Bowling alley	0.0	80	Vacant recreational
22.0	35	Restaurant	2.0	81	Meeting hall, gym
22.0	36	Car wash	0.2	82	Golf course
22.0	37	Large chain grocery/drug store	0.4	83	Marina, dock
11.0	38	Auto sales & service agency	1.0	84	Recreational camps
11.0	39	Misc. commercial, radio station, bank, et al	0.0	85	Non-tax recreational
0.0	40	Vacant industrial	0.0	86	Open space easements
1.0	41	Factory - light manufacturing	0.1	87	Agr. preserve (no contract)
3.0	42	Factory - heavy manufacturing	0.1	88	Agr. preserve (contract)
2.0	43	Warehouse - process or storage	1.0	89	Special/misc. recreational
2.0	44	Bulk Storage (tanks, etc.)	0.0	90	Vacant taxable government property
3.0	45	Extractive & Mining	1.0	91	Improved taxable government property



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6905 Brockton Avenue
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Murrieta Office
41870 Kalmia Street #160
Murrieta, CA 92562
951.686.1070

RESOLUTION NO.

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA
DECLARING ITS INTENTION TO PROVIDE FOR AN ANNUAL LEVY AND
COLLECTION OF ASSESSMENTS FOR CERTAIN MAINTENANCE IN AN
EXISTING DISTRICT, AND SETTING A TIME AND PLACE FOR A
PUBLIC HEARING THEREON FOR THE FY 2020-21
SANTEE ROADWAY LIGHTING DISTRICT**

WHEREAS, the City Council of the City of Santee, California has previously formed a street lighting and landscaping district pursuant to the terms and provisions of the "Landscaping and Lighting Act of 1972", being Division 15, Part 2 of the Streets and Highways Code of the State of California, Article XIII D of the California Constitution , and the Proposition 218 Omnibus Implementation Act (commencing with California Government Code Section 53750) (collectively the "Law"), in what is known and designated as **SANTEE ROADWAY LIGHTING DISTRICT** ("District"); and

WHEREAS, at this time, the District contains two zones, as set forth in the Engineer's Report ("Report"), Zone A containing all the street lights of primarily general benefit located within the City limits of Santee, and Zone B containing street lights defined as primarily having special benefit to the assessed properties located in various areas throughout the City; and

WHEREAS, at this time, this City Council desires to take proceedings to set the annual levy of assessments for the ensuing fiscal year, to provide for the costs and expenses necessary for the continued maintenance of improvements within said District; and

WHEREAS, at this time there has been presented and approved by this City Council a Report as required by law, and this City Council desires to move forth with the proceedings for said annual levy.

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

SECTION 1. The above recitals are all true and correct.

SECTION 2. The Report regarding the annual levy for said District, which Report is for maintenance of certain improvements for Fiscal Year 2020-21 that has been previously approved is directed to be filed in the Office of the City Clerk. Reference is hereby made to the Report for a full and detailed description of the improvements, the boundaries of the District and any zones therein, and the proposed assessment.

RESOLUTION NO.

SECTION 3. The public interest and convenience requires, and it is the intention of this City Council to order, the annual assessment levy for the District as set forth and described in the Report, and it is further determined to be in the best public interest and convenience to levy and collect annual assessments to pay the costs and expenses of the maintenance of the improvements as estimated in said Report.

SECTION 4. The assessments levied and collected shall be for the maintenance of certain improvements, as set forth in the Report, referenced and so incorporated herein.

SECTION 5. There will be no change in the assessment amount for Zone B and there will continue to be no assessment in Zone A.

SECTION 6. It is estimated that 80 new lights will be added within the District in Fiscal Year 2020-21.

SECTION 7. The County Auditor shall enter on the Assessment Roll the amount of the assessments, and shall collect said assessments at the same time and in the same manner as County taxes are collected. After collection, the net amount of the assessments, after the deduction of any compensation due to the County for collection, shall be paid to the Treasurer of the City of Santee for purposes of paying for the costs and expenses of said District.

SECTION 8. All monies collected shall be deposited in a special fund known as: "**SPECIAL FUND - SANTEE ROADWAY LIGHTING DISTRICT.**" Payment shall be made out of said fund only for the purpose provided for in this Resolution, and in order to expedite the execution of the maintenance, the City Council may transfer into said special fund, from any available source, such funds as it may deem necessary to expedite the proceedings. Any funds shall be repaid out of the proceeds of the assessments provided for in this Resolution.

SECTION 9. Said maintenance work is, in the opinion of this City Council, of direct benefit to the properties within the boundaries of the District, and this City Council makes the costs and expenses of said maintenance chargeable upon a District, of which District this City Council hereby declares to be the District benefited by said improvements and their maintenance thereof, and to be further assessed to pay the costs and expenses thereof. Said District shall include each and every parcel of land within the boundaries of said District, as said District is shown within said Report, as approved by this City Council and on file in the Office of the City Clerk, and so designated by the name of the District.

SECTION 10. Any public properties, as defined in the Law, which are included within the boundaries of the District, shall be subject to any assessment to be made under these proceedings to cover any of the costs and expenses of said maintenance work.

RESOLUTION NO.

SECTION 11. Notice is hereby given that a public hearing on this item will be held before the **SANTEE CITY COUNCIL** at 6:30 p.m., Wednesday, July 22, 2020, regarding the annual levy of assessments, the extent of the maintenance, and any other matters contained within this resolution. In an effort to protect public health and prevent the spread of COVID19, the public hearing will be conducted via webinar and telephonically. Instructions for participating in the hearing will be posted by the City Clerk on the City's website at <https://www.cityofsanteeca.gov>. Any persons who wish to object to the proceedings for the annual levy should file a written protest with the City Clerk prior to the time set and scheduled for said public hearing.

SECTION 12. The Finance Department is hereby authorized and directed to publish a copy of this Resolution in a newspaper of general circulation within said City, said publication and be not less than ten (10) days before the date set for said Public Hearing.

SECTION 13. This Resolution shall take effect immediately upon its adoption.

ADOPTED by the City Council of the City of Santee, California, at a regular meeting thereof held this 10th day of June, 2020 by the following roll call vote to wit:

AYES:

NOES:

ABSENT:

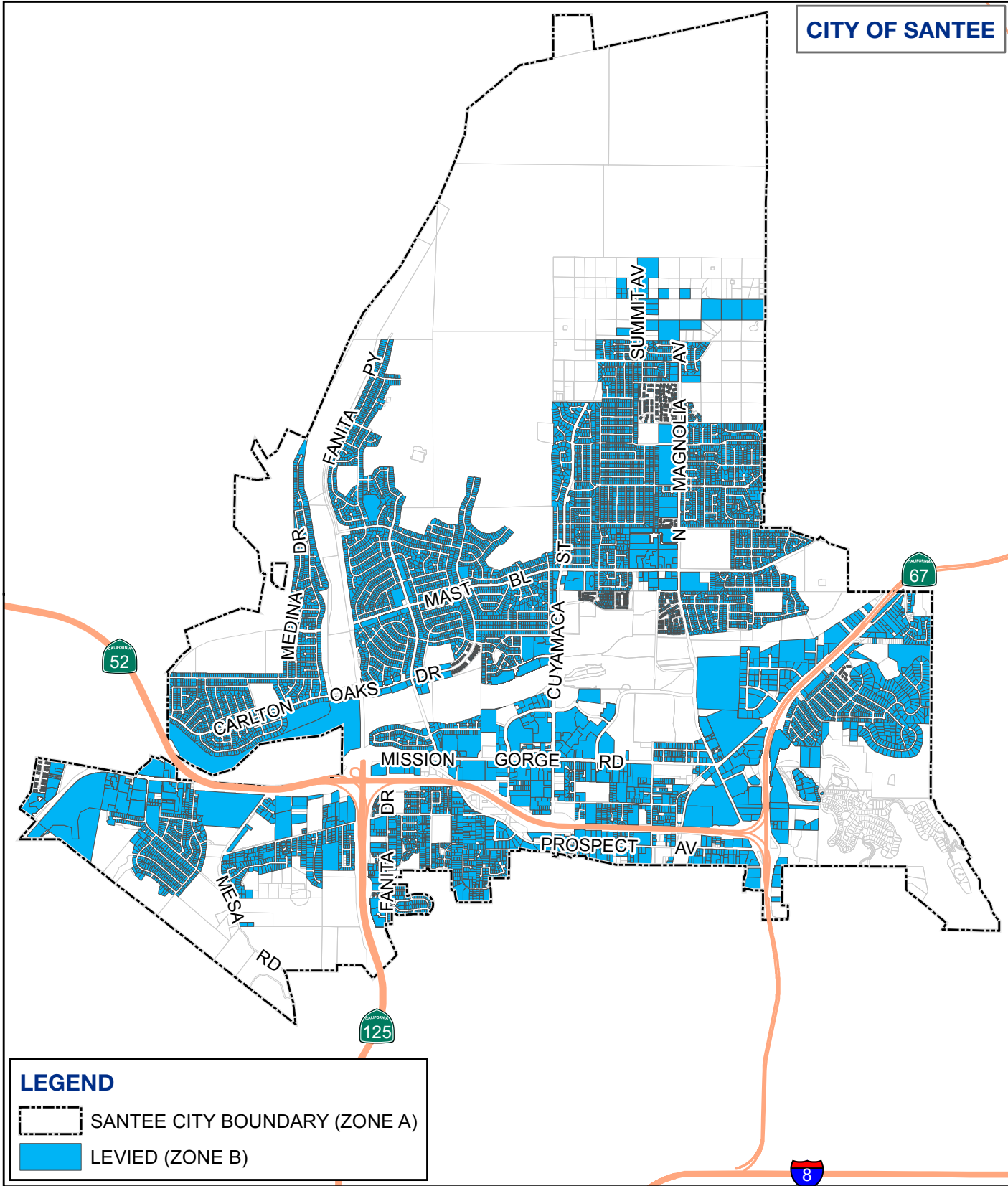
APPROVED:

JOHN W. MINTO, MAYOR

ATTEST:

ANNETTE ORTIZ, CMC, CITY CLERK

CITY OF SANTEE



LEGEND

- SANTEE CITY BOUNDARY (ZONE A)
- LEVIED (ZONE B)

SANTEE ROADWAY LIGHTING DISTRICT



0 2,000 4,000 6,000 Feet

Zone B - Includes approximately 79% of all parcels throughout the City

Levy Audit Map



City of Santee
COUNCIL AGENDA STATEMENT

Item 7

MEETING DATE June 10, 2020

AGENDA ITEM NO.

ITEM TITLE REJECTION OF BID FOR FOUNTAIN MAINTENANCE AND REPAIRS
RFB #20/21-20043

DIRECTOR/DEPARTMENT Bill Maertz, Community Services *WM*

SUMMARY

The current contract for Fountain Maintenance and Repairs will expire on June 30, 2020. In compliance with the City's purchasing ordinance, Santee Municipal Code 3.24.100, the Finance Department issued a request for bids (RFB) for Fiscal Year 2020-21 Fountain Maintenance and Repairs on April 17, 2020 (RFB #20/21-20043). Bids were due on May 18, 2020 and one (1) bid was received.

Per RFB 20/21-20043 Instructions for Bidders Section 9, the City reserves the right to reject all bids for any or no reason or not to contract for the work.

Staff recommends that the City Council reject the one (1) bid received by California Water Development, Inc. dba California Waters. The bid amount submitted exceeds the available budget for this service and represents a 26% increase over the current year contract amount. Staff recommends the Fountain Maintenance and Repairs service be performed by existing Public Services Division staff and that RFB #20/21-20043 be cancelled.

jm
FINANCIAL STATEMENT Performing the fountain maintenance and repair work utilizing existing Public Services Division staff will save the City an estimated \$49,235.00 annually.

CITY ATTORNEY REVIEW N/A Completed

RECOMMENDATION *RD for MS*
Reject bid received for RFB #20/21-20043 for Fountain Maintenance and Repairs


ATTACHMENTS
None

City of Santee
COUNCIL AGENDA STATEMENT

Item 8

MEETING DATE June 10, 2020 **AGENDA ITEM NO.**

ITEM TITLE **AUTHORIZE A SECOND AMENDMENT TO THE AGREEMENT FOR PROFESSIONAL SERVICES BETWEEN THE CITY OF SANTEE AND FIREWORKS & STAGE FX AMERICA**

DIRECTOR/DEPARTMENT Bill Maertz, Community Services 

SUMMARY

Santee Salutes, the City's annual celebration of Independence Day, has for years featured a concert, fun zone and aerial fireworks display. The cost of the annual fireworks display has been fully funded through contributions from the City's waste hauler, Waste Management, Inc. Fireworks and Stage FX America (FWA) has provided the July 4th aerial fireworks display for the City of Santee since 1998.

At the December 13, 2017 City Council meeting, the City Council approved an Agreement for Professional Services with FWA for the July 4, 2018 aerial fireworks display at a cost of \$23,500. The City Council also authorized the City Manager to execute three optional one-year extensions. On May 6, 2019 the City Manager executed a First Amendment to the Agreement which authorized the first such extension. For the last two years, although FWA's cost to purchase aerial displays has risen, FWA has not increased the cost to perform the aerial fireworks display in Santee.

In an effort to protect public health and prevent the spread of COVID-19, staff recommends that the City's 2020 fireworks display be conducted without public assembly. In order to provide greater visibility of the display throughout the community, staff recommends that an aerial fireworks program similar in size and scope to those used for the last six years be split into two locations. FWA has provided a quote for this program at a total cost of \$30,000.

Staff recommends that the City Council approve an Amendment to the Professional Services Agreement with FWA to perform an aerial fireworks display on July 4, 2020 for an amount not to exceed \$30,000.

Staff also recommends the City Council authorize the City Manager to sign said Amendment to the Professional Services Agreement on the City's behalf.

FINANCIAL STATEMENT 

The July 4, 2020 aerial fireworks display is funded via a contribution from Waste Management, Inc.

CITY ATTORNEY REVIEW N/A Completed

RECOMMENDATION 

Authorize the City Manager to execute the Second Amendment to the Professional Services Agreement with Fireworks and Stage FX America to perform a fireworks aerial display on July 4, 2020 for an amount not to exceed \$30,000.

ATTACHMENTS (Listed Below)

None

City of Santee
COUNCIL AGENDA STATEMENT

Item 9

MEETING DATE June 10, 2020

AGENDA ITEM NO.

ITEM TITLE **SECOND READING AND ADOPTION OF AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA, ADDING CHAPTER 2.40.150 "ELECTRONIC AND PAPERLESS FILING OF FAIR POLITICAL PRACTICES COMMISSION CAMPAIGN DISCLOSURE STATEMENTS" TO TITLE 2 OF THE SANTEE MUNICIPAL CODE RELATING TO ELECTRONIC AND PAPERLESS FILING OF FAIR POLITICAL PRACTICES COMMISSION CAMPAIGN DISCLOSURE STATEMENTS**

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, May 27, 2020. 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 the Ordinance.

ATTACHMENTS
Ordinance

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA, ADDING CHAPTER 2.40.150 “ELECTRONIC AND PAPERLESS FILING OF FAIR POLITICAL PRACTICES COMMISSION CAMPAIGN DISCLOSURE STATEMENTS” TO TITLE 2 OF THE SANTEE MUNICIPAL CODE RELATING TO ELECTRONIC AND PAPERLESS FILING OF FAIR POLITICAL PRACTICES COMMISSION CAMPAIGN DISCLOSURE STATEMENTS

WHEREAS, the City of Santee (“City”) is a charter city organized pursuant to Article XI of the California Constitution; and

WHEREAS, California Government Code Section 84615 provides that a legislative body of a local government agency may adopt an ordinance that requires an elected officer, candidate, committee, or other person required to file statements, reports, or other documents required by Chapter 4 of the Political Reform Act to file such statements, reports or other documents online or electronically with the City Clerk; and

WHEREAS, the City Council now desires to add the option of electronic filing Campaign Disclosure Statements by elected officials, candidates, committees, and other persons.

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

SECTION 1. Recitals

The above recitals are true and correct and are incorporated as though fully set forth herein.

SECTION 2. Purpose and Authority

That the purpose of this Ordinance is to add the option of electronically filing Campaign Disclosure Statements by elected officials, candidates, committees or other persons. The City Council enacts this Ordinance in accordance with the authority granted to cities by State law.

SECTION 3. Findings

That the City Council of the City of Santee finds and determines as follows:

- A. The City Clerk’s web-based system contains multiple safeguards to protect the integrity and security of the data, and
- B. The City Clerk’s web-based system will operate securely and effectively and will not unduly burden filers.

SECTION 4. Chapter 2.45 of the Municipal Code Relating to Electronic and Paperless Filing of Fair Political Practices Commission Campaign Disclosure Statements

That Chapter 2.45 (“Electronic and Paperless Filing of Fair Political Practices Campaign Disclosure Statements”) of Title 2 (“Administration and Personnel”) of the Santee Municipal Code is hereby added to read as follows:

2.45.010 General

- A. Any elected officer, candidate, committee, or other person required to file statements, reports or other documents (“Statement” or “Statements”) as required by Chapter 4 of the Political Reform Act (California Government Code Section 84100 et seq.) may file such Statements using the City Clerk’s online system according to procedures established by the City Clerk unless exempt from the requirement to file online pursuant to Government Code Section 84615(a) because the officer, candidate or committee receives less than \$2,000 in contribution or makes less than \$2,000 in expenditures in a calendar year. These procedures shall ensure that the online system complies with the requirements set forth in Section 84615 of the Government Code.
- B. The online filing system shall ensure the integrity of the data transmitted and shall include safeguards against efforts to tamper with, manipulate, alter, or subvert the data.
- C. The online filing system shall only accept a filing in the standardized record format that is developed by the California Secretary of State pursuant to Section 84602(a)(2) of the California Government Code and that is compatible with the Secretary of State’s system for receiving an online or electronic filing.
- D. The online filing system shall include a procedure for filers to comply with the requirement that they sign statements and reports under penalty of perjury pursuant to Section 81004 of the Government Code.

2.45.020 Procedures for Utilizing Online Filing

- A. During the period commencing with the effective date of this Ordinance, an elected officer, candidate, committee, or other person may choose to opt into the City’s electronic filing system by electronically filing a Statement that is required to be filed with the City Clerk pursuant to Chapter 4 of the Political Reform Act. Once the elected officer, candidate committee, or other person has opted in, all subsequent Statements shall be filed electronically. An elected officer, candidate, committee, or other person may opt out of the electronic filing system by filing original Statements in paper format with the City Clerk. Thereafter the elected officer, candidate,

ORDINANCE NO. _____

committee, or other person shall file all original Statements in paper format with the City Clerk.

- B. Any elected officer, candidate, or committee who has electronically filed a Statement using the City Clerk's online system is not required to file a copy of that document in paper format with the City Clerk.
- C. The City Clerk shall issue an electronic confirmation that notifies the filer that the Statement was received, which notification shall include the date and the time that the Statement was received and the method by which the filer may view and print the data received by the City Clerk. The date of filing for a Statement filed online shall be the day that it is received by the City Clerk.
- D. If the City Clerk's system is not capable of accepting a Statement due to technical difficulties, an elected officer, candidate, or committee shall file that Statement in paper format with the City Clerk.
- E. The online filing system shall enable electronic filers to complete and submit filings free of charge.

2.45.030 Availability of Statements for Public Review; Record Retention

- A. The City Clerk's system shall make all the data filed available on the Internet in easily understood format that provides the greatest public access. The data shall be made available free of charge and as soon as possible after receipt. The data made available on the Internet shall not contain the street name and building number of the person or entity representatives listed on the electronically filed forms or any bank account number required to be disclosed by the filer. The City Clerk's office shall make a complete, unredacted copy of the Statement, including any street names, building numbers, and bank account numbers disclosed by the filer, available to any person upon request.
- B. The City Clerk's office shall maintain, for a period of at least 10 years commencing from the date filed, a secured, official version of each online or electronic statement which shall serve as the official version of that record for purpose of audits and any other legal purpose.

SECTION 5. Severability

That, should any provision, section, paragraph, sentence or word of this Ordinance be rendered or declared invalid by any final court action in a court of competent jurisdiction or by reason of any preemptive legislation, the remaining provisions, sections, paragraphs, sentences or words of this Ordinance as hereby adopted shall remain in full force and effect.

SECTION 6. Repeal of Conflicting Provisions

That all the provisions of the Municipal Code as heretofore adopted by the City of Santee that are in conflict with the provisions of this Ordinance are hereby repealed.

SECTION 7. Effective Date

That this Ordinance shall take effect thirty (30) days after its adoption.

SECTION 8. Certification

That the City Clerk shall certify to the passage of this Ordinance and shall cause the same to be published according to law.

INTRODUCED AND FIRST READ at a Regular Meeting of the City Council of the City of Santee, California, on the 27th day of May 2020, and thereafter **ADOPTED** at a Regular Meeting of said City Council held on the 10th day of June 2020 by the following vote to wit:

AYES:

NOES:

ABSENT:

APPROVED:

JOHN W. MINTO, MAYOR

ATTEST:

ANNETTE ORTIZ, CMC, CITY CLERK

APPROVED AS TO FORM:
BEST, BEST & KRIEGER LLP

SHAWN HAGERTY, CITY ATTORNEY

City of Santee
COUNCIL AGENDA STATEMENT

Item 10

MEETING DATE June 10, 2020

AGENDA ITEM NO.

ITEM TITLE PUBLIC HEARING FOR CONDITIONAL USE PERMIT (P2017-1) AND MITIGATED NEGATIVE DECLARATION (AEIS2017-2) AND A MITIGATION MONITORING AND REPORTING PROGRAM PREPARED PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT FOR A 6,267-SQUARE-FOOT COMMERCIAL RETAIL BUILDING CONSISTING OF A CONVENIENCE STORE AND A DRIVE-THROUGH COFFEE SHOP ON A 1.02-ACRE VACANT PARCEL OF LAND LOCATED AT 8606 GRAVES AVENUE IN THE GENERAL COMMERCIAL (GC) ZONE (APN: 384-142-21).
APPLICANT: MICHAEL A. GRANT

DIRECTOR/DEPARTMENT Melanie Kush, Development Services *JK*

SUMMARY The proposed project consists of a one-story, 6,267-square-foot commercial retail building partitioned into a 4,467-square-foot convenience store and an 1,800-square-foot coffee shop with a drive-through lane. The proposed commercial retail building would be constructed on a 1.02-acre vacant property located 8606 Graves Avenue, on the northwest corner of Graves Avenue and Prospect Avenue, along State Route 67, in the General Commercial (GC) Zone. In accordance with Section 13.12.030.B of the Municipal Code a Conditional Use Permit is required for a drive-through facility in the General Commercial Zone. The commercial retail building would be a conventional wood-framed, stucco building with a contemporary façade, surrounded by approximately 20,000 sq. ft. of landscaping. Access to the site would be from a new drive approach along Graves Avenue. A total of 30 parking spaces would be provided, including one electric vehicle charging station. Other project sustainability features include a rooftop photovoltaic solar system. Development would require mitigation for impacts to geology, hydrology, water quality, and traffic.

ENVIRONMENTAL REVIEW Mitigated Negative Declaration AEIS2017-2 (State Clearinghouse No. 2019129029), prepared pursuant to the California Environmental Quality Act ("CEQA"), was made available for a 30-day public review and comment period from December 5, 2019 to January 6, 2020 and is recommended for approval. Three comment letters were received during the public review period, which did not raise any new environmental issues

FINANCIAL STATEMENT *JK* Staff costs for application processing are paid on an actual cost recovery basis. Development Impact Fees are estimated to be \$111,197.79 which includes drainage, traffic, and traffic signal fees.

CITY ATTORNEY REVIEW N/A Completed

RECOMMENDATIONS

1. Conduct and close the public hearing; and
2. Approve the Mitigated Negative Declaration (AEIS2017-2) and the Mitigation Monitoring and Reporting Program as complete and in compliance with the provisions of CEQA per the attached Resolution and authorize filing a Notice of Determination; and
3. Approve Conditional Use Permit P2017-1 per the attached Resolution.

ATTACHMENTS

Staff Report
CUP Resolution
MMRP

Aerial Vicinity Map
MND Resolution

Project Plans
MND/Responses to Comments

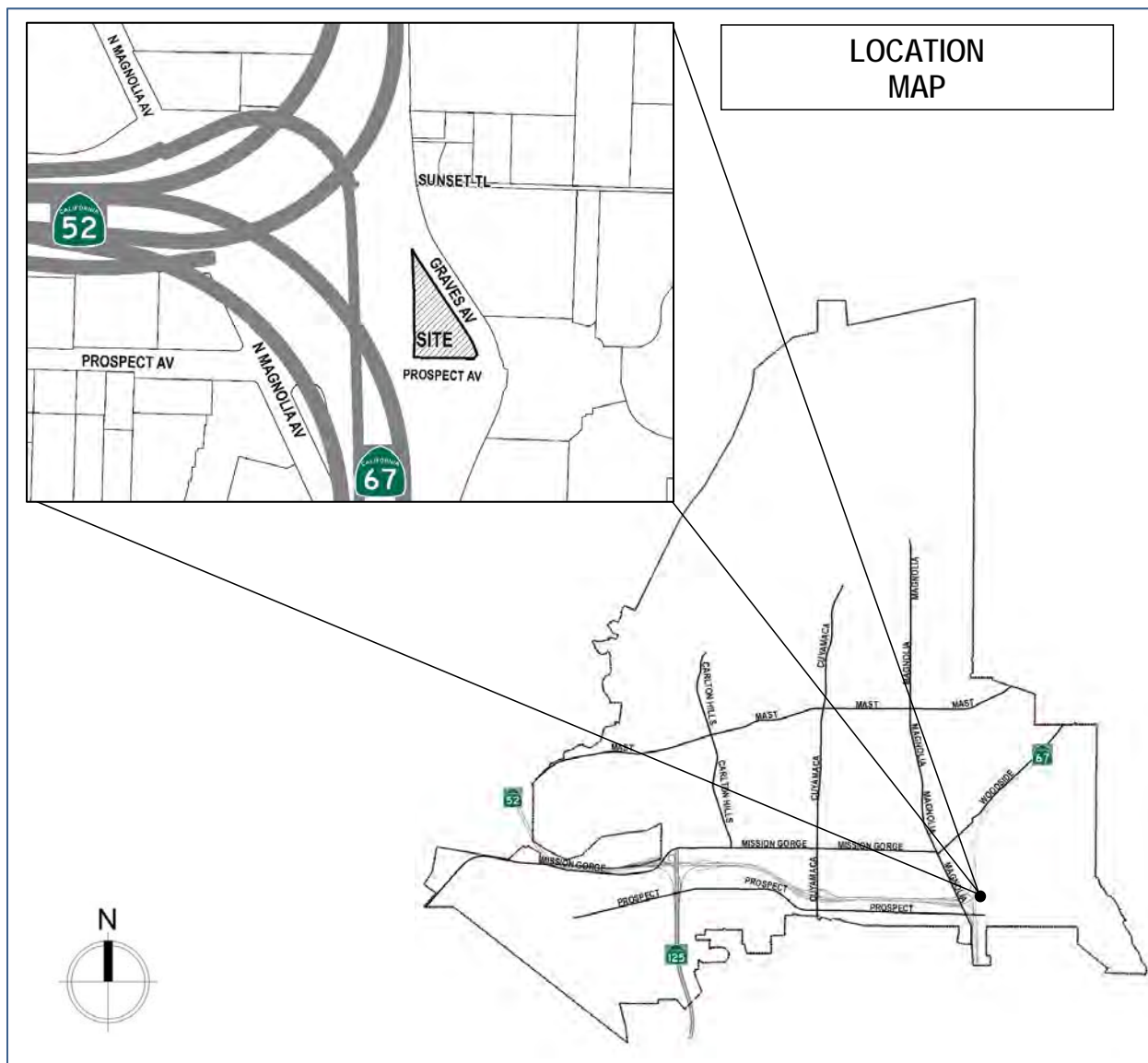
STAFF REPORT

PUBLIC HEARING FOR CONDITIONAL USE PERMIT (P2017-1) AND MITIGATED NEGATIVE DECLARATION (AEIS2017-2) AND A MITIGATION MONITORING AND REPORTING PROGRAM PREPARED PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT FOR A 6,267-SQUARE-FOOT COMMERCIAL RETAIL BUILDING CONSISTING OF A CONVENIENCE STORE AND A DRIVE-THROUGH COFFEE SHOP ON A 1.02-ACRE VACANT PARCEL OF LAND LOCATED AT 8606 GRAVES AVENUE IN THE GENERAL COMMERCIAL (GC) ZONE (APN: 384-142-21).

APPLICANT: MICHAEL A. GRANT

CITY COUNCIL MEETING JUNE 10, 2020

A Notice of Intent to Adopt a Mitigated Negative Declaration was published in the East County Californian on December 5, 2019 for a 30-day public review period and Notice of the Public Hearing was published in the East County Californian on May 29, 2020 and 8 adjacent owners or residents of property within 1,000 feet of the request and other interested parties were notified by U.S. Mail on May 29, 2020.



A. SITUATION AND FACTS

1. Requested by Michael A. Grant
2. Land Owner Lantern Crest Commercial LLC
3. Type and Purpose of Request..... Conditional Use Permit for a 6,267 sq. ft. commercial retail building with a drive-through facility
4. Location..... 8606 Graves Avenue
5. Site Area 1.02 acres
6. Number of lots..... One lot
7. Number of units..... Not applicable, commercial retail use
8. Density Not applicable, commercial retail use
9. Hillside Overlay No
10. Existing Zoning..... GC General Commercial
11. Surrounding Zoning..... North: R-14 Medium-High Density Residential
South: R-14
East: R-14
West: IG General Industrial
12. General Plan Designation GC General Commercial
13. Existing Land Use..... Vacant, graded site
14. Surrounding Land Use North: Multi-Family Residential
South: Multi-Family Residential
East: Senior Living Facility
West: State Route 67
15. Terrain..... Generally Flat
16. Environmental Status Mitigated Negative Declaration (AEIS17-2)
17. APN..... 384-142-21
18. Within Airport Influence Area Yes, within Safety Zone 4. Project received a Determination of Consistency with the Gillespie Field Airport Land Use Compatibility Plan by the San Diego Airport Land Use Commission on April 7, 2020.

B. PROJECT DESCRIPTION

Site History: The subject parcel was created as a result of the construction of State Route 67, the Prospect Avenue bridge, and the Graves Avenue frontage road in the early 1960s. The construction of State Route 67 reduced the size of an existing commercial nursery that operated at the location by the name of G.S. Johnson Rose Nursery, which continued to operate at the site in a reduced capacity until the 1980's, when the nursery was removed. The site has been vacant since the nursery and associated buildings were removed.

Project Overview: The subject project consists of a proposed 6,267-square-foot commercial retail building on a 1.02-acre vacant property of land at 8606 Graves Avenue in the General Commercial (GC) Zone. The project would consist of a one story, 24-foot-high building partitioned into a 4,467-square-foot convenience store and an 1,800-square-foot coffee shop with a drive-through facility. In accordance with Section 13.12.030.B of the Municipal Code, the project requires a Conditional Use Permit in order to operate with a drive-through facility. The proposed convenience store and drive-through coffee shop would be open 24 hours a day, 7 days a week.

The building would be a contemporary wood-framed building with a stucco exterior consisting of two-tone neutral colors and fascia trim along the perimeter of the roof parapet. Four vertical vine planters would be installed along the western facing wall while three vertical planters would be installed along the southern facing wall. A covered trash enclosure with a similar stucco finish to the building would be located at the northwestern corner of the building. A metal canopy and menu sign would be constructed as part of the drive-through facility.

Parking & Access: The proposed project includes 30 parking spaces with access to the site provided via one new 32-foot drive approach strategically placed near the northwest portion of the property, away from the Graves Avenue/Prospect Avenue intersection to reduce traffic conflicts. The proposed parking exceeds the minimum parking required of 25 spaces.

Sustainable Santee Plan: In meeting the greenhouse gas reduction measures outlined in the Sustainable Santee Plan, the proposed project will be designed to include a rooftop solar photovoltaic system and one vehicle charging station. The project will also include 20,000 square feet of drought-tolerant landscaping, with a total of 26 trees planted throughout the project site, to meet the City's goal of decreasing energy demand by reducing the urban heat island effect. In addition, the following sustainability features will be provided:

- Biofiltration basins for the treatment of storm water
- Energy efficient windows to maximize natural sunlight into the building

- A high reflective roof to avoid unnecessary heating of the building and reduce the use of air conditioning
- LED lighting and lighting sensors throughout the facility
- High energy efficient rated HVAC systems
- Low flow plumbing fixtures

Landscaping: The proposed project includes 20,000 square feet of drought-tolerant landscaping, with landscaping provided along the perimeter of the site and along the proposed building. Landscaping will include a mixture of vegetative ground cover, shrubs, and 26 trees. Selected tree species include Peppermint Trees, Chinese Flame Trees, Holly Oak Trees, True Green Chinese Elm Trees, and Tipu Trees. Seven vine planters on trellises would be planted along the western and southern facing walls.

Drainage and Water Quality: Two landscaped biofiltration facilities will be provided on the northern and western portions of the site for treatment of project storm water. The basins will have a depth of approximately 3 feet and will be landscaped with native groundcover, including Dwarf Coyote Brush and California Field Sedge. Any overflow from the infiltration basins will sheet flow into the existing brow ditch immediately past the property line. The proposed condition will mimic the existing drainage patterns.

Signage: The project site provides for a building that fronts three roadways (SR-67, Prospect Avenue, and Graves Avenue). Internally illuminated wall signs would be provided on the north, south, and east building elevations, as permitted in the Sign Regulations set forth in Section 13.32.050 of the Municipal Code. A six-foot monument sign would be provided on the southeast property corner at Graves Avenue and Prospect Avenue. The signs depicted in the elevation drawings are for illustration only. A condition of approval requires a separate sign permit application for any proposed signage.

Lighting: The project proposes to install a new street light along the west side of Graves Avenue, five light posts within the parking area, and three light posts along the drive-through lane.

C. ANALYSIS

Compatibility: The project site is located within the General Commercial (GC) Zone, which requires City Council approval of a Conditional Use Permit for a coffee shop with a drive-through lane. The proposed convenience store and coffee shop are consistent with the range of uses that are permitted in the General Plan and Zoning Ordinance and the uses are compatible with the surrounding residential neighborhood in that the development would provide the area with a proximate neighborhood commercial establishment. In addition, the project is consistent with the General Commercial zone

development standards including the 40-foot building height limit, required five-foot wide side setback and required 10-foot front setbacks from Graves Avenue and Prospect Avenue. The project will redevelop a property that has been vacant for several decades. The project meets the City's design and landscaping standards.

Traffic: A traffic impact study for the project was prepared by Darnell & Associates, Inc. dated May 30, 2019. On-site circulation was designed to allow direct access to the drive-through lane from the driveway along Graves Avenue to reduce conflict between customers accessing the drive-through facility and customers parking to enter the convenience store. The drive-through facility is designed to accommodate a minimum of nine (9) vehicles from the order pick-up window with stacking for an additional three (3) vehicles before they reach the parking aisle at the project's driveway. The traffic study found the drive-through stacking to be satisfactory.

Based on the traffic impact study, the project is expected to generate 4,519 average weekday daily driveway trips with 453 trips in the AM peak hour and 302 trips in the PM peak hour. Many of these trips are considered pass-by trips (i.e. trips from existing traffic on surrounding roadways). Total cumulative trips, with pass-by reductions, would result in 3,615 daily trips added to the surrounding roadways.

As part of mitigation for the project, widening and restriping of Graves Avenue would be required. In addition, installation of a stop sign at the project driveway entering Graves Avenue and installation a continuous two-way left turn lane on Graves Avenue would be required. With the proposed project improvements, the project will not adversely affect the adjacent capacity of the roadways and intersections.

Noise: A Noise Impact Analysis was completed to assess potential impacts from the proposed 24-hour drive through menu board speaker system and HVAC units located on the roof of the proposed building. The Noise Impact Analysis assessed the sound levels from the proposed menu board and HVAC units and calculated the sound levels from these sources at property line. Based on the distance of the menu board and HVAC units from the property lines, noise related with the amplified communication system and HVAC units would be less than 40 dBA at property line. The City Code requires that noise not exceed 50 dBA between the hours of 7 p.m. and 7 a.m. at property line. Based on this study, noise from the menu boards and HVAC units would not exceed the noise limit of 50 dBA at the property lines. Therefore, noise impacts associated with operation of the drive-through facility are not anticipated.

D. ENVIRONMENTAL REVIEW

An Initial Study was conducted in accordance with the California Environmental Quality Act (CEQA). The analysis indicated that there will not be significant adverse impacts on the environment with mitigation. Further, the analysis demonstrated that there is no substantial evidence of a fair argument that the Project as mitigated may have a significant impact on the environment. Mitigated Negative Declaration AEIS2017-2 (State Clearinghouse No. 2019129029) was made available for a 30-day public review and comment period from December 5, 2019 to January 6, 2020 and is recommended for approval. All comments received have been reviewed and considered, and no substantial new information has been received that has not already been analyzed in the Mitigated Negative Declaration. The comments did not provide any substantial evidence of a fair argument that the Project as mitigated may have a significant effect on the environment. Any revisions made to the Draft MND in response to comments are minor and do not constitute substantial revisions as defined in State CEQA Guidelines Section 15073.5. A full discussion of the environmental issues and response to comments is found in the attached Mitigated Negative Declaration.

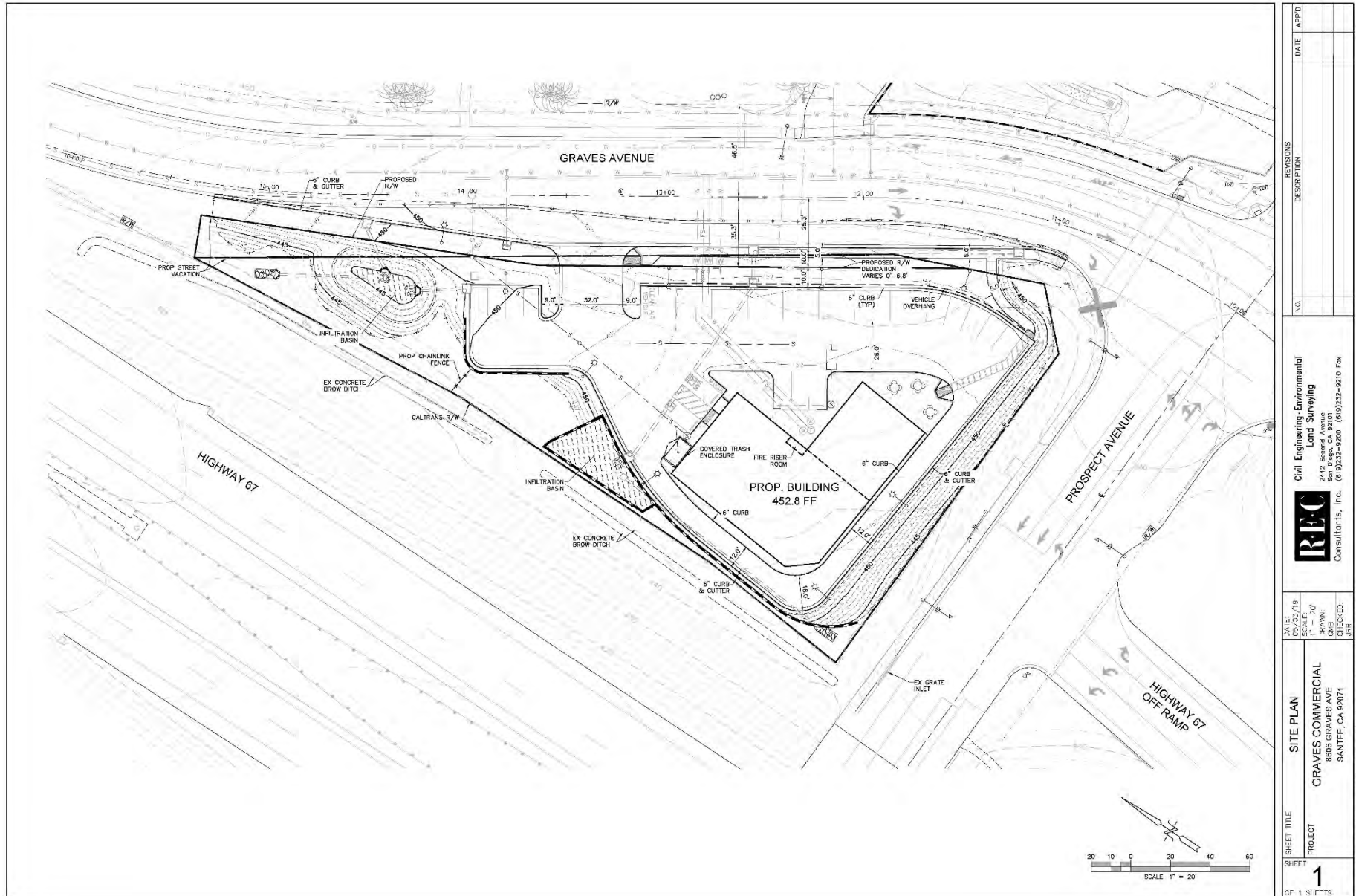
E. ESTIMATED FEES

Development of the proposed project will require the payment of Development Impact Fees that consist of a drainage fee of \$51,962.11, a traffic fee of \$51,007.11, and a traffic signal fee of \$8,228.57.

F. STAFF RECOMMENDATION

1. Conduct and close the public hearing; and
2. Approve the Mitigated Negative Declaration (AEIS2017-2) and the Mitigation Monitoring and Reporting Program as complete and in compliance with the provisions of the California Environmental Quality Act (CEQA) per the attached Resolution and authorize filing of a Notice of Determination; and
3. Approve Conditional Use Permit P2017-1 per the attached Resolution.

GRAVES COMMERCIAL PROJECT PLANS



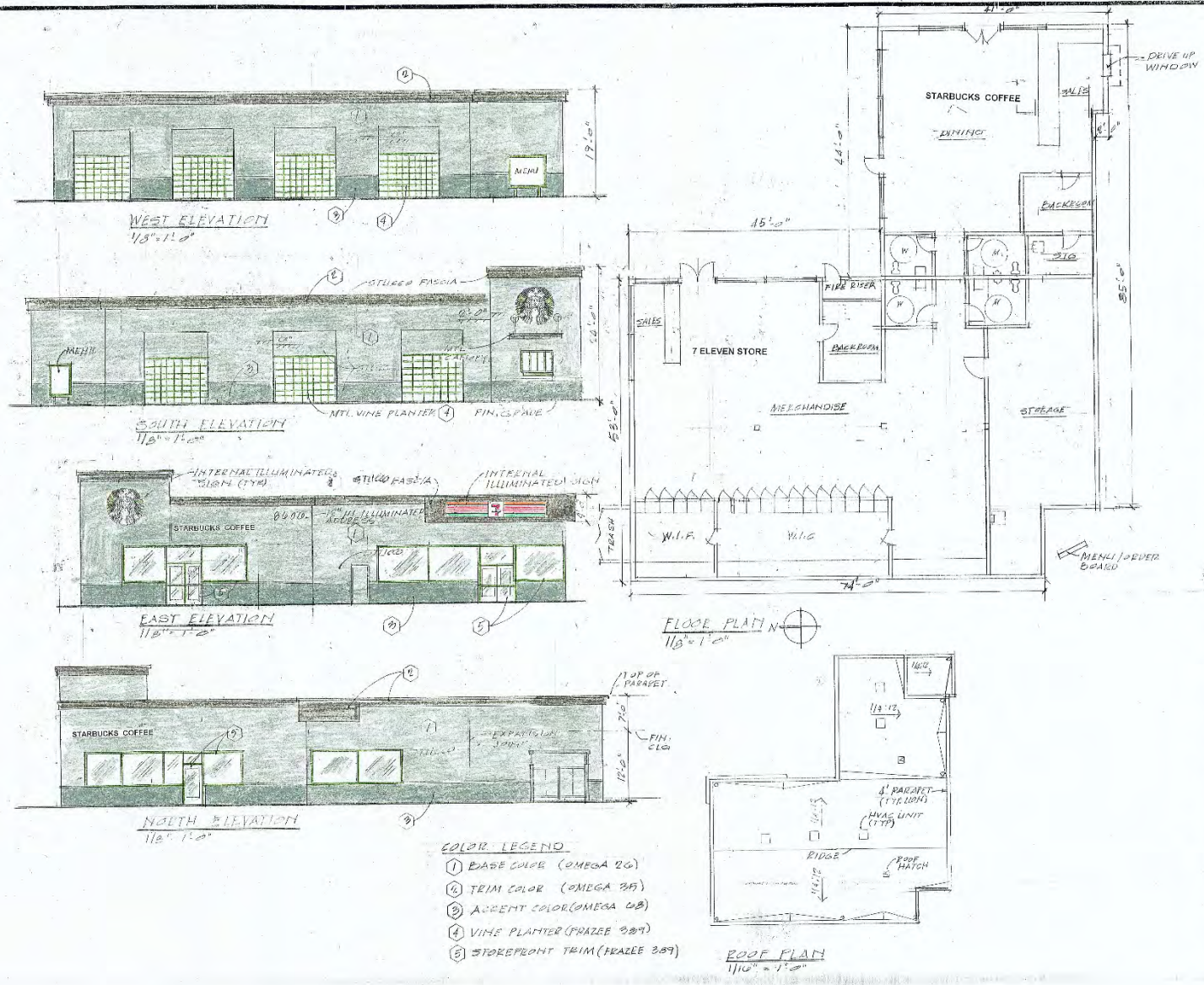
SHEET TITLE		SITE PLAN	
PROJECT	GRAVES COMMERCIAL	DATE	02/23/19
8806 GRAVES AVE SANTEE, CA 92071		SCALE	1" = 20'
1		DRAWN	GN3
		CHECKED	JER
		DATE	02/23/19
		PROJECT	GRAVES COMMERCIAL
		DESCRIPTION	Civil Engineering, Environmental Land Surveying
		NO.	2442
		DATE	02/23/19
		APPROVED	

REC
 Consultants, Inc. (619) 232-9200 (619) 232-9210 Fax
 2442 Santee, CA 92071
 San Diego, CA 92101

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CONDITIONAL USE PERMIT CUP P2017-1
DATE: JUNE 10, 2020

GRAVES COMMERCIAL PROJECT PLANS



FIN JOHNSON
architect
ARCHITECTURE & PLANNING

7111 AND STARBUCKS DRIVE-THRU
8606 GRAVES AVENUE
SANTEE, CA 92071

108 NO.
DATE 10-28-19
DRAWN BY

REVISIONS

NO	DATE	DESCRIPTION
1	12-7-17	
2	6-8-17	

SHEET TITLE
PRELIMINARY

SHEET NUMBER

CONDITIONAL USE PERMIT CUP P2017-1
DATE: JUNE 10, 2020

GRAVES COMMERCIAL PROJECT PLANS

SITE PLAN & PRELIMINARY GRADING PLAN GRAVES COMMERCIAL

8606 GRAVES AVE, SANTEE, CA 92071

ASSESSOR PARCEL NUMBER

384-142-21

LEGAL DESCRIPTION

A PORTION OF LOT 9 IN BLOCK 7 OF SUBDIVISION OF TRACTS "M" AND "O", BANDAJO EL CAJON, IN THE CITY OF SANTEE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA ACCORDING TO THE MAP THEREOF NO. 817, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY, APRIL 2, 1988.

EASEMENTS

NO EXISTING EASEMENTS ON SITE

SITE ADDRESS

8606 GRAVES AVE.
SANTEE, CA 92071

PROJECT SIZE

1.02 ACRES
(AFTER STREET DEDICATION AND VACATION)

ZONING

GC (GENERAL COMMERCIAL)

GRADING QUANTITIES

CUT = 130 CY
FILL = 8,420 CY
WPORT = 8,190 CY

PARKING SUMMARY

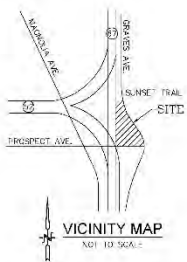
STANDARD PARKING SPACE 27
ACCESSIBLE PARKING SPACE 2
TOTAL PARKING COUNT 29

PUBLIC UTILITIES

FIRE:	CITY OF SANTEE
WATER:	PADRE DAM MWD
SEWER:	LANTERN CREST (PRIVATE)
HIGH SCHOOL:	CROSSMOUNT UNION H.S.D.
ELEMENTARY SCHOOL:	SANTEE UNIFIED S.D.
STREET LIGHTING:	LANTERN CREST (PRIVATE)
LANDSCAPE MAINTENANCE:	LANTERN CREST (PRIVATE)

PROJECT NOTES

1. TOPOGRAPHY PER AERIAL SURVEY AND FIELD SURVEY BY REC CONSULTANTS (DATUM: NGVD 29).
2. SURFACES NOT IDENTIFIED AS STREETS, SIDEWALKS, DRIVEWAYS OR BUILDING SHALL BE LANDSCAPED.
3. ALL NEW STORM DRAIN FACILITIES PROPOSED SHALL BE PRIVATE.



LEGEND

DESCRIPTION	SYMBOL
BOUNDARY	— 300 —
FINISH CONTOURS	— 2 —
CENTERLINE	— 2 —
CURB AND GUTTER	— 2 —
CONCRETE WALKWAYS	— 2 —
RETAINING WALL (VERTICAL STRAIGHT FACE TAN OR EQUAL) (POST AND CABLE RAILING SYSTEM TO BE INSTALLED ON TOP OF EACH WALL)	— 2 —
DRIVEWAY ENTRANCE W/ CROSS GUTTER	— 2 —
AC PAVEMENT	— 2 —
TRENCH RESURFACING	— 2 —
CURB RAMP	— 2 —
LIGHT	— 2 —
LANDSCAPING (PER OTHER)	— 2 —
INFILTRATION BASIN	— 2 —
STORM DRAIN (SIZE PER PLAN)	— 2 —
TYPE 'A' CURB INLET	— 2 —
TYPE 'B' CURB INLET	— 2 —
RIP RAP	— 2 —
SEWER LATERAL (PVT.) (SIZE PER PLAN)	— 2 —
SEWER MANHOLE	— 2 —
SEWER CLEAN OUT	— 2 —
2" WATER SERVICE (PVT.) WITH 2" METER AND RPDA	— 2 —
2" METER AND RPDA (PVT.)	— 2 —
6" FIRE SERVICE (PVT.)	— 2 —
FIRE HYDRANT	— 2 —
EXISTING CONTOURS	— 2 —
EXISTING CURB AND GUTTER	— 2 —
EXISTING MANHOLE FOR SEWER MAIN	— 2 —
EXISTING WATER	— 2 —
EXISTING SEWER	— 2 —

SEE SHEET 3 FOR SITE CROSS SECTION

OWNER/SUBDIVIDER

DEVELOPMENT CONTRACTOR, INC.
NAME: MICHAEL GRANT
ADDRESS: 8510 RAILROAD AVENUE
SANTEE, CA 92071
PHONE: (619) 448-0249

MICHAEL GRANT DATE

ENGINEER OF WORK

REC CONSULTANTS, INC.
2442 SECOND AVENUE
SAN DIEGO, CA 92101
(619)232-9200 (619)232-9210 FAX



JONATHAN RAAB RYDEEN DATE
P.C.E. 64811 EXP. 6-30-19

May 3, 2019

SHEET 1 CITY OF SANTEE OF 4 SHEETS

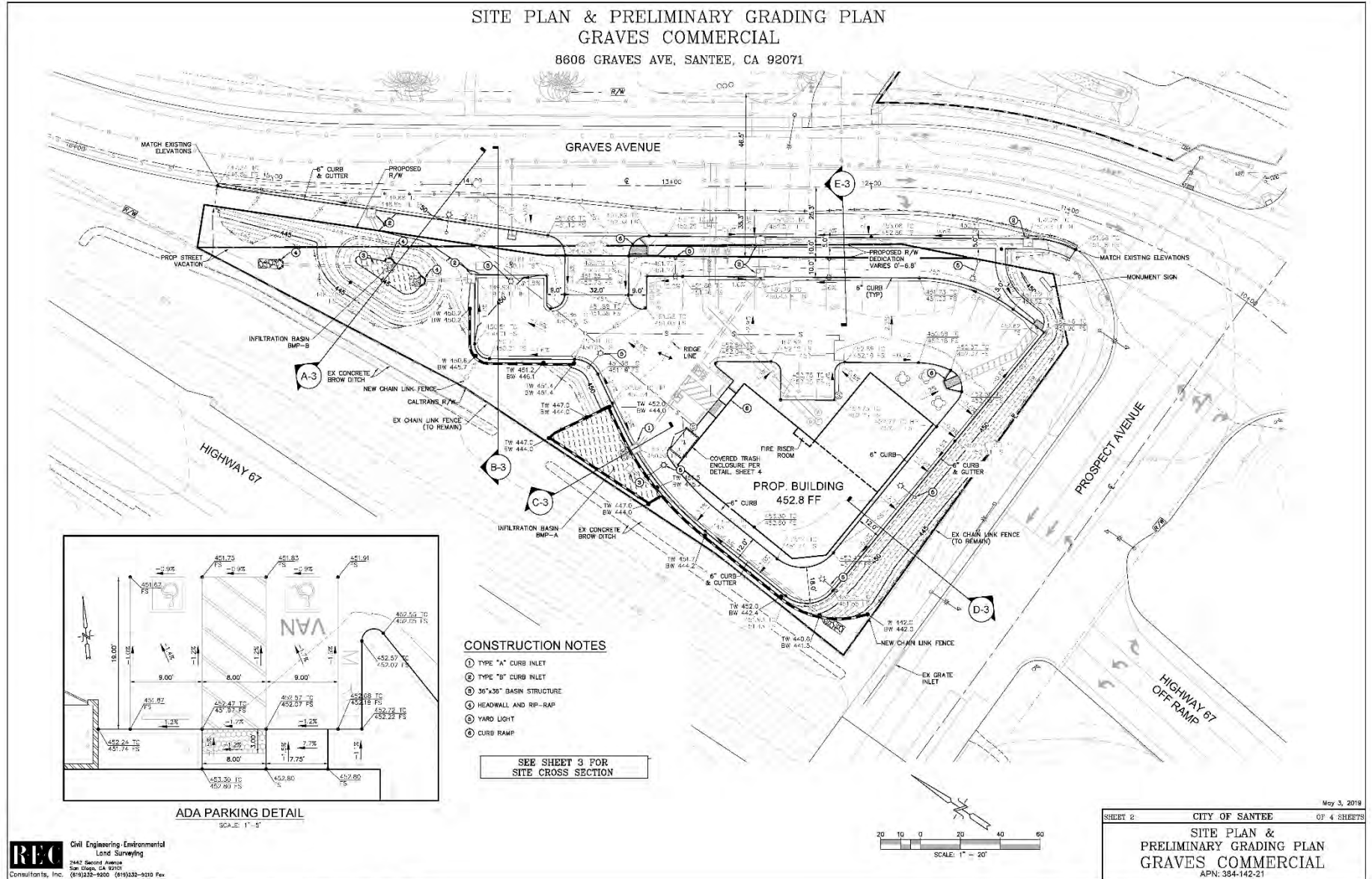
**SITE PLAN & PRELIMINARY GRADING PLAN
GRAVES COMMERCIAL**
APN: 384-142-21



**CONDITIONAL USE PERMIT CUP P2017-1
DATE: JUNE 10, 2020**

GRAVES COMMERCIAL PROJECT PLANS

SITE PLAN & PRELIMINARY GRADING PLAN GRAVES COMMERCIAL 8606 GRAVES AVE, SANTEE, CA 92071



CONDITIONAL USE PERMIT CUP P2017-1
DATE: JUNE 10, 2020

GRAVES COMMERCIAL PROJECT PLANS

REVISIONS	BY

Gary F. Hoyt
 landscape architect, inc
 P.O. Box 92064
 San Jose, CA 95126
 tel: (408) 486-4931
 fax: (408) 486-1487



7/11-STARBUCKS
 8606 GRAVES AVENUE
 SANTEE, CA 92071
 LANDSCAPE CONCEPT PLAN

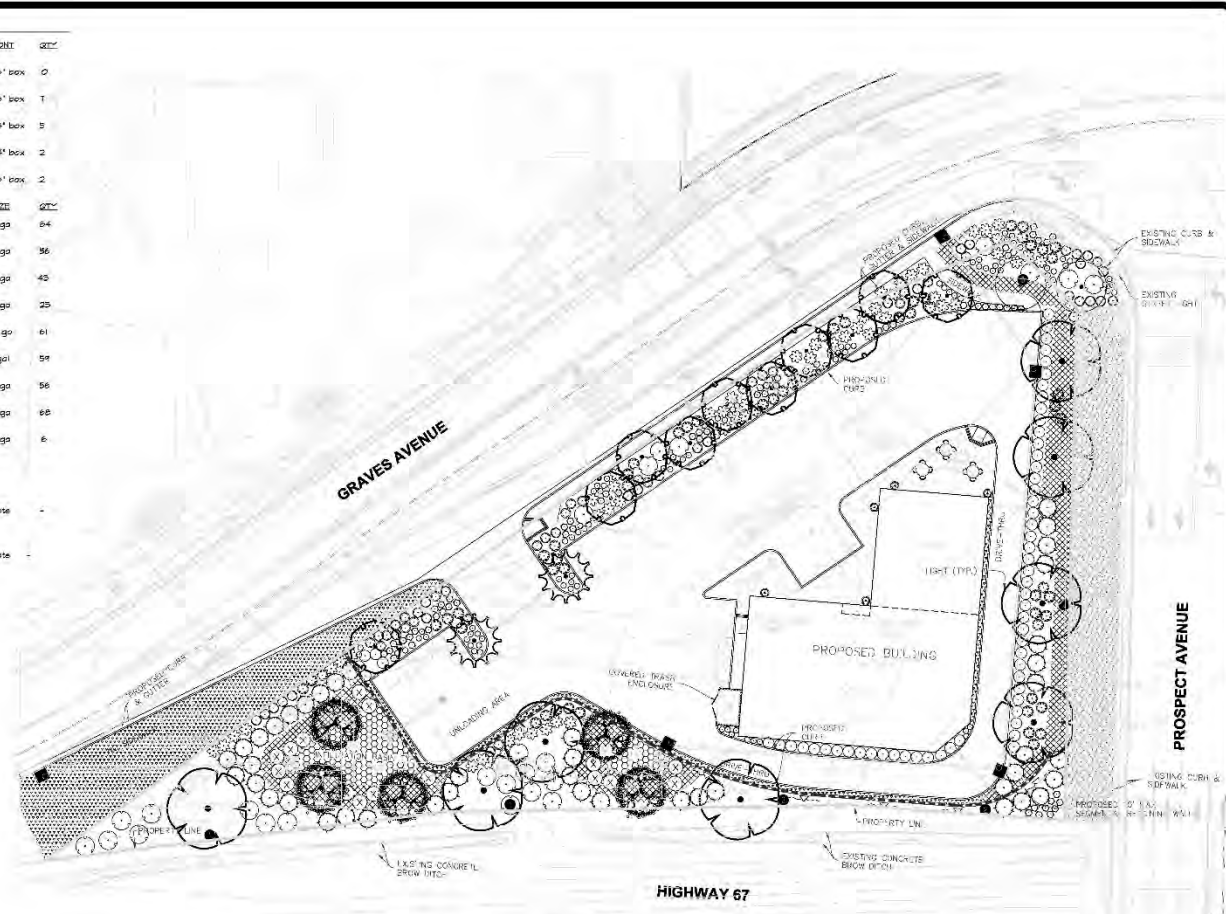
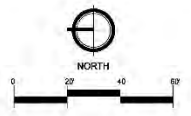
DRAWN BY:	PML
DATE:	08/20/17
SHEET:	
LCP	

PLANT LEGEND

TREES	BOTANICAL NAME / COMMON NAME	CONT.	QTY
	Agora flexuosa / Rosemary Tree	36" box	0
	Kalmeghiana bohemata / Chinese Flame Tree	36" box	1
	Quercus ilex / Holly Oak	24" box	5
	Ulmus parviflora / True Green Chinese Elm	24" box	2
	Ficus religiosa / Fig Tree	36" box	2
SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE	QTY
	Buddleia frutescens / Falian African / Bush	5 ga	84
	Calandrinia grandiflora / Rock Mustard	5 ga	36
	Galloteraon viticola / veen pink / anti-epp roem pink bottlebrush	5 ga	40
	Lantana montevidensis / Selaevan / Trailing Lantana	5 ga	25
	Myrica Africana / African Bamboo	15 ga	61
	Muhlenbergia capillaris / Pink Cloud / Pink Milky	1 gal	59
	Rosmarinus officinalis / Viora Duet / Gold Duet Rosemary	5 ga	56
	Salvia microtophyla / Heatwave TM / Flame Sage	5 ga	68
	Westringia fruticosa / Blue gem / Blue gem Westringia	5 ga	6

	Baccharis ligularis / Dwarf Coyote Bush	Note	-
	Carex acrogradiola / California Field Sedge	Note	-
	4" (min) shredded wood mulch	Note	-

NOTE:
 ALL AREAS TO RECEIVE A MIN 4-INCH DEPTH OF SHREDDED WOOD MULCH EXCEPT FOR GROUNDCOVER AREAS WHICH WILL RECEIVE A 2-INCH DEPTH MINIMUM.



SITE INFORMATION:
 ADDRESS: 8606 GRAVES AVE, SANTEE, CA 92071
 ASSessor's PARCEL NUMBER: 364-142-21



UNDERGROUND SERVICE ALERT
 SECTION 419 & 4217 OF THE GOVERNMENT CODE REQUIRES A DIG ALERT IDENTIFICATION NUMBER BE ISSUED BEFORE A PERMIT TO EXCAVATE WILL BE VALID. FOR YOUR DIG ALERT ID NUMBER CALL UNDERGROUND SERVICE ALERT TOLL FREE @ 811 TYPICALLY MONDAY DAYS BEFORE YOU DIG. WEB ADDRESS: WWW.DIGALERT.ORG

LANDSCAPE WATER BUDGET CALCULATIONS

MAWA = 204,021
 ETWU = 191,783

ETWU = (51.1) (0.62) $\left(\frac{0.3 \times 6,359}{0.75} + 0 \right) = 80,632$ (spray)

ETWU = (51.1) (0.62) $\left(\frac{0.3 \times 10,519}{0.90} + 0 \right) = 111,151$ (drip)

ETWU = (51.1) (0.62) $\left(\frac{0 \times 3,149}{0} + 0 \right) = 0$ (no irrigation)

IRRIGATION SYSTEM DESIGN STATEMENT

A PERMANENT AUTOMATIC IRRIGATION SYSTEM WITH A RAIN SENSING SHUT OFF DEVICE SHALL BE DESIGNED AND INSTALLED TO IRRIGATE ALL PLANTING AREAS. THE DESIGN OF THE IRRIGATION SYSTEM SHALL EMPHASIZE WATER CONSERVATION AND PROVIDE EFFICIENT AND UNIFORM DISTRIBUTION OF IRRIGATION WATER. IN SMALL PLANTER AREAS WHERE APPROPRIATE, DRIP IRRIGATION SYSTEM SHALL BE INSTALLED TO PROVIDE WATER DIRECTLY TO ROOT ZONE OF PLANTS. THE AUTOMATIC IRRIGATION SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH THE CITY OF SANTEE LANDSCAPE STANDARDS.

A REDUCED PRESSURE BACKFLOW PREVENTER SHALL BE INSTALLED AS PART OF THE IRRIGATION SYSTEM TO PROTECT THE POTABLE WATER SUPPLY IN ACCORDANCE WITH THE STATE OF CALIFORNIA AND CITY OF SANTEE /PADRE DAM LANDSCAPE STANDARDS AND WATER USE REQUIREMENTS.



CONDITIONAL USE PERMIT CUP P2017-1
DATE: JUNE 10, 2020

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA
APPROVING CONDITIONAL USE PERMIT (P2017-1) FOR A 6,267-SQUARE-
FOOT COMMERCIAL RETAIL BUILDING CONSISTING OF A CONVENIENCE
STORE AND A DRIVE-THROUGH COFFEE SHOP ON A 1.02-ACRE VACANT
PARCEL OF LAND LOCATED AT 8606 GRAVES AVENUE IN THE GENERAL
COMMERCIAL (GC) ZONE.**

**APPLICANT: MICHAEL A. GRANT
APN: 384-142-21
RELATED CASE FILES: AEIS2017-2**

WHEREAS, on May 11, 2020, Michael A. Grant submitted a complete application for a Conditional Use Permit P2017-1 to develop a 6,267-square-foot commercial retail building consisting of a convenience store and drive-through coffee shop at 8606 Graves Avenue in the City of Santee, County of San Diego, State of California; and

WHEREAS, pursuant to the requirements of the California Environmental Quality Act (“CEQA”), an Initial Study (AEIS2017-2) was completed for the project, which includes Conditional Use Permit (P2017-1), that determined that all environmental impacts of the project would be less than significant with mitigation and a Mitigated Negative Declaration (State Clearinghouse Number 2019129029) was prepared and advertised for public review from December 5, 2019 to January 6, 2020; and

WHEREAS, the proposed project is located within Airport Influence Area (AIA) 1 for the Gillespie Field Airport Land Use Compatibility Plan (ALUCP) and the Federal Aviation Administration (FAA) determined that the project, as designed, presented no hazard to air navigation and the Airport Land Use Commission (ALUC) determined that the project is consistent with the ALUCP on April 7, 2020; and

WHEREAS, on April 12, 2018 a proposed ordinance amending the City of Santee General Plan to require voter approval of development actions that would increase residential density or intensify land use over that currently permitted by the General Plan (Proposed Initiative) was filed with the City Clerk, City of Santee; and

WHEREAS, the Proposed Initiative, if adopted, would require a public vote for any changes to the General Plan, Planned Development Areas, or new Specific Plan Area if such changes intensify use by increasing residential density, changing the General Plan Land Use designations; or changing any residential land use designation to commercial/ industrial and vice versa; and

WHEREAS, Section 4(c) of the Proposed Initiative includes a statement that provisions adopted by the Proposed Initiative shall prevail over any conflicting revisions to the General Plan adopted after April 6, 2018; and

WHEREAS, the subject project does not result in an intensification of land use as specified in the Proposed Initiative in that: 1) there is no proposed change to the land use

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designations in the City of Santee General Plan, as amended through April 5, 2018; 2) the project does not propose changes to the land use categories in the City of Santee General Plan, as amended through April 5, 2018; 3) the project is not a residential project as specified in the City of Santee General Plan, as amended through April 5, 2018; and 4) the project does not involve a change to a Specific Plan nor create a new Specific Plan; and

WHEREAS, the Director of Development Services scheduled Conditional Use Permit (P2017-1) and Mitigated Negative Declaration (AEIS2017-2) for a public hearing on June 10, 2020; and

WHEREAS, on June 10, 2020, the City Council held a duly advertised public hearing on Conditional Use Permit P2017-1 and Mitigated Negative Declaration AEIS2017-2; and

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

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

SECTION 1: On June 10, 2020, the City Council approved and adopted Mitigated Negative Declaration (State Clearinghouse Number 2019129029) and its associated Mitigation Monitoring and Reporting Program, which fully disclosed, evaluated and mitigated the environmental impacts of the proposed project, including the Conditional Use Permit contemplated in this Resolution. No further environmental review is required for the City to adopt this Resolution.

SECTION 2: The findings in accordance with Section 13.06.030(E) of the Santee Municipal Code for a Conditional Use Permit are made as follows:

- A. The use is in accord with the General Plan, the objectives of the Zoning Ordinance, and the purposes of the district in which the site is located. The site is located in the General Commercial (GC) land use district which is intended for intensive general commercial activities and services encouraged along major transportation routes. The commercial retail project includes drive-through service, which is permitted with an approved Conditional Use Permit within the GC (General Commercial) land use designation and zoning district.
- B. The use, as designed and conditioned, complies with each of the applicable provisions of the zoning ordinance because all development standards are met including landscaping and building setbacks, and all proposed public improvements will meet the public works standards of the City.

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- C. The use, as designed and conditioned, will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity, because: 1) the commercial retail building will develop a vacant site; 2) on-site circulation and queue design will ensure drive through traffic does not back onto Graves Avenue; and 3) the project will utilize only one driveway approach on the northeast portion of the site along Graves Avenue, away from the Graves Avenue/Prospect Avenue intersection, thereby minimizing driveway approaches along Graves Avenue and limiting vehicular conflicts along Graves Avenue and the Graves Avenue/Prospect Avenue intersection.
- D. The use, as designed and conditioned, is proposed on a vacant property, and therefore is not inhibiting the development potential of the site.

SECTION 3: The Conditional Use Permit (P2017-1) for a 6,267-square-foot commercial retail building consisting of a convenience store and drive-through coffee shop at 8606 Graves Avenue on property further identified by Assessor's Parcel Number 384-142-21 is hereby approved subject to the following conditions:

- A. The applicant shall comply with all applicable Sections of the Municipal Code, Land Development Manual and Public Works Standards of the City of Santee.
- B. The applicant shall comply with all mitigation measures adopted for the project as set forth in the Mitigation Monitoring and Reporting Program for Mitigated Negative Declaration AEIS2017-2.
- C. Minor or Major Revisions to the Conditional Use Permit, such as changes to the building elevations, site design, and landscaping design, shall be approved by the Director of Development Services, unless, in the Director's judgment, a Major Revision should be reviewed by the City Council.
- D. Separate sign permits shall be obtained for any proposed signage in accordance with Chapter 13.32 of the Municipal Code.
- E. The applicant shall recycle a minimum of 65% of the construction and demolition waste generated from the project, consistent with the City's Construction and Demolition Debris Recycling Ordinance (SMC 13.38) and State law.
- F. Prior to Building Permit Issuance:
 - 1. All construction shall be in substantial conformance with the approved project plans dated June 10, 2020, as amended by this Resolution.
 - 2. Landscaping shall comply with the City of Santee Water Efficient Landscape Ordinance and SMC Chapter 13.36.
 - 3. A landscape bond for the full amount of the landscape and irrigation materials and installation thereof shall be deposited with the Department of Development Services.
 - 4. Lighting shall be down shielded and installed in accordance with the lighting standards in SMC Sections 13.24.030 and 13.30.030.

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5. A Construction and Demolition (C&D) debris deposit with the Department of Development Services shall be provided in accordance with the City's C&D Debris Recycling Ordinance and State law.
6. All new signs shall be approved separately through a Sign Permit subject to the requirements of Chapter 13.32 of the SMC.
7. One Level-2 (40-amp minimum) vehicle charging space shall be provided.
8. A minimum 3kw rooftop photovoltaic system shall be provided.
9. A mechanical equipment, whether on the roof, side of the building, or ground, shall be screened from view. The method of screening shall be architecturally integrated with the building design in terms of material, color, shape, and size. All elevation drawings submitted for building plan check shall show the method of screening for any proposed rooftop mechanical equipment.
10. The building exterior shall be articulated with a stone veneer, reveals, wainscoting, or similar treatment.
11. Following project approval, the applicant shall schedule with the City Project Planner a post approval meeting or teleconference to discuss the project conditions of approval, timing of design and construction, and implementation of the project conditions. The meeting shall be scheduled within thirty days of project approval and prior to any plan submittals. The applicant should include their project design team including the project architect, their design engineer, and their landscape architect.
12. The applicant shall include provisions in their design contract with their design consultants that following approval by the City, all construction drawings or technical reports accepted by the City, exclusive of architectural building plans, shall become the property of the City. Once accepted, these plans may be freely used, copied or distributed by the City to the public or other agencies, as the City may deem appropriate. A letter of acknowledgement of this requirement from each design consultant is required at the time of plan submittal. This letter shall be in a format acceptable to the City Engineer.
13. To coordinate with the City Geographic Information System, horizontal and vertical control for all construction drawings, grading plans, landscape plans, street improvement plans, plot plans, etc., shall be obtained from ROS 11252. All plans, exclusive of building plans, shall be prepared at an engineering scale of 1"=20' unless otherwise approved by the project engineer.
14. The applicant shall ensure that all property corners are properly monumented. If corners have been lost or do not exist, corners shall be set and a Record of Survey filed prior to issuance of a building permit.
15. The applicant is responsible for the submittal of plans, reports, and applications

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for encroachments, as well as obtaining the required permits from the appropriate governing authorities for their approval of the proposed work. As a result of roadway widening and pavement operations, the applicant shall be required to replace two southbound advanced traffic signal loops located in Graves Avenue and relocate associated conduit and pull boxes behind the proposed sidewalk and within the public right-of-way.

16. The two traffic signal pull boxes shall be relocated behind the proposed sidewalk and within the dedicated public right-of-way as part of this project. One of the pull boxes is for the traffic signal power for the City owned traffic signal at Prospect Avenue and Graves Avenue. The other pull box is for the traffic signal power for the Caltrans owned traffic signal at Prospect Avenue and the SR 67 off-ramp. As part of the relocation of the service line pull boxes, the applicant's contractor shall provide a new continuous wiring from the service pedestal on the east side of Graves Avenue to the appropriate traffic signal cabinets. No splicing or tying into the existing wire will be allowed.
17. All improvements, public or otherwise, as well as those associated with the final disposition of all utilities, shall be at the sole expense of the applicant.
18. Starting with the first plan check, plans shall be submitted concurrently to Padre Dam Municipal Water District for review and approval. The City does not coordinate the review process with Padre Dam; this is the responsibility of the design engineer and the landscape architect. Failure to properly coordinate this review may result in delay of issuance of permits required for construction. It is incumbent upon the applicant to oversee the plan submittals of their design consultants.
19. Street Improvement Plans shall be submitted to the Department of Development Services Engineering Division for review and acceptance. Prior to the start of construction of any improvements, public or private, within the limits of the public right-of-way, the applicant shall have plans accepted, agreements executed, securities posted and an encroachment permit issued. All improvements shall be installed in accordance with City standards and at the applicant's cost unless otherwise indicated. The following improvements are conditioned as part of this development:
 - a. Install a street light on west side of Graves Avenue, in accordance with the City of Santee Public Works Standards, to the satisfaction of the Director of Development Services.
 - b. Show the location of all utility facilities including the location and placement of surface utility structures. Above grade utility facilities required for the project shall be located on-site and screened from public view. Utility

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facilities shall be located in accordance with the Design Guidelines and Surface Utility Maintenance Manual.

- c. Revise the site plan to incorporate the latest approved City improvement plans for Graves Avenue, drawing numbers 2016-183 to -200. The site driveway shall be a minimum of 32 feet wide and per public works standard drawing PW-21 and to the satisfaction of the Director of Development Services.
- d. Final alignment of the roadway and or cross slope shall be determined as part of the improvement plan approval process and subject to final engineering. Alignment and cross fall shall conform to the City of Santee Public Works Standards. The crown shall be revised so that it is consistent with the edge of a lane line and the transitions occur from 2% existing to 1% proposed in the opposite direction within an appropriate transition length per accepted standards to the Satisfaction of the Director of Development Services.
- e. Ultimate dedication and vacation of excess right of way shall be determined in conjunction with the improvement plan approval process and subject to final engineering. Existing and proposed right of way is anticipated to consist of a 10-foot section from face of curb back to property line and shall ultimately conform to a 2% minimum slope towards the public right of way and away from abutting properties. Grading as necessary to accomplish this required fall is at the sole expense of the developer.
- f. Install the proposed private sewer lateral with a perpendicular “tie in” to a proposed manhole located center of Graves Avenue. From said manhole, show the proposed “tie in” to the existing sewer system at Sunset Trails.
- g. Construct drive aisles within the parking lot at a minimum of 26’ wide. Parking spaces are not to overhang with the 10-foot setback from ultimate right- of-way unless a variance is granted for this exception. Parking spaces shall be a minimum of 9 feet by 19 feet. Show the location of a proposed loading area and indicate turning radius provided.
- h. Replace failed or inadequate pavement to the centerline and/or sidewalk adjacent to the site on Prospect Avenue and Graves Avenue to the satisfaction of the Director of Development Services.
- i. Street Improvement plans shall be one hundred percent (100%) complete at the time of plan check submittal, be prepared in accordance with City guidelines and the requirements set forth herein, and be ready for acceptance by the City. Partial or incomplete submittals will not be accepted for plan check. At the time of plan check submittal, the applicant shall schedule an appointment with their designated City project engineer and

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the applicant's design engineer to review the plan submittal for completeness. The following shall be included as part of the improvement plan submittal package:

- 1) Six sets of plans bound and stapled (improvements).
- 2) Plan check fees.
- 3) Preliminary cost estimate for the improvements.
- 4) One copy of the Resolution of Approval approving the project.

Plan check and inspection fees shall be paid in accordance with the City Fee Schedule prior to issuance of the permit.

20. Precise Grading Plans shall be submitted to the Department of Development Services Engineering Division for review and acceptance.

- a. Horizontal and vertical control for all plans shall be obtained from ROS 11252 and shall be prepared at an engineering scale of 1"=20' unless otherwise approved by the City project engineer.
- b. Project landscape and irrigation plans must be submitted by the second grading plan check.
- c. All recommended measures identified in the approved geotechnical study shall be incorporated into the project design and construction.
- d. The grading plans shall identify and call out on plan view the final order of condemnation prohibiting the use of frontage along Prospect Avenue as future access per Document No. 139127, recorded August 7, 1963.
- e. Grading plans shall include preliminary recommendations for all pavement design sections within the project limits. The pavement structural section shall be designed based on the "R" value method using a minimum traffic index of 5.0. Structural sections shall consist of asphalt concrete over approved aggregate base material. Minimum concrete section shall be 5 1/2 inches PCC over compacted, non-expansive soil. Mix design shall be a minimum class 520-C-2500. R-value test data and design calculations shall be submitted for approval to the Department of Development Services Engineering Division a minimum of seven days prior to placement of paving. The pavement design report shall conform to City of Santee Form 435 – PAVEMENT DESIGN AND R-VALUE TEST SUBMITTAL PROCEDURES.
- f. Clearly show on the plans the overflow condition of the proposed infiltration basins, including discharge into a suitable conveyance and in a fashion of uniform flow to match existing pre-development conditions.
- g. Grading plans shall be one hundred percent (100%) complete at the time of

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plan check submittal, be prepared in accordance with City guidelines and be ready for acceptance by the City. Partial or incomplete submittals will not be accepted for plan check. At the time of plan submittal, the applicant shall schedule an appointment with their designated City project engineer and the applicant's design engineer to review the plan submittal for completeness. The following shall be included as part of the grading, landscape and irrigation plan submittal package:

- 1) Six sets of grading, landscape and irrigation plans bound and stapled.
- 2) Plan check fees.
- 3) A completed grading permit application.
- 4) A cost estimate for the cost of construction.
- 5) Three copies of the Drainage Analysis specified here within.
- 6) Two copies of the Storm Water Management Plan specified here within.
- 7) Two copies of the Storm Water Pollution Prevention Plan specified here within.
- 8) Three copies of the Geotechnical Study specified here within.
- 9) A copy of any letters of permission from any adjoining property owners if grading is proposed off-site. Letters shall be in a form acceptable to the City.
- 10) A letter of acknowledgement, signed and sealed, from each design consultant acknowledging City ownership of all construction drawings following City approval as specified here within.
- 11) One copy of the Resolution of Approval approving the project.

Plan check and inspection fees shall be paid in accordance with the City Fee Schedule prior to issuance of the permit.

21. Landscape and Irrigation Plans shall be submitted to the Department of Development Services Engineering Division for review and acceptance.

- a. Horizontal and vertical control for all plans shall be obtained from ROS 11252 and shall be prepared at an engineering scale of 1"=20' unless otherwise approved by the City project engineer.
- b. Landscape and irrigation plans shall be one hundred percent (100%) complete at the time of plan check submittal, be prepared in accordance with City guidelines and be ready for acceptance by the City. Partial or incomplete submittals will not be accepted for plan check. At the time of plan submittal, the applicant shall schedule an appointment with their designated City project engineer and the applicant's design engineer to review the plan submittal for completeness. The following shall be included as part of the grading, landscape and irrigation plan submittal package:

- 1) Six sets of landscape and irrigation plans bound and stapled.
- 2) Plan check fees.

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- 3) A cost estimate for the cost of construction.
- 4) A letter of acknowledgement, signed and sealed, from each design consultant acknowledging City ownership of all construction drawings following City approval as specified here within.

Plan check and inspection fees shall be paid in accordance with the City Fee Schedule.

22. Provide three copies of a geotechnical study prepared in accordance with the Santee General Plan. All recommended measures identified in the approved study shall be incorporated into the project design. Copies of the Geotechnical/Seismic Hazard Study for the Safety Element of the Santee General Plan which details, in Table A-1, study criteria necessary to conform to the General Plan requirements, can be purchased from the Department of Development Services Engineering Division.
 - a. The geotechnical report shall analyze any proposed infiltration techniques (trenches, basins, dry wells, permeable pavements with underground reservoir for infiltration) for any potential adverse geotechnical concerns. Geotechnical conditions such as: slope stability, expansive soils, compressible soils, seepage, groundwater depth, and loss of foundation or pavement subgrade strength should be addressed, and mitigation measures provided.
23. Applicant consents to annexation of the property under development to the Santee Roadway Lighting District and agrees to waive any public notice and hearing of the transfer. Applicant shall pay the necessary annexation costs and upon installation of any street lights required for the development, pay the necessary street light energizing and temporary operating costs.
24. Applicant shall pay all development impact fees in effect at the time of issuance of building permits. At present, the fees are estimated to be as follows:
 - a. Drainage: \$51,962.11 (estimated) calculated based on \$1,216/1,000 square feet of increased impermeable area.
 - b. Traffic: \$51,007.11 calculated based on a fee rate of \$8,139/1,000 square feet of building area.
 - c. Traffic Signal \$8,228.57 calculated based on a fee rate of \$1,313/1,000 square feet of building area.

Impact fee amounts shall be calculated in accordance with the City Fee Schedule and based on current fee ordinances in effect at issuance of building permit. The drainage fee shall be calculated based on the actual impermeable area created by the project including off-site street improvements or other

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improvements beyond the project boundary. The applicant shall provide certification of final site and building areas by their engineer of work to be approved by the Director of Development Services for use in calculating the final fee amounts. Fees shall be adjusted on an annual basis in accordance with the Municipal Code.

25. Following issuance of a grading permit the applicant shall complete rough grading in accordance with the approved grading plans and the recommendations of the project's geotechnical engineer. Following completion of the rough grading and prior to issuance of any building permits, provide three originals of the pad compaction certification from the geotechnical engineer and three originals of the pad elevation certification from the project civil engineer to the City project engineer.
26. Provide three copies of a drainage study prepared by a registered Civil Engineer, with demonstrated expertise in drainage analysis and experience in fluvial geomorphology and water resources management. Storm drainage shall be designed to adequately convey storm water runoff without damage or flooding of surrounding properties or degradation of water quality.
 - a. The drainage study shall identify and calculate storm water runoff quantities expected from the site and upstream of the site and verify the adequacy of all on-site or off-site facilities necessary to discharge this runoff. The drainage system design shall be capable of collecting and conveying all surface water originating within the site, and surface water that may flow onto the site from upstream lands, and shall be in accordance with the latest adopted Master Drainage Plan, the requirements of the City of Santee Public Works Standards, including analysis of the 10-year and 100-year frequency storms, and be based on full development of upstream areas.
 - b. The drainage study shall compute rainfall runoff characteristics from the project area including, at a minimum, peak flow rate, flow velocity, runoff volume, time of concentration, and retention volume. These characteristics shall be developed for the 2-year, 10-year and 100-year frequency six-hour storm during critical hydrologic conditions for soil and vegetative cover. Storm events shall be developed using isopluvial maps and in accordance with the San Diego County Hydrology Manual.
27. Provide three copies of a Storm Water Quality Management Plan (SWQMP) as required by the City of Santee Storm Water Management and Discharge Control Ordinance and in accordance with the City of Santee BMP Design Manual (current version at the time of Grading Permit issuance). All requirements developed in the approved SWQMP shall be incorporated into the project design. The SWQMP shall include the following:

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- a. Develop and implement appropriate Best Management Practices (BMPs) to ensure to the maximum extent practicable (MEP) that the project does not increase pollutant loads from the site. A combination of respective storm water BMPs, including Site Design, Source Control, and Structural Treatment Control shall be implemented in accordance with the approved SWQMP.
- b. The project design shall incorporate Low Impact Development (LID) and site design BMPs to minimize directly connected impervious areas and to promote infiltration using LID techniques as outlined in the County of San Diego's LID handbook. Parking areas shall be designed to drain to landscape areas.
- c. Provide a copy of an Operation & Maintenance (O&M) plan in accordance with the City of Santee SUSMP. A Storm Water Facilities Maintenance Agreement accepting responsibility for all structural BMP maintenance, repair and replacement as outlined in said O&M plan binding on the land throughout the life of the project will be required prior to issuance of building permit.
- d. The site shall comply with full trash capture requirements by providing completely enclosed trash and recycling enclosures, fitting all storm drain inlets with a grate/screen or trash rack, and retrofitting any adjacent storm drain inlet structures to which the site discharges with trash capture devices. Said devices must be designed to capture debris of 5 mm or greater, while preventing flooding potential. In addition, all inlets must be labeled with concrete stamp or equivalent - stating, "No Dumping - Drains to River".
- e. Down spouts and HVAC systems are not permitted to be connected to the storm drain conveyance system. All non-storm water discharges must either drain to landscaped areas, or be plumbed to the sewer. Construct a dedicated sewer connection for the annual backwashing of black water from any proposed private fire suppression systems.

28. Water Quality Control – Construction Storm Water Management Compliance

- a. Provide proof of coverage under the General Permit for Discharges of Storm Water Associated with Construction Activity (Construction General Permit, 2009-0009-DWQ) prior to start of construction. This project disturbs 1 or more acres of soil or disturbs less than 1 acre but is part of a larger common plan of development that in total disturbs 1 or more acres. Construction activity subject to this permit includes clearing, grading and disturbances to the ground such as stockpiling, or excavation.
- b. Provide two copies of a Construction Storm Water Pollution Prevention Plan (SWPPP) as required by the Construction General Permit. The Construction SWPPP should contain a site map(s) which shows the construction site

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perimeter, existing and proposed buildings, lots, roadways, storm water collection and discharge points, general topography both before and after construction, and drainage patterns across the project. The Construction SWPPP must list Best Management Practices (BMP's) the applicant will use to protect storm water runoff and the placement of those BMP's. Section XIV of the Construction General Permit describes the SWPPP requirements.

29. A Storm Water Facilities Maintenance Agreement accepting responsibility for all structural BMP maintenance, repair and replacement as outlined in said O&M plan binding on the land throughout the life of the project will be required prior to issuance of building permit.
30. Submit two copies of a current preliminary title report (dated within six months of plan submittal) and two copies of all documents listed in the title report. Copies of recorded documents must be clear and legible copies of the original recorded document.
31. The applicant shall comply at all times with the following work hour requirements:
 - a) No site work, building construction, or related activities, including equipment mobilization will be permitted to start on the project prior to 7:00 am and all work for the day shall be completed by 7:00 pm, no exceptions.
 - b) No work is permitted on Sundays or City Holidays.
 - c) No deliveries, including equipment drop off and pick-up, shall be made to the project except between the hours of 8:00 am and 6:00 pm, Monday through Saturday, excluding Sundays and City Holidays. Deliveries of emergency supplies or equipment necessary to secure the site or protect the public are permitted.
 - d) If the applicant fails or is unable to enforce compliance with their contractors, subcontractors and material suppliers regarding the specified work hours, additional reduction of work hours may be imposed by the Department of Development Services.

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

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32. Trench work when required within City streets shall be completed within two weeks of the initial start date, including placement of the final trench patch. Trench plates or temporary pavement placement shall be installed at the end of each work day. Advance warning signs on lighted barricades notifying the public of trench plates and or uneven pavement shall be placed and maintained until permanent pavement repairs are made. The maximum length of time including weekends and holidays that trench plates may remain on the street is 72 hours after which temporary or permanent asphalt paving shall be placed.
33. Comply with all applicable sections of the Municipal Code, Land Development Manual and Public Works Standards of the City of Santee.
34. Provide a minimum 26' wide, paved "fire lane" access roadway around the building and through the parking areas. The fire lane width shall be measured curb to curb (or edge of pavement to edge of pavement) and shall extend vertically from grade to the highest point of any structures or obstacles constructed adjacent to the fire lane. No building elements, balconies, drains, projections, or any other object shall encroach into this clear space. The fire lane(s) shall be identified by painting curbs red with white-stenciled letters indicating "NO PARKING – FIRE LANE" every 30 feet along all portions of the fire lane. Or, signs shall be installed on the edge of the curb indicating the same. Placement of the signs shall be every 75 feet (or other approved spacing), placed in between the curb stenciling. Exact placement shall be approved by the fire code official prior to installation.
35. Address numbers shall be placed near the roofline of all structures visible from the street or access roadway. Numbers shall be block style, 12" in height, black in color (or other approved color), in contrast with their background. Address numbers shall also be illuminated for nighttime visibility.
36. The building shall be constructed with approved automatic fire sprinkler systems installed by a licensed fire sprinkler contractor. Separate plans are required to be submitted to the Fire Department for approval prior to installation. The sprinkler systems are required to be monitored by an approved central station monitoring company. A Potter, "SASH-120" Horn/Strobe (or equivalent) shall be located below each address placement in lieu of a bell for indication of fire sprinkler activation.
37. The building shall have a walk-in, fire sprinkler riser room accessible from the outside of the building or address. The exact size and location of the enclosure shall be approved by the Fire Department prior to construction. The enclosure shall contain the fire sprinkler riser for the building, pressure gauges for the system, applicable valves, sprinkler head box, and any required diagrams or documentation for the fire sprinkler system. The riser room shall have a sewer inlet connection for fire sprinkler system to test, drain and maintain the system. The room shall have exterior locking hardware and a Knox box shall be located at an approved location near the room for easy Fire Department access. The

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exterior side of the riser room door shall have labeling or signage approved by the fire code official indicating "FIRE RISER INSIDE".

38. The device that supplies water to the automatic fire sprinkler system shall be placed in an approved location within 50' of a fire hydrant. The device shall be installed per San Diego County Regional Standard WF-05. The finished height of the Fire Department Connection (FDC) shall be no higher than 48" from grade. The entire device may be painted dark green or brown to blend in with adjacent landscaping. The Fire Department Connection (FDC) shall be painted red. The Fire Department Connection (FDC) once installed, shall be "pinned" in place for theft protection. The (RPDA) device shall be stenciled with 2" white numbers indicating the address served. The assembly shall be equipped with a chain and breakaway locks for security. Location of these devices shall be approved prior to installation. The control valves on the device shall be monitored for tamper of the valves.
 39. One fire hydrant is required for your project. The hydrant shall have two, 2 1/2" ports and one, 4" port, with a minimum fire flow of 2500 gallons per minute for 3 hours. The hydrant shall be of all bronze construction, painted "fire hydrant yellow" and be installed per Padre Dam Water District requirements. Exact location of required hydrants is to be determined by the fire code official prior to installation. All underground utilities including fire mains, fire hydrants and fire service underground devices shall be installed and approved prior to the delivery of construction materials.
 40. A Knox Box key safe for emergency access of Fire Department personnel is required for the building. Knox Boxes shall be installed at the front entrance, riser room and other required location(s). Knox Box applications may be obtained from the Fire Department. Approval of the number and exact mounting location shall be determined by the fire code official prior to installation.
 41. Santee has adopted the use of Knox Fire Department Connection (FDC) Plugs for FDC hose connections to the automatic fire sprinkler systems. These plugs ensure that the FDC's will be clear of obstructions and allow for the proper Fire Department use of automatic fire sprinkler systems. Knox Plugs can be ordered online directly from the Knox Company at Knoxbox.com. Order FDC Plugs for use in the City of Santee. Order model #3043 (two per building if using Siamese connection). Contact Santee Fire Department if assistance is needed in ordering.
 42. A minimum of one, 2A10BC fire extinguisher shall be provided for each store. Exact extinguisher location to be determined by the fire code official prior to installation.
- G. Prior to Occupancy the Applicant shall:
1. Applicant shall place all new utilities required to serve the project underground.

RESOLUTION NO. _____

No overhead facilities or extension of overhead facilities is permitted. In addition, the applicant shall underground any existing overhead facilities on-site and underground any overhead facilities adjacent to the project to the satisfaction of the Director of Development Services. Adjacent facilities are defined as existing overhead facilities in the abutting half street and may include extension of the undergrounding to either side of the project to the nearest existing utility pole.

2. Applicant shall grant to the public slope rights along the southern property line to facilitate future widening of Prospect Avenue.
3. Applicant shall dedicate right-of-way along Graves Avenue adjacent to the site to provide the required right-of-way width. Additional right-of-way may be required as necessary to provide adequate transition to match existing improvements.
4. Plant all new trees in and within 10 feet of the public right-of-way with root control barriers.
5. Construct all improvements within the public right-of-way and improvements as shown on the approved precise grading and improvement plans. Improvements shall be completed to the satisfaction of the Director of Development Services.

SECTION 4: The terms and conditions of this Conditional Use Permit (P2017-1) approval shall be binding upon the permittee and all persons, firms and corporations having an interest in the property subject to these permits and the heirs, executors, administrators, successors and assigns of each of them, including municipal corporations, public agencies and districts.

SECTION 5: In addition to all other available remedies, the City of Santee Municipal Code, Chapter 1.14, provides for the issuance of Administrative citations for Municipal Code violations. Should non-compliance with said terms and conditions of this Conditional Use Permit or any violation of the Municipal Code that includes the City's Storm Water Ordinance, the City has the right to issue administrative citations containing an assessment of civil fines for each violation and collect administrative fines for violations.

SECTION 6: Pursuant to Government Code Section 66020, the 90-day approval period in which the applicant may protest the imposition of any fees, dedications, reservations, or exactions imposed pursuant to this approval, shall begin on June 10, 2020.

SECTION 7: The applicant shall defend, indemnify, and hold harmless the City of Santee and its officers, employees and agents from any claim, action, or proceeding against the City and/or its officers, employees or agents to attack or set aside, void, or annul the approval of the City of Santee concerning this Resolution or any action relating to or

RESOLUTION NO. _____

arising out of its approval.

SECTION 8: This Conditional Use Permit (P2017-1) shall expire on June 10, 2023 except where substantial use has commenced prior to its expiration. If use of the development has not commenced within the three-year period, said expiration date may be extended pursuant to a request for time extension received 60 days prior to the original expiration date. The City Council expressly grants to the Director of Development Services the authority to extend the expiration date of this approval pursuant to Section 13.04.090(B) of the Santee Municipal Code, when a request for an extension is filed at least 60 days prior to the original expiration date.

SECTION 9: The City of Santee hereby notifies the applicant that State Law (AB3158), effective January 1, 1991, requires certain projects to pay fees for purposes of funding the California Department of Fish and Wildlife. In order to comply with State Law, the applicant should remit to the City of Santee Department of Development Services, within two (2) working days of the effective date of this approval (the "effective date" being the end of the appeal period, if applicable), a certified check payable to the "County Clerk" in the amount of \$2,456.75. This fee includes an authorized County administrative fee of \$50. Failure to remit the required fee in full within the time specified above will result in notification to the State that a fee was required but not paid, and could result in State imposed penalties and recovery under the provisions of the Revenue and Taxation Code. In addition, Section 21089 (b) of the Public Resources Code and Section 711.4 (c) of the Fish and Game Code, provide that no project shall be operative, vested, or final until the required filing fee is paid.

SECTION 10: The documents and materials that constitute the record of proceedings on which these findings have been based are located with the City Clerk at the City of Santee City Clerk's office at 10601 Magnolia Avenue, Building #3, Santee, CA 92071.

ADOPTED by the City Council of the City of Santee, California, at a Regular meeting thereof held this 10th day of June 2020, by the following roll call vote to wit:

AYES:

NOES:

ABSENT:

APPROVED:

JOHN W. MINTO, MAYOR

ATTEST:

ANNETTE ORTIZ, CMC, CITY CLERK

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE,
CALIFORNIA, APPROVING AND ADOPTING A MITIGATED NEGATIVE
DECLARATION (AEIS2017-2) AND A MITIGATION MONITORING AND
REPORTING PROGRAM FOR A 6,267-SQUARE-FOOT COMMERCIAL RETAIL
BUILDING CONSISTING OF A CONVENIENCE STORE AND A DRIVE-THROUGH
COFFEE SHOP ON A 1.02-ACRE VACANT PARCEL OF LAND LOCATED AT
8606 GRAVES AVENUE IN THE GENERAL COMMERCIAL (GC) ZONE.**

**APPLICANT: MICHAEL A. GRANT
APN: 384-142-21
RELATED CASE FILES: P2017-1**

WHEREAS, on May 11, 2020, Michael A. Grant submitted a complete application for a Conditional Use Permit P2017-1 to develop a 6,267-square-foot commercial retail building consisting of a convenience store and drive-through coffee shop at 8606 Graves Avenue in the City of Santee, County of San Diego, State of California; and

WHEREAS, based on the information contained in the Initial Study, which concluded that the Project would not have significant impacts on the environment with mitigation incorporated, and based on the fact that there is no substantial evidence of a fair argument that the Project, as mitigated, may have a significant impact on the environment, the City determined that a Mitigated Negative Declaration should be prepared for the Project, and a Draft Initial Study/MND, State Clearinghouse No. 2019129029 ("MND") was prepared in accordance with CEQA, the State CEQA Guidelines, and the City's Local CEQA Guidelines; and

WHEREAS, the proposed project is located within Airport Influence Area (AIA) 1 for the Gillespie Field Airport Land Use Compatibility Plan (ALUCP) and the Federal Aviation Administration (FAA) determined that the project, as designed, presented no hazard to air navigation and the Airport Land Use Commission (ALUC) determined that the project is consistent with the ALUCP on April 7, 2020; and

WHEREAS, the Director of Development Services scheduled Conditional Use Permit (P2017-1) and Mitigated Negative Declaration (AEIS2017-2) for a public hearing on June 10, 2020; and

WHEREAS, on June 10, 2020, the City Council held a duly advertised public hearing on Conditional Use Permit (P2017-1) and Mitigated Negative Declaration (AEIS2017-2); and

WHEREAS, pursuant to State CEQA Guidelines section 15072, on December 5, 2019 the Notice of Intent to Adopt the MND was posted by the Clerk for the County of San Diego and published in the East County Californian; and

WHEREAS, pursuant to State CEQA Guidelines section 15073, the Draft MND was circulated for a 30-day public review period from December 5, 2019 through January 6, 2020; and

RESOLUTION NO. _____

WHEREAS, the Notice of Intent to Adopt the Draft MND was also submitted to the State Clearinghouse for state agency review and, as required by State CEQA Guidelines section 15073, the state agency review period began on December 10, 2019 and closed on January 8, 2020; and

WHEREAS, during the public comment period, copies of the Draft MND, including any technical appendices, were available for review and inspection at City Hall, on the City's website, and at the Santee Branch of the San Diego County Library system at 9225 Carlton Hills Boulevard, #17; and

WHEREAS, three comment letters were received during the public review period, which did not raise any new environmental issues that were not already analyzed in and mitigated for as necessary in the Draft MND and which did not identify any substantial evidence of a fair argument that the Project as mitigated may have a significant impact on the environment; and

WHEREAS, staff has reviewed all comments and prepared responses to each comment as reflected in the Final MND; and

WHEREAS, the Final MND consists of the Draft MND, comments and responses on the Draft MND, and the Mitigation Monitoring and Reporting Program ("MMRP"); and

WHEREAS, the Final MND and the MMRP are attached hereto as "Exhibit A" and "Exhibit B" respectively; and

WHEREAS, there is no substantial evidence in the record of a fair argument that the Project, as mitigated through the MMRP, may have a significant impact on the environment; and

WHEREAS, in compliance with Public Resources Code section 21080.3.1, the City solicited Tribal input on the Project on May 2, 2020 and the Tribes requested a tribal monitor at the site during grading activities, which has been made a condition of Project approval; and

WHEREAS, as contained herein, the City Council has exercised its independence in reviewing the Final MND and has endeavored in good faith to set forth the basis for its decision on the Project; and

WHEREAS, all the requirements of the Public Resources Code, the State CEQA Guidelines, and the City CEQA Guidelines have been satisfied by the City in connection with the preparation of the Final MND, which is sufficiently detailed so that all of the potentially significant environmental effects of the Project, as well as feasible mitigation measures, have been adequately evaluated and reduced to less than significant levels through the MMRP; and

WHEREAS, all of the findings and conclusions made by the City Council pursuant to this Resolution are based upon the oral and written evidence presented to it as a whole and the entirety of the administrative record for the Project, which are

RESOLUTION NO. _____

incorporated herein by this reference, and not based solely on the information provided in this Resolution; and

WHEREAS, prior to taking action, the City Council had heard, been presented with, reviewed and considered all of the information and data in the administrative record, including but not limited to the Initial Study, Final MND, and MMRP; and

WHEREAS, the Final MND 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, no comments submitted during the public review period, or made during the public hearing conducted by the City Council, and no additional information submitted to the City require substantial revisions to the MND necessitating recirculation or additional environmental review of the Project under State CEQA Guidelines section 15073.5; 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, California, as follows:

SECTION 1. RECITALS. The City Council hereby finds that the foregoing recitals are true and correct and are incorporated herein as substantive findings of this Resolution.

SECTION 2. COMPLIANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT. As the decision-making body for the Project, the City Council has reviewed and considered the information contained in the MND, comments received, other documents contained in the administrative record, and all other written and oral evidence presented to the City Council for the Project (collectively, the "Record"). The City Council further finds that the MND and the MMRP have been completed in compliance with CEQA and the State CEQA Guidelines.

SECTION 3. FINDINGS ON ENVIRONMENTAL IMPACTS. Based on the whole record before it, the City Council finds that the Project would have potentially significant impacts but that those impacts can be mitigated to less than significant through mitigation measures outlined in the MND and the MMRP. The City Council finds that the MND contains a complete, objective, and accurate reporting of the environmental impacts associated with the Project and reflects the independent judgment and analysis of the City Council.

The City Council further finds that no new significant environmental effects have been identified in the Final MND and no changes to the Final MND constitute substantial revisions requiring recirculation under State CEQA Guidelines section 15073.5. All of the mitigation measures contained in the MMRP have been made conditions of Project approval in accordance with State CEQA Guidelines 15074 (d).

RESOLUTION NO. _____

The City Council also finds that there is no substantial evidence in the record of a fair argument that the Project, as mitigated through the MMRP, may have a significant impact on the environment

SECTION 4. WILDLIFE RESOURCES. Pursuant to Fish and Game Code Section 711.4(c), all project applicants and public agencies subject to the California Environmental Quality Act shall pay a filing fee for each proposed project, as specified in subdivision 711.4(d) for any adverse effect on wildlife resources or the habitat upon which wildlife depends unless a “no effect” finding is made by the California Department of Fish and Wildlife. This fee is due and payable as a condition precedent to the County Clerk’s filing of a Notice of Determination. The City of Santee hereby notifies the Applicant that in order to comply with State Law, the Applicant shall remit to the City of Santee Department of Development Services, within two (2) working days of the effective date (as defined in Section 9 below) of this approval, a certified check payable to the "County Clerk, County of San Diego" in the amount of \$2,456.75. This fee includes an authorized County administrative fee of \$50. Failure to remit the required fee in full within the time specified above will result in notification to the State that a fee was required but not paid, and could result in State imposed penalties and recovery under the provisions of the Revenue and Taxation Code. In addition, Section 21089 (b) of the Public Resources Code, and Section 711.4 (c) of the Fish and Game Code, provide that no project shall be operative, vested, or final until the required filing fee is paid.

SECTION 5. ADOPTION OF THE MND. The Final MND, attached hereto as “Exhibit A”, is hereby approved and adopted.

SECTION 6. ADOPTION OF THE MMRP. The MMRP prepared for the Project, attached hereto as “Exhibit B”, is hereby approved and adopted.

SECTION 7. NOTICE OF DETERMINATION. Staff is directed to file a Notice of Determination with the San Diego County Clerk within five (5) working days of approval of the Project and adoption of the Final MND.

SECTION 8. LOCATION AND CUSTODIAN OF RECORDS. The documents and materials associated with the Project and the MND that constitute the record of proceedings on which these findings are based are located at Santee City Hall, 10601 Magnolia Avenue, Building #3, Santee CA 92071. The City Clerk is the custodian of the record of proceedings.

SECTION 9. EFFECTIVE DATE. This Resolution shall become effective immediately upon its adoption.

RESOLUTION NO. _____

ADOPTED by the City Council of Santee, California, at a Regular meeting held this 10th day of June 2020, by the following vote:

AYES:

NOES:

ABSENT:

APPROVED:

JOHN W. MINTO, MAYOR

ATTEST:

ANNETTE ORTIZ, CMC, CITY CLERK

Attachment: Exhibit A - MND
Exhibit B - MMRP

EXHIBIT A

Mitigated Negative Declaration/Initial Study for the Graves Commercial Center Project Santee, California Conditional Use Permit P-2017-1

Letters of Comment and Responses

The following letters of comment were received from agencies and organizations during the public review period (December 5, 2019 to January 6, 2020) of the Draft IS/MND. A copy of each comment letter along with corresponding staff responses is included here.

Letter	Author	Page Number
A	Airport Land Use Commission	RTC-2
B	California Department of Transportation	RTC-3
C	California Department of Toxic Substances Control	RTC-7

LETTER

RESPONSE

Michael Coyne

From: Gowens Ed <egowens@san.org>
Sent: Wednesday, December 11, 2019 3:14 PM
To: Michael Coyne
Cc: Hollarn Garret
Subject: P2017-1 Graves Commercial Center

Hi, Michael,

A-1 Our agency is in receipt of a Notice of Intent to adopt a Mitigated Negative Declaration for a proposed retail service building on a property at 8606 Graves Avenue in Santee.

A-2 This site is located within Review Area 1, specifically Safety Zone 4, of the Gillespie Field Airport Land Use Compatibility Plan (ALUCP), and the City of Santee has not implemented the ALUCP with an Airport Land Use Commission (ALUC)-approved consistency determination of Santee’s General Plan and zoning with the ALUCP. Therefore, until such time as Santee has done that or overruled the ALUCP, all projects located within Review Area 1 must be referred to SDCRAA in its capacity as ALUC for a determination of consistency with the ALUCP (GIL ALUCP 2.6.2, per Cal. Pub. Util. Code §21676.5).

A-3 Of note, being located in Safety Zone 4, the project would be subject to floor-area ratio and lot coverage limitations of the ALUCP, and the Initial Study review of airport safety hazards (response 9.e) makes no reference to whether or not the project complies with those ALUCP safety limitations. An ALUC consistency determination would have to be made in order to attest to such compliance and thereby appropriately cited in that Initial Study response.

A-4 In order for the ALUC to make a consistency determination, please submit an application and required accompaniments specified therein to the ALUC for review and issuance of a consistency determination prior to final decision-making on the project by Santee. That form is located at http://www.san.org/Portals/0/Documents/Land%20Use%20Compatibility/2018-075-07_ALUC-Application-Determination-Consistency.pdf.

Let me know if you have any questions concerning this matter.

Regards,

Ed Gowens
Senior Airport Planner
Airport Land Use Commission
San Diego County Regional Airport Authority →
Post Office Box 82776
San Diego, California 92138-2776
voice (619) 400-2244

All correspondence with this email address is a matter of public record subject to third party review.

Is it worth a tree to print me? 

A-1 This comment is introductory in nature and does not raise a significant environmental issue for which a response is required.

A-2 The ALUC is correct in stating that the project site is located within Review Area 1, Safety Zone 4 of the Gillespie Field ALUCP, as stated in section 13 of the Environmental Information Form of the MND, and that Santee has yet to implement the ALUCP, deferring jurisdiction to the San Diego Regional Airport Authority (SDCRAA) in making a determination of consistency with the ALUCP.

A-3 The ALUC is correct in noting that the Initial Study review of airport safety hazards makes no reference to whether or not the project complies with ALUCP safety limitations on floor-area-ratio and lot coverage. The ALUCP safety limitations on these parameters have been reviewed, and the project is in compliance with said limitations. As outlined in Table III-2 of the ALUCP, the maximum lot coverage for development in Safety Zone 4 is 70%. The proposed project has a lot coverage of 14.15%. The proposed project may be defined as a community/neighborhood shopping center under the ALUCP, given that it is a shopping center with a total floor area of 6,267 square-feet (sf) – much less than the 300,000 sf limit for this definition (Section 3.4.5(f)(2)). Table III-2 of the ALUCP indicates that community/neighborhood shopping centers are conditionally compatible within Safety Zone 4, given that they have a floor-area-ratio that is less than 0.36. The proposed project has a floor-area-ratio of 0.141. Thus, the proposed project is in compliance with the safety limitations stipulated by the ALUCP. An ALUC consistency determination application has been completed and submitted to the SDCRAA on April 1, 2020. Once the determination has been made, it will be included in the final Initial Study/ Mitigated Negative Declaration (IS/MND) and appropriately cited therein.

A-4 Please see response to comment A-3 above. An ALUC application (with required attachments) for determination of consistency has been submitted to the SDCRAA.

LETTER

RESPONSE

STATE OF CALIFORNIA—CALIFORNIA STATE TRANSPORTATION AGENCY

2019129029

Gavin Newsom, Governor

DEPARTMENT OF TRANSPORTATION

DISTRICT 11
4050 TAYLOR STREET, MS-240
SAN DIEGO, CA 92110
PHONE (619) 688-6075
FAX (619) 688-4299
TTY 711
www.dot.ca.gov



Making Conservation
a California Way of Life

Governor's Office of Planning & Research

JAN 10 2020

STATE CLEARINGHOUSE

January 10, 2020

11-SD-67
PM 1.94

Prospect and Graves Retail
MND

Mr. Michael Coyne
Associate Planner
City of Santee Development Services Department
10601 Magnolia Avenue
Santee, CA 92071

Dear Mr. Coyne:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the Mitigated Negative Declaration (MND) for the Prospect and Graves Commercial Center located near State Route 67 (SR-67) at Prospect and Graves Avenues in the city of Santee. The mission of Caltrans is to provide a safe, sustainable, integrated and efficient transportation system to enhance California's economy and livability. The Local Development-Intergovernmental Review (LD-IGR) Program reviews land use projects and plans to ensure consistency with our mission and state planning priorities.

Caltrans has the following comments:

Traffic Engineering Analysis

B-1

- 1. The northbound (NB) off-ramp storage lengths shown in Table 14 are incorrect.
- 2. Have the proposed mitigation improvements in Figure 11 and Appendix D been agreed to by Caltrans?
- 3. The Synchro file for Opening Year with Project PM proposed changes shows eastbound (EB) queues of 181 feet and 184 feet for the left turn lanes at the intersection of Prospect Avenue and Graves Avenue. These exceed the available storage of 110 feet and do not match the queues shown in Table 14. Please revise, explain, or provide mitigation.

B-2

B-3

B-4

"Provide a safe, sustainable, integrated and efficient transportation system to enhance California's economy and livability"

B-1

This comment is introductory in nature and does not raise a significant environmental issue for which a response is required.

B-2

The Traffic Impact Study has been revised to identify available marked and unmarked storage lengths that are available. Page 22 of the Traffic Impact Study includes revised queuing analysis. Table 14 of the Traffic Impact Study has been expanded to Tables 14A, 14B, and 14C presented on pages 24 through 26 to provide additional discussion and available queuing area and signal operations.

The revisions to the Traffic Impact Study and to TRA-MM-1 do not require recirculation. Under section 15073.5(a) of the CEQA Guidelines, recirculation is only required if there are substantial revisions. Under section 15073(b) of the CEQA Guidelines, a substantial revision includes: (1) identification of a new, avoidable significant effect and mitigation measures or project revisions must be added to reduce the effect to less than significant levels; or (2) determination by the lead agency that the proposed mitigation measures or project revisions will not reduce potential effects to less than significant and new measures or revisions will be required. Neither of those circumstances exist here. To the contrary, the revisions to the Traffic Impact Study are minor and merely confirm that with mitigation, the Project will not have any significant effects on transportation resources. Likewise, the revisions to TRA-MM_1 are minor and do not significantly change the substance of the mitigation measure. The revisions to the Traffic Impact Study and TRA-MM-1 merely clarify and re-confirm the conclusion reached in the Mitigated Negative Declaration that the Project as mitigated will have no significant effects.

B-3

Page 22 of the Traffic Impact Study has been revised to include discussion of the need for a design exception with approval from Caltrans to allow restriping to provide the proposed two eastbound right turn lanes and to restripe Prospect Avenue to provide the two eastbound right lanes on Prospect Avenue between SR-67 northbound off ramp and Graves Avenue. The report has also been revised to show that the removal of the second eastbound right turn lane does not create a significant impact that requires additional mitigation and can be added at a later date if a design exception is requested.

RESPONSE

The revisions to the Traffic Impact Study and to TRA-MM-1 do not require recirculation. Under section 15073.5(a) of the CEQA Guidelines, recirculation is only required if there are substantial revisions. Under section 15073(b) of the CEQA Guidelines, a substantial revision includes: (1) identification of a new, avoidable significant effect and mitigation measures or project revisions must be added to reduce the effect to less than significant levels; or (2) determination by the lead agency that the proposed mitigation measures or project revisions will not reduce potential effects to less than significant and new measures or revisions will be required. Neither of those circumstances exist here. To the contrary, the revisions to the Traffic Impact Study are minor and merely confirm that with mitigation, the Project will not have any significant effects on transportation resources. Likewise, the revisions to TRA-MM_1 are minor and do not significantly change the substance of the mitigation measure. The revisions to the Traffic Impact Study and TRA-MM-1 merely clarify and re-confirm the conclusion reached in the Mitigated Negative Declaration that the Project as mitigated will have no significant effects.

- B-4** The Traffic Impact Study has been revised to identify available marked and unmarked storage 14C have been added to provide additional discussion and available queuing area and signal operations. Research of the SR-52 Unit 4 and 5 environmental documents and aerial maps identified that the SR-52 improvements eliminated the eastbound right turn free flow lane and moved the SR-67 northbound off ramp closer to Graves Avenue to accommodate the northbound connection to westbound SR-52 that restricts future widening of the west side of Graves Avenue south of Prospect Avenue. The documentation further stated, that the intersection would operate at LOS F with or without the improvements that were constructed. The document also states that no further analysis was conducted and/or mitigation was identified. Page 64 of the Traffic Study prepared by Linscott, Law and Greenspan Engineers for the SR-52 Extension – Unit 4 and 5 documents are provided below.

LETTER

Letter B

RESPONSE

Mr. Michael Coyne
January 10, 2020
Page 2

Right-of-Way

B-5 Right-of-Way and access rights seem to be depicted correctly. Per Business and Profession Code 8771, perpetuation of survey monuments by a licensed land surveyor is required, if they are being destroyed by any construction.

B-6 Attached is the Right of Way layout map for this area.

Any work performed within Caltrans right-of-way (R/W) will require discretionary review and approval by Caltrans and an encroachment permit will be required for any work within the Caltrans R/W prior to construction.

B-7 Additional information regarding encroachment permits may be obtained by contacting the Caltrans Permits Office at (619) 688-6158 or by visiting the website at <http://www.dot.ca.gov/trafficops/ep/index.html>. Early coordination with Caltrans is strongly advised for all encroachment permits.

If you have any questions, please contact Mark McCumsey at (619) 688-6802 or by email at mark.mccumsey@dot.ca.gov.

Sincerely,



MAURICE EATON, Branch Chief
Local Development and Intergovernmental Review Branch

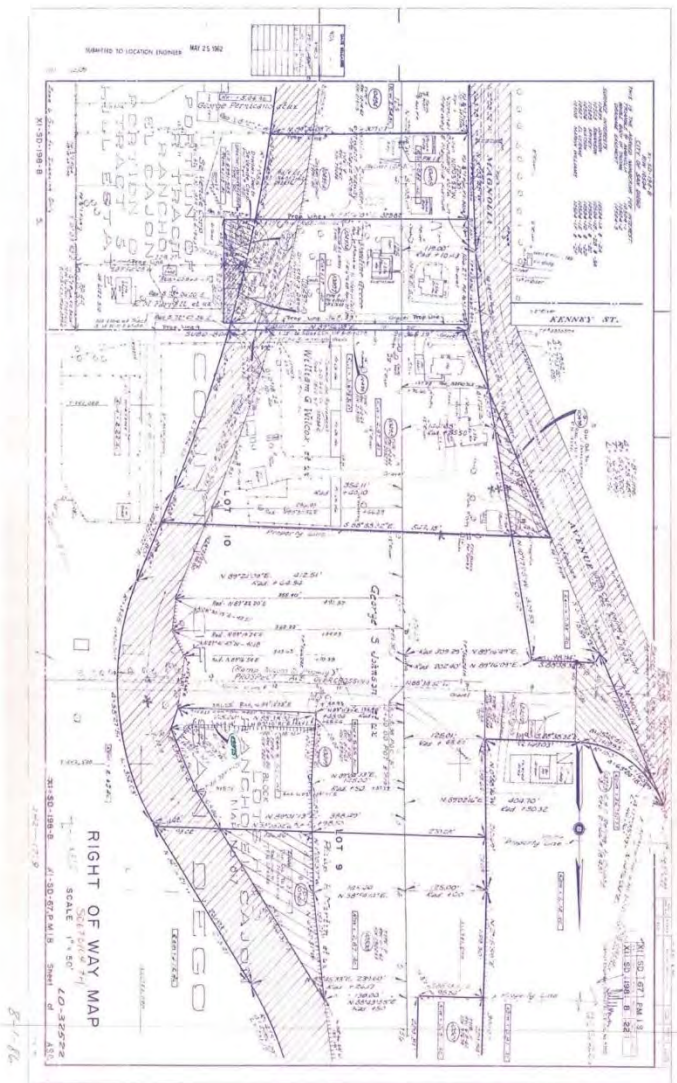
"Provide a safe, sustainable, integrated and efficient transportation system to enhance California's economy and livability"

B-5 Comment noted. Survey monuments shall be perpetuated by a licensed land surveyor if they are destroyed by any construction.

B-6 Comment noted. An encroachment permit will be obtained for any work within the Caltrans right-of-way prior to construction as set forth by mitigation measure TRA-MM-2 of the IS/MND. The addition of TRA-MM-2 does not require recirculation. Under section 15073.5(c)(3), recirculation is not required because TRA-MM-2 is: (1) not required by CEQA; (2) does not create a new significant effect; and (3) is not necessary to avoid a significant effect on the environment. To the contrary, TRA-MM-2 is added to address CalTrans' comment and clarify information already included in the Initial Study and Mitigated Negative Declaration regarding the potential need for an encroachment permit. Further, the addition of TRA-MM-2 does not constitute a substantial revision under section 15073.5(b) because there is no new significant impact and because the lead agency has not determined that the proposed mitigation measure will not reduce potential effects to less than significant levels.

B-7 Comment noted. This comment is informational in nature and does not raise a significant environmental issue for which a response is required.

B-8



B-8

The revisions to the Traffic Impact Study and to TRA-MM-1 do not require recirculation. Under section 15073.5(a) of the CEQA Guidelines, recirculation is only required if there are substantial revisions. Under section 15073(b) of the CEQA Guidelines, a substantial revision includes: (1) identification of a new, avoidable significant effect and mitigation measures or project revisions must be added to reduce the effect to less than significant levels; or (2) determination by the lead agency that the proposed mitigation measures or project revisions will not reduce potential effects to less than significant and new measures or revisions will be required. Neither of those circumstances exist here. To the contrary, the revisions to the Traffic Impact Study are minor and merely confirm that with mitigation, the Project will not have any significant effects on transportation resources. Likewise, the revisions to TRA-MM_1 are minor and do not significantly change the substance of the mitigation measure. The revisions to the Traffic Impact Study and TRA-MM-1 merely clarify and re-confirm the conclusion reached in the Mitigated Negative Declaration that the Project as mitigated will have no significant effects.

LETTER

RESPONSE

2019129029



Department of Toxic Substances Control



Meredith Williams, Ph.D.
Acting Director
5796 Corporate Avenue
Cypress, California 90630



Gavin Newsom
Governor

December 17, 2019

Mr. Michael Coyne
Associate planner
Development Services Department
City of Santee
10601 Magnolia Avenue
Santee, California 92071
mcovne@cityofsanteeca.gov

Governor's Office of Planning & Research

DEC 17 2019

STATE CLEARINGHOUSE

INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION, GRAVES
COMMERCIAL CENTER (CONDITIONAL USE PERMIT), SANTEE

Dear Mr. Coyne:

C-1

The Department of Toxic Substances Control (DTSC) received your Initial Study and Negative Declaration for Graves Commercial Center, located at the northwest corner of Prospect Avenue and Graves Avenue, in Santee.

The project proposes to construct a 6,267 square foot one-story building, divided into two retail facilities, 7-Eleven convenience store and Starbucks coffee shop, and parking lot.

DTSC reviewed the Initial Study and has the following comments for Section 9, Hazards and Hazardous Materials:

C-2

1. Phase I Environmental Site Assessment (Phase I ESA) stated that the project site had been historically used as an agriculture land and a nursery plant from 1928 to 1980s. DTSC recommends the following:

C-3

a. Residual chemical related chemicals (including organochlorine pesticides, herbicides and metals) may be found in the soil due to past agricultural use. Emissions of the potential soil impacted by agricultural related chemicals during the soil stockpiling and transportation should be evaluated in the Initial Study for construction activities.

C-4

b. Transportation of soil potentially impacted by agricultural related chemicals should also be discussed in the Initial Study. If agricultural

C-1

This comment is introductory in nature and does not raise a significant environmental issue for which a response is required.

C-2

This comment pertains to the historical usage of the proposed project site for agriculture and as a nursery plant. The commenter is correct in identifying these past uses on the site.

C-3

This comment identifies the possibility of chemical emissions from the stockpiling and transportation of soil that has potentially been impacted by past agricultural activities. According to the consultant who prepared the Phase I ESA, "...the agricultural use identified by CERES ...was dryland farming...then later small-scale cultivation that was associated with a small nursery operation. Although pesticides may have been used at the property, the scale and nature of the historical use identified by CERES suggests that environmentally-persistent organochlorine pesticides (banned in 1972) were not likely used at the property (in significant quantities). Although not explicitly stated in the Phase I ESA, past pesticide use at the property, if any, likely represents a *de minimis* condition as defined by ASTM 1527-13" (personal communication, February 19, 2020). This communication indicates that the likelihood of past pesticide use on the site is low, and that any such usage was in levels that would no longer present a threat to human health or the environment.

C-4

Please see response to comment C-3 above. The likelihood of soil having been impacted by past pesticide use on the site is low, and any such usage was in levels that would no longer present a threat to human health or the environment. In addition, the project would not involve transportation of soils from the site, and as such, it was not discussed in the Initial Study. The site is situated 2-3 feet below grade and would involve minimal cut (130 cubic yards) and significant fill (6,420 cubic yards). Thus, soils will be imported to the site rather than exported.

LETTER

Letter C

RESPONSE

Mr. Michael Coyne
December 17, 2019
Page 2

related chemicals are detected during the investigation, excavated soil should be segregated, characterized, transported and disposed in accordance with all applicable laws and regulations.

C-5

2. Any investigation and/or remediation (e.g. excavation) shall be conducted under a workplan approved and overseen by a regulatory agency that has jurisdiction to oversee hazardous substance cleanup.

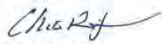
C-6

3. If backfilling activities are required, DTSC recommends the imported fill materials be characterized in accordance with the Information Advisory Clean Imported Fill Material to minimize the possibility of introducing contaminated soil onto a site. The Information Advisory can be found at:
<https://dtsc.ca.gov/brownfields/voluntary-agreements-quick-reference-guide/>.

DTSC appreciates the opportunity to review the Initial Study and Negative Declaration. Should you need any assistance in environmental investigation, please submit a request for Lead Agency Oversight Application which can be found at:
<https://dtsc.ca.gov/brownfields/voluntary-agreements-quick-reference-guide/>.

Should you have any questions regarding this letter, please contact me at (714) 484-5392 or by email at ChiaRin.Yen@dtsc.ca.gov.

Sincerely,



Chia Rin Yen
Environmental Scientist
Brownfields Restoration and School Evaluation Branch
Site Mitigation and Restoration Program

cc: See next page

C-5

Please see response to comments C-3 and C-4 above. No investigation or remediation is anticipated for soils onsite.

C-6

Comment noted. This comment does not address the adequacy of the Draft IS/MND. No response is required.

LETTER

Letter C

Mr. Michael Coyne
December 17, 2019
Page 3

cc: Governor's Office of Planning and Research (via e-mail)
State Clearinghouse
P.O. Box 3044
Sacramento, California 95812-3044
State.clearinghouse@opr.ca.gov

Mr. Dave Kereazis (via e-mail)
Office of Planning & Environmental Analysis
Department of Toxic Substances Control
Dave.Kereazis@dtsc.ca.gov

Ms. Yolanda M. Garza (via e-mail)
Brownfields Restoration and School Evaluation Branch
Site Mitigation and Restoration Program
Yolanda.Garza@dtsc.ca.gov

Schools Evaluation and Cleanup Team Reading File – Cypress Office

INITIAL STUDY

Project Number and Name: Graves Commercial Center (Conditional Use Permit P2017-1)

Land Use Designation: GC – General Commercial

Zoning: GC – General Commercial

All report and document references in this Initial Study are now on file with the City of Santee, Department of Development Services, 10601 Magnolia Avenue, Santee, CA 92071 and a digital copy is available from the City Website at <http://www.cityofsanteeca.gov>.

PROJECT DESCRIPTION

Introduction

The purpose of this Initial Study/Mitigated Negative Declaration is to analyze the proposed Graves Commercial Center project (project), located in the City of Santee, San Diego County, California. In accordance with CEQA Guidelines Section 15070, a Mitigated Negative Declaration has been prepared for the project because the Initial Study identified potentially significant effects, but revisions agreed to by the Applicant would avoid and mitigate these effects to a point where no significant effects would occur. As documented in the Initial Study checklist, all potentially significant environmental effects of the proposed project would be less than significant with implementation of the identified mitigation measures.

Proposed Project

Project Overview: The proposed project would construct a 6,267 square foot (sf) one-story building, divided into two retail facilities and located at the northwest corner of Prospect Avenue and Graves Avenue in a General Commercial (GC) zone. The 1.02-acre project site is located at 8606 Graves Avenue in the City of Santee, San Diego County California. The site is bounded by State Route 67 (SR-67) to the west, Prospect Avenue to the south, and Graves Avenue to the north and east (See Figures 1 through 3). The commercial development is intended to serve the existing community and commuters along SR-67. The larger portion of the retail facility would provide 4,467 sf of space for a 24-hour 7-Eleven convenience store while the smaller portion of the retail facility would provide 1,800 sf for a 24-hour Starbucks coffee shop. Thirty (30) standard parking spaces would be provided, including two handicap spaces and one space for a clean air vehicle. A drive-thru would serve the Starbucks coffee shop, located adjacent to the southwestern wall of the building and flowing east along the southern wall of the building. The proposed project would improve the project frontage along Graves Avenue in accordance with the City of Santee requirements and the previously approved improvements for the Prospect Avenue/Graves Avenue intersection, including a stop sign for traffic control at the project's driveway entering Graves Avenue. These improvements are discussed in more detail below in the paragraph titled Roadway Improvements. As discussed further below in the paragraph titled Drainage, two infiltration basins would be constructed along the northern property line.

Building Design: The one-story building would be a maximum of 24 feet high and finished with neutral colored stucco on all sides and a fascia trim along the perimeter of the roof, a design compatible with the surrounding development. The 7-Eleven commercial space would include the following components: sales counter, backroom, two restrooms, storage area, fire riser room, walk-in freezer, walk-in cooler and retail space. The entrance and exit for the 7-Eleven would be located on the eastern facing store front. The Starbucks commercial space would be comprised of the following components: sales counter, backroom, two restrooms, storage area, drive-thru window, retail and seating space. Four vertical vine planters would be installed along the western facing wall while three vertical vine planters would be installed along the southern facing wall. A covered trash enclosure would be located at the northwestern corner of the building. A metal canopy and menu sign would be constructed as part of the drive-thru. Street lights would be installed along the border of the parking and building areas.

Parking: The proposed project would provide a total of 30 parking spaces, including two handicap accessible parking spaces (including one van space) and one clean air vehicle parking space. Required parking for the proposed project is 25 spaces as outlined in the City of Santee Municipal Code Section 13.24.040 Parking Requirements. An unloading area would be located in the northeastern corner of the project site (Figure 5).

Site Access: The proposed project site is located at the northwest corner of the Graves Avenue and Prospect Avenue intersection in the City of Santee. Traffic would enter the project site from a single access point near the north end of the project site from Graves Avenue and this entrance would provide direct access to the drive-thru. Onsite circulation was designed to provide good circulation for customers parking and entering the two retail facilities to reduce conflict between the drive-thru uses and the customer parking. The drive-thru has been designed to accommodate a minimum of nine vehicles from the drive-thru window with stacking for an additional three vehicles before they reach the parking aisle at the project driveway. As analyzed in the Traffic Impact Study, which includes reviews of other projects with drive-thru facilities, the proposed drive-thru stacking was found satisfactory.

Trip Generation: The proposed project is estimated to generate 4,519 average weekday daily driveway trips with 453 trips being generated during the morning peak hour and 302 trips being generated during the afternoon peak hour. Trip generation for retail uses is typically adjusted to account for pass-by trips. Pass-by trips are those vehicles or trips that are already on the adjacent roadways (and therefore are already counted in the traffic volumes) but would turn into the site while passing by. Total cumulative trips are the number of trips which are adjusted to account for pass-by trips. Total cumulative trips, with pass-by reductions, would result in 3,615 daily (453 AM peak hour trips and 150 PM peak hour trips) added to the surrounding roadways in the study area.

Roadway Improvements: As part of the proposed project, the project frontage along Graves Avenue would be improved, in accordance with the City of Santee requirements and would include the addition of the continuous two-way left turn lane on Graves Avenue to increase the daily capacity. Other roadway improvements including traffic signal modification include: 1) Replacing two southbound traffic signal loops located on Graves Avenue and relocating the associated conduit/pull boxes; 2) Relocating the pull box for the traffic signal at the intersection of Prospect Avenue and Graves Avenue; 3) Relocating the pull box for the signal at the Prospect Avenue and SR-67 off ramp; 4) Installing a street light on the west side of Graves Avenue; 5) Replacing inadequate pavement to the centerline; and 6) Replacing inadequate sidewalk adjacent to site on Prospect Avenue and Graves Avenue. As part of mitigation for the project the following improvements would be required: a stop sign for traffic control at the project driveway entering Graves Avenue, the addition of the continuous two-way left turn lane on Graves Avenue, widening of Graves Avenue adjacent to the project site, restriping Graves Avenue from the project's northerly boundary to 840 feet south of Prospect Avenue to add two-way left turn lanes north of Prospect Avenue and modification of Graves Avenue to accommodate the Graves and Prospect Avenue striping. Project construction including roadway improvements is anticipated to occur over six months to one year.

Landscaping: Landscaping for the proposed project would employ a drought tolerant planting strategy, which would create a beautiful, environmentally friendly landscape that provides a year-round aesthetic appeal. Landscaping around the building and perimeter of the property would serve as an aesthetic buffer between Graves Avenue and Prospect Avenue. The project would plant approximately 26 trees and 468 shrubs, with an irrigation system, in accordance with the City of Santee Landscape Standards, including drip irrigation and a rain sensing shut off device.

Drainage: The proposed project would construct two infiltration basins in the northern portion of the site for the treatment of storm water in addition to storm drain pipes, catch basins, inlets, outlets, riprap, curb and gutter.

Signage and Lighting: Internally illuminated mounted store front signs containing the 7-Eleven and Starbucks logos and address signs would be located on the eastern side of the buildings. A mounted store front sign would

be located on the southern side of the building. A monument sign would be located at the intersection of Prospect Avenue and Graves Avenue. Approximately five light posts would be installed to illuminate the parking area with an additional three light posts installed along the drive-thru lane.

Grading and Construction: Grading for the proposed project would include 130 cubic yards (cy) of cut and 6,420 cy of fill, with 6,190 cy of soil being imported. Construction of the new building and paving would begin after grading and would be completed within approximately 12 months. Waste material generated by construction of the onsite facilities would be recycled to the extent practical, with the balance transported to a receiving landfill. City Municipal Code Section 13.38.060 requires that a minimum of 50 percent by weight of construction and demolition debris be diverted from landfills by using recycling, reuse, and diversion programs. A construction and demolition debris management plan that demonstrates how the project would comply with diversion requirements is required pursuant to the Municipal Code prior to issuance of a building or demolition permit.

PROJECT ANALYSIS

Site Conditions and Location: The proposed project site is located in the southeastern portion of the City of Santee, west of Graves Avenue, north of Prospect Avenue and immediately east of the SR-67 Prospect Avenue exit. The 1.02-acre project site lies within a portion of Township 15 South, Range 1 West, Section 26 on the USGS 7.5' El Cajon, California quadrangle, within the Rancho El Cajon Mexican land grant. The site is located on Assessor's Parcel Number 384-142-21-00. Elevations on the property range from approximately 440 to 450 feet above mean sea level (asml). The project site is undeveloped and contains disturbed habitat dominated by non-native plant species. The site has a land use designation of General Commercial and a zoning designation of General Commercial.

Surrounding Properties Description: Sunset Trails Apartments (a large, multi-building apartment complex addressed 8655 Graves Avenue) adjoins the project site to the north and northeast, across Graves Avenue. Undeveloped parcels of land and the terminus to an off ramp from SR-67 adjoin the Property to the south, across Prospect Avenue. East of the approximate northern half of the project site, across Graves Avenue, are several single-family residences and the entry (i.e., paved driveway) to the residential complex known as Lantern Crest Senior Living. Adjoining the site to the west is a sloped easement leading to SR-67. The immediate surrounding area of the site is dominated by multi-and single-family residential use. Surrounding General Plan land use and zoning designations include Medium-High Density Residential, General Industrial and Commercial.

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

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

ATTACHED FIGURES

1. Regional Location

Graves Commercial Center (P2017-1)
Initial Study

2. Vicinity Map
3. Aerial Photography
4. Biological Habitat Map
5. Site Plan
6. Preliminary Grading Plan
7. Architectural Plan
8. Elevations
9. Landscape Plan
10. Drive-Thru Speaker Noise Contours
11. Proposed Roadway and Intersection Improvement Plan
12. Project Traffic Distribution

LIST OF APPENDICES

- A. Air Quality and Greenhouse Gas Models
- B. Traffic Impact Study
- C. Biological Survey Report
- D. Phase I Environmental Site Assessment
- E. Geotechnical Investigation Report and Infiltration Testing Results
- F. Amendment to Storm Water Quality Management Plan & Storm Water Quality Management Plan
- G. Drainage Study
- H. Cortese List Verification
- I. FAA Determination of No Hazard
- J. Noise Impact Analysis
- K. Padre Dam Municipal Water District Project Availability Forms

INITIAL STUDY REFERENCES

1. Brown and Caldwell. June 2016. *Draft 2015 Urban Water Management Plan*.
2. California Department of Conservation Farmland Mapping and Monitoring Program. 2017.
3. *California Government Code Section 51100-51104 (California Timberland Productivity Act of 1982)*.
4. Ceres, Corp. May 2017. *Phase I Environmental Site Assessment*.
5. City of Santee. *City of Santee General Plan 2000-2020*. August 27, 2003.
6. City of Santee. *Santee Municipal Code, Santee, California*.
7. County of San Diego. *San Diego County General Plan*. August 2011.
8. Darnell & Associates, Inc. March 2017. Updated September 2019. *Traffic Impact Study for Convenience Market and Coffee Shop with Drive-Thru Project*.
9. Federal Aviation Administration. March 2018. *Aeronautical Study No. 2016-AWP-12463-OE*.
10. Gary F. Hoyt Landscape Architecture, Inc. August 2017. *Landscape Concept Plan*.
11. Geotechnical Exploration, Inc. October 2015. *Report of Preliminary Geotechnical Investigation Proposed Lantern Crest Commercial Building*.
12. Group Delta. August 2016 (Revised September 2017). *Infiltration Testing Results*.
13. HDR. April 2017. *Padre Dam Municipal Water District Water and Sewer Capacity Fees Final Report*.
14. Helix Environmental Planning, Inc. March 2018. *CalEEMod Inputs and Outputs*.
15. Helix Environmental Planning, Inc. March 2018. *Graves Avenue 7-Eleven and Starbucks Project Noise Impact Analysis*.
16. LSA. February 2019. *Sustainable Santee Plan: The City's Roadmap to Greenhouse Gas Reductions*.
17. REC Consultants, Inc. December 2017. *Amendment to Storm Water Quality Management Plan for 7/11 and Starbucks Drive-Thru*.
18. REC Consultants, Inc. March 2018. *Cortese List Verification*.
19. REC Consultants, Inc. February 2019. *Drainage Study for Graves Commercial Center*.

Graves Commercial Center (P2017-1)
Initial Study

20. REC Consultants, Inc. January 2019. *Rough Grading Plan for 7/11 and Starbucks Drive-Thru.*
21. RECON. February 2017. *8606 Graves Avenue Biology Survey Report.*
22. Roy Johnson Architect Architecture & Planning. October 2016. Preliminary Architectural Plans.
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27. State of California Department of Conservation, Farmland Mapping and Monitoring Program. 2016.
28. State of California Office of Planning and Research. Discussion Draft Technical Advisory: *AB 52 and Tribal Cultural Resources in CEQA.* May 2015.
29. United States Department of Agriculture. December 1973. *Soil Survey San Diego, California.*
30. Walsh Engineering & Surveying, Inc. August 2017. *Priority Development Project (PDP) Storm Water Quality Management Plan (SWQMP) for 7/11 and Starbucks Drive-Thru.*
31. Walsh Engineering & Surveying, Inc. August 2017. Site Plan for 7/11 and Starbucks Drive-Thru.

CITY OF SANTEE
ENVIRONMENTAL INFORMATION FORM

Permit Application: P2017-1
Date Submitted: July 12, 2019

1. **Project Title:** Graves Commercial Center
2. **Proposed Use of the Site:** Commercial Facilities
3. **Project Location:** The proposed project site is located west of Graves Avenue, north of Prospect Avenue and immediately east of SR-67.
4. **Project APN(s):** 384-142-2100
5. **Lead Agency Name and Address:** City of Santee Development Services Department, 10601 Magnolia Avenue, Santee, CA 92071
6. **Contact Person and Phone Number:** Michael Coyne, Associate Planner, 619-258-4100 ext. 160
7.

Applicant	Property Owner
Name: <u>Michael Grant</u> <u>Advantaged Asset Acquisitions I, LLC</u> <u>LLC</u>	Name: <u>Advantaged Asset Acquisitions I,</u> <u>LLC</u>
Address: <u>8510 Railroad Avenue, Unit A</u>	Address: <u>8510 Railroad Avenue, Unit A</u>
City, State, ZIP: <u>Santee, CA 92071</u>	City, State, ZIP: <u>Santee, CA 92071</u>
Telephone: <u>619-449-0249</u>	Telephone: <u>619-449-0249</u>
8. **Description of Project:** Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheet(s) if necessary. **Attach a site plan and vicinity map in 8 ½" X 11" format.**

Project Overview: The proposed project would construct a 6,267 square foot (sf) one-story building, divided into two retail facilities and located at the northwest corner of Prospect Avenue and Graves Avenue in a General Commercial (GC) zone. The 1.02-acre project site is located at 8606 Graves Avenue in the City of Santee, San Diego County California. The site is bounded by SR-67 to the west, Prospect Avenue to the south, and Graves Avenue to the north and east (See Figures 1 through 3). The commercial development is intended to serve the existing community and commuters along SR-67. The larger portion of the retail facility would provide 4,467 sf of space for a 24-hour 7-Eleven convenience store while the smaller portion of the retail facility would provide 1,800 sf for a 24-hour Starbucks coffee shop. Thirty (30) standard parking spaces would be provided, including two handicap spaces and one space for a clean air vehicle. A drive-thru would serve the Starbucks coffee shop, located adjacent to the southwestern wall of the building and flowing east along the southern wall of the building. The proposed project would improve the project frontage along Graves Avenue in accordance with the City of Santee requirements and construct the previously approved improvements for the Prospect Avenue/Graves Avenue intersection, including a stop sign for traffic control at the project's driveway entering Graves Avenue. These improvements are discussed in more detail below in

the paragraph titled Roadway Improvements. As discussed further below in the paragraph titled Drainage, two infiltration basins would be constructed along the northern property line.

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9. **Existing General Plan Designation:**

GC – General Commercial

10. **Existing Zoning:**

GC – General Commercial

11. **Existing Conditions:** (Is the site currently served by the following?)

Paved Road	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Water Services	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Sewer Services	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Septic System	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Electric Service	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

12. **Surrounding Land Uses and Setting:** Briefly describe the project's surroundings, including plants, animals, any cultural, historic, or scenic aspects, type of land use, intensity of land use, and scale of development.

Sunset Trails Apartments (a large, multi-building apartment complex addressed 8655 Graves Avenue) adjoins the project site to the north and northeast, across Graves Avenue. Undeveloped parcels of land and the terminus to an off ramp from SR-67 adjoin the site to the south, across Prospect Avenue. East of the approximate northern half of the project site, across Graves Avenue, are several single-family residences and the entry (i.e., paved driveway) to the residential complex known as Lantern Crest

Senior Living. Adjoining the site to the west is a sloped easement leading to SR-67. The immediate surrounding area of the site is dominated by multi-and single-family residential use. Surrounding General Plan land use and zoning designations include Medium-High Density Residential, General Industrial and Commercial.

13. **Gillespie Field Airport Land Use Compatibility Plan (ALUCP):** Use the SD Airport Authority online tool <http://www.san.org/Airport-Projects/Land-Use-Compatibility#118025-gis-data> to answer the following:

Airport Influence Area (AIA) (Exhibit III-5):

- 1
 2
 Not Applicable

Overflight Zone (Exhibit III-4):

- Yes
 No

Safety Zone (Exhibit III-2):

- 1
 2
 3
 4
 5
 6
 None

Noise Contour (Exhibit III-1):

- < 60dB CNEL
 60-65dB CNEL
 65-70dB CNEL
 70-75 dB CNEL
 75+dB CNEL

Avigation Easement Area (Exhibit III-6):

- Yes
 No

FAA Height Notification Boundary (Exhibit III-3):

- Yes
 No

The entire Gillespie Field plan can be download from:

<http://www.san.org/Airport-Projects/Land-Use-Compatibility#118076-alucps>

14. **Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement, including those required by local regional, state, and federal agencies):**
- Federal Aviation Administration: Determination of No Hazard to Air Navigation
 - Padre Dam Municipal Water District: Water and Sewer Availability
 - Caltrans: Encroachment Permit
 - San Diego Regional Water Quality Control Board: General Construction Permit

15. **TOPOGRAPHY:** *Describe the existing topography of the site.*

The project site is relatively flat with elevations ranging from approximately 440 to 450 feet amsl.

16. **WILL GRADING BE REQUIRED?** Yes No

CUT (CU/YDS): 130 CY FILL(CU/YDS): 6,420 CY PERCENT OF LOT GRADED: 87%

17. **Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code 21080.3.1? If so, has consultation begun?**

Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21083.3.2) Information may also be available from the California Native American Heritage Commission’s Sacred Land File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.

Yes No

In accordance with Public Resources Code Section 21080.3.1(b), the Mesa Grande Band of Mission Indians, Jamul Indian Village and Barona Band of Mission Indians tribes, which are traditionally and culturally affiliated with the geographic area within the City of Santee’s jurisdiction, requested formal notice of and information on proposed projects within the City of Santee. On May 2, 2019 in compliance with California Public Resources Code Section 21080.3.1, the City of Santee, as Lead Agency, sent a letter to the Tribal Representative for the subject tribes notifying the tribes of the proposed project. Responses to the AB 52 consultation notices were not received.

SUMMARY OF ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

DETERMINATION (To be completed by the Lead Agency):

On the basis of this initial evaluation:

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

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

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

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

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

Signature: 

Date: 12/5/2019

Printed Name: Michael Coyne, Associate Planner

For: City of Santee

Graves Commercial Center (P2017-1)
Initial Study

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
1. AESTHETICS -- Would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>The proposed project site is situated in a low lying area and is not located within or adjacent to a scenic vista. The City of Santee General Plan Conservation Element describes several areas within and adjacent to the City that provide scenic relief, vistas and backdrops. The project site is not located in close proximity or adjacent to these areas. Surrounding land uses include single- and multi-family residential, SR-67, commercial, and general industrial. Historically, the property was in agricultural use from as early as 1928 to 1958. By 1964, a small structure had been built near the southeastern most corner of the property. From about 1966 to the 1980s, the southern half of the property was developed with three small structures, which appeared to be used as a plant nursery. By 1989, the property was once again undeveloped without a discernible use. The proposed project would construct a commercial building, divided into two retail facilities on a site that is considered entirely disturbed habitat. Construction of the project would not result in development that would obstruct, interrupt or detract from a scenic vista because no scenic vista is located near the project site. Although the site is currently vacant, the development of the project would be compatible with the surrounding community and land uses. The project would not substantially change the existing visual character within the area. Additionally, the proposed project would comply with all the design recommendations set forth by the City through the Development Review Ordinance which ensures development projects adhere to the City's design principles. Therefore, the proposed project would have a less than significant impact to scenic vistas.</p> <p>Source: City of Santee General Plan Community Enhancement and Conservation Elements</p>				
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>The City's General Plan identifies existing visual resources throughout the City including the San Diego River and other waterway corridors, undeveloped hillsides and ridgelines, the Santee Town Center, Santee Lakes, Mission Trails Regional Parks, and the San Diego Trolley. There are no designated state scenic highways within the City. The closest State Scenic Highway to the project site is SR-52 (designated scenic from post mile 9.5 near Santo Road to post mile 13.0 near Mast Boulevard), which is located approximately 4 miles west of the project site. The proposed project would not be visible from this State Scenic Highway segment due to the project's low lying elevation, distance from the segment, and the intervening topography.</p> <p>The proposed project site is elevated in relation to SR-67, but below the SR-67 and SR-52 overpasses. As identified in the San Diego County General Plan Conservation and Open Space Element, SR-67 is part of the County's Scenic Highway System from the Santee city limits to State Route 78. However, the project site is not located on any undeveloped hillside, ridgeline or any other existing visual resource designated by the City that contributes to the view shed of this scenic highway segment. Rather, the proposed project would construct a commercial development in an already developed area, consistent with the surrounding land uses and zoning for the site. The project site does not contain any trees or rock outcroppings or historic buildings of significance. Additionally, the project site is elevated in relation to SR-67, but below the overpasses between SR-67 and SR-52, reducing the project site's visibility from the County Scenic Highway System segment. Therefore, the proposed project would not substantially damage any resources within a state scenic highway and impacts would be less than significant.</p> <p>Source: City of Santee General Plan Community Enhancement Element and Circulation Elements; County of San Diego General Plan Scenic Highway Element; County of San Diego General Plan Conservation and Open Space Element</p>				

Graves Commercial Center (P2017-1)
Initial Study

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>c) In nonurbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>The project site is located in an urbanized area and is surrounded by developed land in all directions. The existing visual character of the project area is characterized by single- and multi-family residential land uses, general industrial, commercial, senior care facilities, vacant land, and major roadways including Prospect Avenue, as well as SR-52 and SR-67 highways and interchange. The proposed project would construct a 6,267 sf one-story building, divided into two retail facilities and located at the northwest corner of Prospect Avenue and Graves Avenue in a General Commercial (GC) zone. The larger portion of the retail facility would provide 4,467 sf of space for a 24-hour 7-Eleven convenience store while the smaller portion of the retail facility would provide 1,800 sf for a 24-hour Starbucks coffee shop. As such, the project would not conflict with the City of Santee Zoning Ordinance. Landscaping for the proposed project would employ a drought tolerant planting strategy, creating an environmentally friendly landscape that provides a year-round aesthetic appeal. Landscaping around the building and perimeter of the property would serve as an aesthetic buffer between Graves Avenue and Prospect Avenue. The project would plant approximately 26 trees and 468 shrubs, with an irrigation system, in accordance with the City of Santee Landscape Standards, including drip irrigation and a rain sensing shut off device. The City of Santee Municipal Code Section 13.36.100 Landscape Development Standards requires that a minimum of ten percent of the total off-street parking area shall be landscaped with at least one 15-gallon minimum tree size with root barrier per each three parking stalls and appropriate ground cover. The project would include 26 trees along the parking areas and project boundary that are 24” and 36” box trees, which are greater than the 15-gallon size requirement.</p> <p>The proposed project would construct a commercial development, consistent and compatible with the existing visual character of the site and surrounding areas. Although the site would be converted from undeveloped disturbed habitat to a retail operation with lighting, the project would not transform the existing community or contribute to an overall change of the community’s visual character because it would not introduce an incompatible use or new development pattern on the project site. Further, the project intends to accommodate the existing commercial needs of the community, and would serve commuters along SR-67 rather than increase capacity to support substantial growth. Implementation of the proposed project would not substantially degrade the existing visual character of the project site or surrounding area nor would the project conflict with applicable zoning or other regulations governing scenic quality. Impacts would be considered less than significant.</p> <p>Source: City of Santee General Plan; Santee Municipal Code</p>				
<p>d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>The proposed project would incrementally increase the amount of light and glare in the area due to the increase in outdoor lighting from the parking lot lighting and mounted store front signs. The new outdoor lights would include internally illuminated mounted store front signs containing the 7-Eleven and Starbucks logos and address signs, located on the eastern side of the buildings. Approximately five light posts would be installed to illuminate the parking area with an additional three light posts installed along the drive-thru lane.</p> <p>Light spillover and glare is regulated by Section 13.30.030(B) of the Santee Municipal Code, which states that all lighting shall be designed and adjusted to reflect light away from any road or street, and away from any adjoining premises. The proposed project would comply with the City of Santee’s Municipal Code and is located in a developed area with existing nighttime lighting from SR-67 and surrounding commercial and residential development. Therefore impacts related to light, glare, day and nighttime views would be less than significant.</p> <p>Source: Santee Municipal Code; City of Santee General Plan</p>				
<p>2. AGRICULTURE AND FOREST RESOURCES -- In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state’s inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest protocols adopted by the California Air Resources Board. -- Would the project:</p>				
<p>a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>The project site is designated as Urban and Built Up Land according to the Farmland Mapping and Monitoring Program of the California Resources Agency and no prime farmland or unique farmland exist onsite. Historically, the property was in agricultural use from as early as 1928 to 1958. By 1964, a small structure had been built near the southeastern most corner of the property. From about 1966 to the 1980s, the southern half of the property was developed with three small structures, which appeared to be used as a plant nursery. By 1989, the property was once again undeveloped without a discernible use. Currently, no active agricultural operations exist onsite or in the immediate vicinity of the project site. The site is not considered a valuable agricultural resource, due to its proximity to SR-67, small acreage and urban location. Therefore, the project would not convert prime farmland, unique farmland or farmland of statewide importance to a non-agricultural use. No impact would occur.</p> <p>Sources: California Department of Conservation Farmland Mapping and Monitoring Program</p>				
<p>b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Graves Commercial Center (P2017-1)
Initial Study

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>The project site is not located within a Williamson Act Agricultural Preserve, nor is it zoned for agricultural use. Therefore, no impact would occur.</p> <p>Sources: SANDAG GIS</p>				
<p>c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>The project site has a land use and zoning designation of General Commercial and does not contain any forest or timberland as defined by Public Resource Code Section 4526 or Government Code Section 51104(g). No impact would occur.</p> <p>Source: California Public Resource Code and California Timberland Productivity Act of 1982</p>				
<p>d) Result in the loss of forest land or conversion of forest land to non-forest use?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>The project site has a land use and zoning designation of General Commercial and does not contain any forest or timberland as defined by Public Resource Code Section 4526 or Government Code Section 51104(g). Therefore, the project would not result in the loss of forest land or conversion of forest land to non-forest use. No impact would occur.</p> <p>Source: California Public Resource Code and California Timberland Productivity Act of 1982</p>				
<p>e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>The project site does not contain any forest or timberland as defined by Public Resources Code Section 4526 or Government Code Section 51104(g). No impact would occur.</p> <p>Source: California Public Resource Code and California Timberland Productivity Act of 1982</p>				
<p>3. AIR QUALITY -- Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:</p>				
<p>a) Conflict with or obstruct implementation of the applicable air quality plan?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Graves Commercial Center (P2017-1)
Initial Study

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>The project site is located in the City of Santee, which is part of the San Diego Air Basin (Basin). The California Air Resources Board (ARB) coordinates and oversees both State and Federal air pollution control programs in California. The California State Implementation Plan (SIP) is the document that sets forth the State's strategies for attaining the National Ambient Air Quality Standards (NAAQS). The San Diego Air Pollution Control District (SDAPCD) is the agency responsible for preparing and implementing the portion of the California SIP applicable to the Basin. The SDAPCD has adopted air quality plans to improve air quality, protect public health, and protect the climate. The San Diego Regional Air Quality Strategy (RAQS) outlines SDAPCD's plans and control measures designed to attain and maintain the State standards, while San Diego's portions of the SIP are designed to attain and maintain Federal standards.</p> <p>The Basin is designated as in basic nonattainment of the NAAQS and in serious nonattainment of the more stringent California ambient air quality standards (CAAQS) for Ozone (O₃). SDAPCD's RAQS outlines the plans and control measures designed to attain the AAQS for O₃. The California SIP and the SDAPCD's RAQS were developed in conjunction with each other to reduce regional O₃ emissions. The 2016 RAQS revision is the most recent RAQS prepared by the SDAPCD that fulfills all statutory requirements. The SDAPCD relies on information from the ARB and San Diego Association of Governments (SANDAG), including projected growth and mobile, area, and all other source emissions, in order to predict future emissions and develop appropriate strategies for the reduction of source 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 incorporated cities and the County of San Diego. As such, projects that propose development that is consistent with the growth anticipated by SANDAG would be consistent with the RAQS and the SIP.</p> <p>The City of Santee General Plan was adopted by the Santee City Council on August 27, 2003. Development consistent with the City's General Plan would be consistent with the RAQS and SIP. The proposed project would construct and operate a commercial development on a project site designated as a General Commercial land use in the General Plan. Therefore, the proposed project is consistent with the General Plan designation of the site and the project would not exceed the General Plan growth assumptions assumed in the RAQS and SIP. The project would not conflict with or obstruct implementation of the applicable air quality plan. Impacts would be less than significant.</p> <p>Source: City of Santee General Plan; San Diego Air Pollution Control District Regulations</p>				
<p>b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>State and Federal government have established health-based ambient air quality standards for seven air pollutants, including: ozone (O₃), carbon monoxide (CO), nitrogen dioxide (NO₂), sulfur dioxide (SO₂), particulate matter small than or equal to 10 microns in diameter (PM₁₀), particulate matter smaller than or equal to 2.5 microns in diameter (PM_{2.5}), and lead. In addition, California maintains ambient air quality standards for sulfates, hydrogen sulfide (H₂S), vinyl chloride, and visibility-reducing particles. These standards are designed to protect the health and welfare of the populace with a reasonable margin of safety. Projects in the Basin that exceed any of the emission thresholds established for the Basin are considered to be significant under the County's Air Quality Guidelines.</p>				

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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Cumulative air quality impacts could occur from a combination of the project’s emissions with the emissions of other reasonably foreseeable projects and/or regional emissions. The project site is located in the San Diego Air Quality Basin and is regulated by the San Diego Air Pollution Control District. San Diego County is designated as in basic nonattainment of the NAAQS and in serious nonattainment of the more stringent California Ambient Air Quality Standards (CAAQS) for O₃.

O₃ is formed when VOCs and NO_x react in the presence of sunlight. VOC sources include solvents, petroleum processing and storage, pesticides, and any source that burns fuels, such as gasoline, natural gas, wood and oil. Sources of PM₁₀ in both urban and rural areas include motor vehicles, wood burning stoves and fireplaces, dust from construction, landfills, agriculture, wildfires, brush/waste burning, industrial sources and windblown dust from open lands.

Air pollutant emissions associated with the project would occur over the short-term construction activities (e.g., fugitive dust from site preparation and grading) and emissions from equipment exhaust. Long-term emissions would be associated with project-related vehicular trips and energy consumption (e.g., electricity usage) by the proposed project. As part of the project, maximum daily construction emissions and operational daily maximum emissions were modeled using the California Emissions Estimator Model (CalEEMod) version 2016.3.2 (Appendix A).

Construction Emissions

Construction is anticipated to occur over six months to one year. Construction activities produce combustion emissions from various sources (e.g., grading, site preparation, utility engines, tenant improvements, and motor vehicles transporting the construction crew, delivery trucks, and materials-hauling trucks). Equipment exhaust emissions from construction activities anticipated onsite would vary daily as construction activity levels change. The use of construction equipment onsite would result in localized exhaust emissions. Table 1 identifies the estimated maximum daily construction emissions for the project.

**Table 1
Maximum Daily Construction Emissions**

Phase	Pollutant Emissions (pounds per day)					
	ROG	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Site Preparation	1	10	4	<0.5	1	<0.5
Grading	4	102	28	<0.5	7	3
Trenching	1	5	5	<0.5	<0.5	<0.5
Building Construction	1	11	8	<0.5	1	1
Paving	1	9	8	<0.5	1	1
Architectural Coating	6	2	2	<0.5	<0.5	<0.5
TOTAL¹	6	102	28	<0.5	7	3
<i>Thresholds</i>	<i>75</i>	<i>250</i>	<i>550</i>	<i>250</i>	<i>100</i>	<i>55</i>
Significant Impact?	<i>No</i>	<i>No</i>	<i>No</i>	<i>No</i>	<i>No</i>	<i>No</i>

Source: Appendix A

Notes: Includes standard fugitive dust reduction measures. Maximum daily ROG emissions occur during the Architectural Coatings phase. All other maximums occur during the Grading phase.

¹The total presented is the sum of the unrounded values.

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>As shown in Table 1, the project’s emissions would not exceed the established thresholds. No exceedances of any criteria pollutants would occur during project construction and therefore, impacts from project construction would be less than significant.</p> <p>Further, the project would comply with the City of Santee grading permit requirements, which requires construction operations to include standard measures and Best Management Practices related to construction emissions. City grading permit requirements include the following, which are conditions of the project approval and placed on all grading plans:</p> <ol style="list-style-type: none"> 1. All unpaved construction areas shall be sprinkled with water or other acceptable San Diego APCD dust control agents during dust-generating activities to reduce dust emissions. Additional watering or acceptable APCD dust control agents shall be applied during dry weather or windy days until dust emissions are not visible. 2. Trucks hauling dirt and debris shall be covered to reduce windblown dust and spills. Dirt shall not be over the height of the truck bed. 3. On dry days, dirt or debris spilled onto paved surfaces shall be swept up immediately to reduce resuspension of particulate matter caused by vehicle movement. Approach routes to construction sites shall be cleaned daily of construction-related dirt in dry weather. 4. Onsite stockpiles of excavated material shall be covered or watered. 5. Water rock materials undergoing rock-crushing processing at sufficient frequency. Automatic water or mist or sprinkler system should be installed in areas of rock crushing and conveyor belt systems. 6. Abide by all conditions of approval for dust control required by San Diego APCD. 7. Use low pollutant-emitting construction equipment. 8. Equip construction equipment with prechamber diesel engines (or equivalent) together with proper maintenance and operation to reduce emissions of nitrogen oxide to the extent available and feasible. 9. Use electrical construction equipment, to the extent feasible. <p><u>Operational Emissions</u></p> <p>As with construction emissions, operational emissions for the proposed project were calculated using the CalEEMod version 2013.2.2 emissions inventory model, with detailed operational assumptions and CalEEMod inputs and outputs found in Appendix A. Long-term, operational air pollutant emission impacts are those associated with stationary sources, energy sources and mobile sources involving any project-related changes. As described in the Traffic Impact Study (Appendix B), the proposed project is estimated to generate 4,519 average weekday daily trips and 3,615 total daily cumulative trips. Table 2 identifies the operation daily maximum emissions for area, energy and mobile sources associated with the proposed project.</p>				

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Table 2
Operation Daily Maximum Emissions**

Phase	Pollutant Emissions (pounds per day)					
	ROG	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Area	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Energy	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Vehicular (Mobile)	5	17	40	<0.5	6	2
TOTAL¹	5	17	40	<0.5	6	2
<i>Thresholds</i>	75	250	550	250	100	55
Significant Impact?	<i>No</i>	<i>No</i>	<i>No</i>	<i>No</i>	<i>No</i>	<i>No</i>
Source: CalEEMod (output data is provided in Appendix A)						
¹ The total presented is the sum of the unrounded values.						

As shown in Table 2, maximum daily operational emissions from the proposed project would be below the screening level thresholds for criteria pollutants.

APCD has established air contaminant “trigger levels”, which indicate scenarios that require additional review. These “trigger levels” include 15 tons/year for PM₁₀, 40 tons/year for NO_x and 100 tons/year for CO. As shown in Table 1 and 2 above, construction and operation of the project would result in an increase in PM₁₀, NO_x and CO but not to a level above the APCD’s “trigger levels”. Also described above, the proposed project is consistent with the growth assumptions in the City’s General Plan and the RAQS. Further, the project does not increase the frequency or severity of an air quality standards violation or cause a new violation. The cumulative impacts analysis is based on projections in the RAQS. Because there is no cumulative significant impact and the proposed project is consistent with the growth assumptions in the RAQS, the project would not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under applicable federal or state ambient air quality standards. Impacts would be less than significant.

Source: Air Quality and Greenhouse Gas Modeling (Appendix A)

c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>A sensitive receptor is a person in the population who is more susceptible to health effects due to exposure to an air contaminant than is the population at large. Examples of sensitive receptor locations in the community include residences, schools, playgrounds, childcare centers, churches, athletic facilities, retirement homes, and long-term health care facilities. Residential, senior care facilities, churches and schools in the vicinity of the project are considered to be sensitive receptors. The existing Lantern Crest Senior Living facility is located less than 0.2 mile northeast of the site, the Sunset Trails Apartments are located directly across Graves Avenue to the east and northeast of the site, several single-family residences are located northeast and the Highline Apartments located further northeast of the project site. To the southeast are the Mountain View Villas and single-family residences further southeast. Pepper Drive Elementary School is located 0.5 mile southeast and El Cajon Valley Christian School is 0.6 mile southeast of the project site. Riverview Community Church, Santee Church of Christ, Sonrise Community Church, Santee United Methodist Church, St. Paul Syriac Orthodox Church, Summit UU Fellowship and Grace Church are located northwest of the site with the nearest church located within 0.5 mile of the site. Additionally, El Cajon Church of Christ is located 0.5 mile southeast and First Assembly of God is located 0.6 mile southeast of the site.</p> <p><u>Diesel Particulate Matter–Construction</u></p> <p>As discussed in the section above, the project would not expose sensitive receptors to substantial concentrations of criteria pollutants. Construction of the project would result in short-term diesel exhaust emissions from onsite heavy-duty equipment. Construction of the project would result in the generation of diesel exhaust diesel particulate matter (DPM) emissions from the use of off-road diesel equipment required for site grading and excavation, paving, and other construction activities and on-road diesel equipment used to bring materials to and from the project site. Considering the project is located on a 1.02-acre site, limited grading would take place including 130 cy of cut and 6,420 cy of fill. Generation of DPM from construction projects typically occurs in a single area for a short period of time. Based on the size of the project and the short duration of construction (i.e., approximately six months to one year), DPM generated by project construction is not expected to create conditions where the probability is greater than 10 in 1 million of contracting cancer for the maximally exposed individual or to generate ground-level concentrations of non-carcinogenic toxic air contaminants that exceed a hazard index greater than 1 for the maximally exposed individual. Additionally, with the on-going implementation of U.S. Environmental Protection Agency (EPA) and CARB requirements for cleaner fuels; off-road diesel engine retrofits; and new, low-emission diesel engine types, the DPM emissions of individual equipment would be substantially reduced over the years as the project construction continues. Further, the project would implement standard construction measures in order to comply with mandatory SDAPCD rules and regulations and CARB’s In-Use Off-Road Diesel-Fueled Fleets Regulations. Additionally, the following standard Best Management Practices (BMPs) would be implemented in accordance with state rules and regulations:</p> <ul style="list-style-type: none"> • The construction fleet shall use any combination of diesel catalytic converters, diesel oxidation catalysts, diesel particulate filters and/or utilize California Air Resources Board/U.S. Environmental Protection Agency Engine Certification Tier 3 or better, or other equivalent methods approved by the CARB. • The engine size of construction equipment shall be the minimum size suitable for the required job. • Construction equipment shall be properly tuned and maintained in accordance with the manufacturer’s specifications. • Per ARB’s Airborne Toxic Control Measure (ACTM) to Limit Diesel-Fueled Commercial Motor Vehicle Idling (California Code of Regulations Chapter 10 Section 2485), the applicant shall not allow idling time to exceed 5 minutes unless more time is required per engine manufacturer’s specifications or for safety reasons. <p>Due to the fact that construction would be short-term, construction emissions would be well less than applicable thresholds, as displayed in Table 1, and BMPs would be implemented, project construction would not expose sensitive receptors to substantial pollutant concentration. Therefore, impacts would be less than significant.</p>				

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p><u>Operational Emissions</u></p> <p>Long-term, operational air pollutant emission impacts are those associated with stationary sources, energy sources and mobile sources involving any project-related changes. As described in the Traffic Impact Study (Appendix B), the proposed project is estimated to generate 4,519 average weekday daily trips and 3,615 total daily cumulative trips. Table 2 identifies the operation daily maximum emissions for area, energy and mobile sources associated with the proposed project. In addition, project-generated operational emissions would be less than the significance thresholds for all criteria pollutants as shown in Table 2. Operational impacts to sensitive receptors adjacent to the site such as residential, senior care facilities, churches and schools would be less than significant.</p> <p><u>Off-Site Emissions</u></p> <p>A CO hot spot is an area of localized CO pollution that is caused by severe vehicle congestion on major roadways, typically near intersections. Appropriate procedures and guidelines to determine whether a project poses the potential for a CO hot spot are contained in the Transportation Project-Level Carbon Monoxide Protocol (CO Protocol) prepared by the U.C. Davis Institute of Transportation Studies. As discussed in the CO Protocol, CO hot spots occur almost exclusively as signalized intersections operating at level of service (LOS) E or F. As stated in the Traffic Impact Study prepared by Darnell and Associates (Appendix B), analysis of the intersections within the project study area found each intersection to operate at LOS D or better. Therefore, the project is not anticipated to result in a CO hot spot and project impacts related to CO hot spots and off-site emissions would be less than significant.</p> <p>Source: Air Quality and Greenhouse Gas Modeling (Appendix A); Traffic Impact Study (Appendix B)</p>				
<p>d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Heavy-duty equipment in the project area during construction would emit odors primarily from equipment exhaust. However, all construction activity would be temporary in nature (i.e., approximately six months to one year) and would cease to occur after site construction is completed. No other sources of objectionable odors would occur from construction or operation of the project. Further, the project would comply with SDAPCD Rule 51 regarding public nuisance and California Health and Safety Code Division 26, Part 4, Chapter 4, Section 41700, which prohibits the emission of any material that causes nuisance to a considerable number of persons or endangers the comfort, health, or safety of the public. Therefore, objectionable odors affecting a substantial number of people would not occur as a result of the project. Impacts would be less than significant.</p>				
<p>4. BIOLOGICAL RESOURCES -- Would the project:</p>				
<p>a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>As part of the proposed project, a Biology Survey Report was prepared and is included as Appendix C to this document. The site vegetation is entirely classified as disturbed habitat dominated by non-native plant species, including cheeseweed (<i>Malva parviflora</i>), redstem filaree (<i>Erodium cicutarium</i>), short-pod mustard (<i>Hirschfeldia incana</i>) and some scattered native species that are too few and widespread to form a distinct native habitat. In total, 17 plant species and 10 wildlife species were identified within the project boundary. The presence of sensitive biological resources and their potential for occurrence were evaluated within the project boundary. No sensitive biological resources, including sensitive plants or wildlife, were identified at the time of the survey. Additionally, no sensitive plants or wildlife species are anticipated to occur due to the high levels of disturbance (e.g., existing development, visible soil disturbance, and prevalence of non-native species) and lack of native habitat within the project boundary. One sensitive bird species, coastal California gnatcatcher (<i>Polioptila californica californica</i>), has been known to occur within 0.25 mile of the project boundary. However, this species is not anticipated to occur within the project boundary due to lack of suitable coastal sage scrub habitat for nesting. No Narrow Endemic species were identified during the survey, and none are expected to occur on the project site due to high levels of disturbance (e.g., existing development and visible soil disturbance) and lack of suitable habitat.</p> <p>The project would impact one acre of disturbed habitat (see Figure 4). Impacts to disturbed habitat are not considered significant, as this land cover type is not considered a sensitive biological resource. No impacts to sensitive plant or wildlife species are anticipated, as no sensitive species were identified within the project boundary and none are expected to occur. However, there is a potential for the project to have direct impacts on nesting and migratory bird species from the removal of trees within the project boundary. However, the Migratory Bird Treaty Act of 1918 (MBTA) and California Department of Fish and Game Code 3503 (SDFG code) require that no direct impacts shall occur to any nesting birds or their eggs, chicks or nests during the breeding season (February 15-September 15). Thus, project compliance with existing regulations would ensure that impacts to nesting and migratory birds would be less than significant. If project grading and/or brush management is proposed during the bird breeding season or an active nest is noted, nest avoidance measures would be required in accordance with the MBTA and CDFG code. Direct impacts to nesting and migratory birds would be less than significant and no mitigation is required.</p> <p>Source: Biological Survey Report (Appendix C)</p>				
<p>b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>As discussed above, all vegetation onsite is classified as disturbed habitat. There is no riparian habitat and the site does not contain any sensitive vegetation communities, plants, or wildlife. The project would impact one acre of disturbed habitat, which is not a sensitive biological resource. No impacts would occur.</p> <p>Source: Biological Survey Report (Appendix C)</p>				
<p>c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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<p>As discussed above, all vegetation onsite is classified as disturbed habitat. There are no wetlands present on the project site and implementation of the project would not affect any state or federally protected wetlands. No impact would occur.</p> <p>Source: Biological Survey Report (Appendix C)</p>				
<p>d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>The proposed project is considered an infill project and is surrounded by developed lands on all sides. The proposed project site is not identified as a wildlife corridor within the City's General Plan and does not function as a wildlife corridor or native wildlife nursery. Therefore, the proposed project would have no impact.</p> <p>Source: City of Santee General Plan Conservation Element</p>				
<p>e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>The City does not have an adopted Habitat Conservation Plan; therefore, the project would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan. As discussed above, all vegetation onsite is classified as disturbed habitat. No oak trees were identified onsite and therefore the project would not conflict with any local ordinances including an Oak Tree Preservation Ordinance. As such, the proposed project would not conflict with any local policies or ordinances protecting biological resources, resulting in no impact.</p>				
<p>f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>As described above, the City does not have an adopted Habitat Conservation Plan; therefore, the project would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan. As depicted in the City's 2006 Draft Subarea Plan, the proposed project site is located within an area designated as "Developed." Therefore, the proposed project would not conflict with the goals and objectives of the City's 2006 Draft Subarea Plan and no impact would occur.</p> <p>Source: Santee MSCP Subarea Plan Conservation Analysis Public Review Draft</p>				
<p>5. CULTURAL RESOURCES -- Would the project:</p>				

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Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>The term "historic resources" applies to any such resource that is at least 50 years old and is listed or determined eligible for listing in the California Register of Historical Resources. A small structure existed near the southeastern most corner of the property in 1964. From 1966 to the 1980s, three small structures existed on the southern half of the property and were likely used in conjunction with the plant nursery located on the southern portion of the site. However, these structures no longer existed after 1989 and the project site is currently undeveloped. Therefore, no historic structural resources are currently located on the project site. Implementation of the proposed project would not affect a known historical resource. Impacts would be less than significant.</p> <p>Source: Phase I Environmental Site Assessment (Appendix D)</p>				
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>According to the City of Santee General Plan Conservation Element, the project site is not located in an area with a moderate potential for eligible archaeological sites. Additionally, the potential for intact subsurface cultural deposits to occur onsite is low due to the fact that the entire project site is considered disturbed and minimal cut and fill would take place as part of the project. The potential for the discovery of previously unidentified resources is also low based on the fact that the project site is considered disturbed. Impacts would be less than significant.</p> <p>Source: City of Santee General Plan Conservation Element</p>				
c) Disturb any human remains, including those interred outside of dedicated cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Due to the fact that the project involves ground disturbance, construction activities may have the potential to disturb human remains, including those located outside of formal cemeteries. However, it is not expected that human remains would be encountered during ground disturbing activities due to the fact that there are no formal cemeteries or recorded burials in the vicinity of the project area. If human remains are encountered during grading or excavation, the project is required to comply with existing laws related to human remains, including California Health and Safety Code (CHSC) Section 7050.5 and CEQA Guidelines Section 15064.5(e). Section 7050.5 of the CHSC outlines protocol for the inadvertent discovery of human remains, while Sections 7051 and 7052 identify the legal repercussions of removing remains from internment and their improper treatment. Section 7054 of the CHSC exempts the reburial of Native American remains pursuant to Section 5097.94 from the definition of a misdemeanor. Section 7050.5(b) of the CHSC specifies protocol when human remains are discovered. CEQA Guidelines Section 15064.5(e) requires that excavation activities be stopped whenever human remains are uncovered and that a coroner be called in to assess the remains. Compliance with these existing regulations would ensure no impact to human remains would occur as a result of the project.</p>				
6. ENERGY -- Would the project:				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>During construction, energy use would occur in two general categories: fuel use from vehicles used by workers commuting to and from the construction site, and fuel use by vehicles and other equipment to conduct construction activities. The construction equipment and worker trips required for the project were determined as a part of the air quality and greenhouse gas (GHG) modeling prepared for the project (see Appendix A). Heavy-duty construction equipment is usually diesel powered. There are no known conditions in the project area that would require nonstandard equipment or construction practices that would increase fuel-energy consumption above typical rates. Therefore, the project would not result in the use of excessive amounts of fuel or other forms of energy during construction, and impacts would be less than significant. The proposed project would construct a 6,267 sf retail facility on a vacant lot designated as General Commercial in the City of Santee General Plan, and would be compatible with the commercial uses located southwest of the site. The project would be required to meet the mandatory energy requirements of CALGreen and the California Energy Code (Title 24, Part 6 of the California Code of Regulations) and would benefit from the efficiencies associated with these regulations as they relate to building heating, ventilating, and air conditioning mechanical systems, water-heating systems, and lighting. There are no project features that would support the use of excessive amounts of energy or would create unnecessary energy waste, or conflict with any adopted plan for renewable energy efficiency. Impacts would be less than significant.</p>				
<p>b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>The proposed project would construct a 6,267 sf retail facility on a vacant lot designated as General Commercial in the City of Santee General Plan. Buildout of the project would result in an increase of electricity and natural gas usage when compared to the existing condition. The applicable state plans that address renewable energy and energy efficiency are CALGreen, the California Energy Code, and Renewables Portfolio Standard. The project would be required to meet the mandatory energy requirements of CALGreen and the California Energy Code (Title 24, Part 6 of the California Code of Regulations) and would benefit from the efficiencies associated with these regulations as they relate to building heating, ventilating, and air conditioning mechanical systems, water-heating systems, and lighting. Further, electricity would be provided to the project by SDG&E, which currently has an energy mix that includes 32 percent renewables and is on track to achieve 50 percent by 2030 as required by Renewables Portfolio Standard. Therefore, there are no project features that would support the use of excessive amounts of energy or would create unnecessary energy waste, or conflict with any adopted plan for renewable energy efficiency, and impacts would be less than significant.</p>				
<p>7. GEOLOGY AND SOILS -- Would the project:</p>				
<p>a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury or death involving:</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>As part of the proposed project, a Geotechnical Investigation was prepared and is included as Appendix E to this document. As stated in this report, there are no active or potentially active faults on or in the immediate vicinity of the project site. The proposed project is not located in an Alquist-Priolo Earthquake Fault Zoning Map area. No impact would occur.</p> <p>Source: Geotechnical Investigation Report (Appendix E)</p>				
<p>ii) Strong seismic ground shaking?</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>As part of the proposed project, a Geotechnical Investigation was prepared and is included as Appendix E to this document. As stated in this report, the San Diego area is located in a seismically active region. The prominent fault zones with the most potential for earthquake damage in the vicinity of the site are the active Rose Canyon, Coronado Bank, Elsinore and San Jacinto fault zones, all located over 10 miles from the project site. During a moderate earthquake, the proposed project may be subjected to strong seismic ground shaking (IMPACT GEO-1), which would be considered a potentially significant impact, requiring the following mitigation:</p> <p>GEO-MM-1 The Construction Contractor shall ensure that construction of the project complies with the recommendations identified in the project specific Geotechnical Investigation prepared by Geotechnical Exploration Inc. (October 2015). Specifically, the recommendations identified in VIII. Conclusions and Recommendations, related to general construction, seismic considerations, earthwork, foundations, building floor slabs, lateral earth pressures, corrosivity, drainage, storm infiltrations, exterior concrete and masonry flatwork and paved areas shall be adhered to during all project construction.</p> <p>Compliance with mitigation measure GEO-MM-1 would reduce impacts related to strong seismic ground shaking to a level below significance.</p> <p>Source: City of Santee General Plan Conservation Element; Geotechnical Investigation Report (Appendix E)</p>				
<p>iii) Seismic-related ground failure, including liquefaction?</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Liquefaction is a phenomenon whereby a saturated or partially saturated soil substantially loses strength and stiffness in response to an applied stress, usually earthquake shaking, causing it to behave like a liquid. As part of the proposed project, a Geotechnical Investigation was prepared and is included as Appendix E to this document. Free groundwater was not encountered in any exploratory trenching on the project site however, fluctuations in the level of groundwater may occur due to variations in ground surface topography, subsurface stratification, rainfall, or other possible factors. This would result in a potentially significant impact (IMPACT GEO-2). However, implementation of GEO-MM-1, which requires that water conditions, where suspected or encountered during construction, should be evaluated and remedied by the project civil and geotechnical consultants, would reduce any potential impacts from liquefaction to a level below significant.</p> <p>Source: City of Santee General Plan Geotechnical/Seismic Hazard Map Figure 8-3; Geotechnical Investigation Report (Appendix E)</p>				

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>The proposed project site has a relative slope of 0.8% and does not contain any slopes subject to landslides. Additionally, based on the City of Santee General Plan Geotechnical/Seismic Hazard Map, the proposed project site and surrounding areas are underlain with granitic rock, which is the least susceptible to landslides. Therefore impacts from landslides would be less than significant.</p> <p>Source: City of Santee General Plan Geotechnical/Seismic Hazard Map Figure 8-3; Geotechnical Investigation Report (Appendix E)</p>				
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>The proposed project is required to comply with the requirements of the City of Santee BMP Design Manual, which is a design manual for compliance with local City of Santee Watershed Protection Ordinance and regional MS4 Permit (California Regional Water Quality Control Board San Diego Region Order No. R9-2015-0100) requirements for stormwater management. To ensure the proposed project would not result in substantial soil erosion, a Storm Water Quality Management Plan (Appendix F) and a Drainage Study (Appendix G) were prepared. As detailed in these reports, the proposed project would construct two infiltration basins in the northern portion of the site for the treatment of storm water in addition to storm drain pipes, catch basins, inlets, outlets, riprap, curb and gutter onsite, which would reduce the potential for the proposed project to result in any substantial erosion or loss of topsoil. Additionally, the proposed project is required to prepare a Stormwater Pollution Prevention Plan (SWPPP), which requires the implementation of Best Management Practices that minimize disturbance, protect slopes, reduce erosion and limit or prevent various pollutants from entering surface water runoff. Prior to issuance of a grading permit, the project is required to prepare a SWPPP for review and approval by the City of Santee. The SWPPP shall be prepared by a Qualified SWPPP Developer (QSD). A Qualified SWPPP Practitioner (QSP) shall be hired to monitor and manage the SWPPP construction BMPs onsite during construction.</p> <p>Compliance with the project specific SWQMP, SWPPP, and Drainage Study would ensure the proposed project does not result in substantial soil erosion or topsoil loss. Therefore, impacts would be less than significant.</p> <p>Source: Storm Water Quality Management Plan Amendment & Storm Water Quality Management Plan (Appendix F); Hydrology Report (Appendix G)</p>				
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>As part of the project, a Preliminary Geotechnical Investigation was performed for the site (Appendix E). The report identified no hazards onsite related to landslides, lateral spreading, subsidence, liquefaction or collapse. Settlement under the proposed buildings is expected to be within the tolerable limits for the proposed structures. Therefore, impacts related to potentially unstable geologic units are expected to be less than significant.</p> <p>Source: Geotechnical Investigation Report (Appendix E)</p>				

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Be located on expansive soil, as defined in Table 18.1 B of the Uniform Building Code, creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>As part of the project, a Preliminary Geotechnical Investigation was performed for the site (Appendix E). The report identified no hazards onsite related to expansive soils. Based on this, settlement under the proposed buildings is expected to be within the tolerable limits for the proposed structures. Therefore, impacts related to expansive soils are expected to be less than significant.</p> <p>Source: Geotechnical Investigation Report (Appendix E)</p>				
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>The proposed project site would be served by Padre Dam Municipal Water District (PDMWD) and would not require the use of septic tanks or alternative waste water disposal systems. No impact would occur.</p>				
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>The potential for intact or unidentified paleontological deposits or resources to occur onsite is low due to the fact that the entire project site is considered disturbed. Additionally, only minimal cut would take place as part of the proposed project and no deep trenching or cuts beyond three feet are proposed. Impacts would be less than significant.</p>				
8. GREENHOUSE GAS EMISSIONS -- Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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<p>As part of the project, construction greenhouse gas (GHG) emissions and operational GHG emissions were estimated using the California Emissions Estimator Model (CalEEMod) version 2016.3.2 (Appendix A). The City of Santee is in the process of developing a type of Climate Action Plan (CAP) called the Sustainable Santee Plan: The City’s Roadmap to Greenhouse Gas Reductions (Draft – February 2019) and neither the City nor the County have established a CEQA threshold of significance for GHG emissions. The State CEQA Guidelines Section 15064.4 does not establish a threshold of significance but states that Lead Agencies may appropriately look to thresholds developed by other public agencies or suggested by other experts, as long as any threshold chosen is supported by substantial evidence (State CEQA Guidelines Section 16064.7(c)). Various threshold approaches have been recommended, drafted, or adopted by other public agencies. South Coast Management District (SCAQMD) is the nearest air district to the proposed project. To provide guidance to local Lead Agencies on determining significance for GHG emissions in their CEQA documents, SCAQMD convened a GHG CEQA Significance Threshold Working Group (Working Group) (SCAQMD 2008). Based on the September 2010 Working Group meeting (Meeting No. 15), SCAQMD suggested a “bright-line” screening level threshold of 3,000 metric tons of carbon dioxide (CO₂) equivalent (MT CO₂e) annually for commercial land use type.</p>				

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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Therefore, in the absence of an adopted CAP for the City, the SCAQMD threshold of 3,000 MT CO₂e/yr has been used as a measure of significance to assess GHG emissions from the proposed project. Achieving net zero increases in GHG emissions, resulting in no contribution to GHG impacts, may not be feasible or appropriate for every project and the inability of a project to mitigate its GHG emissions to net zero does not imply the project results in a substantial contribution to the cumulatively significant environmental impact of climate change under CEQA. Due to the unique nature and operations associated with the commercial building, a goal of net zero emissions for the proposed building is considered infeasible. Lead agencies have the discretion to develop evidence-based numeric thresholds (mass emissions, per capita, or per service population) consistent with this Scoping Plan, the State’s long-term GHG goals, and climate change science.

Construction and operation of the proposed project would generate GHG emissions, as discussed below.

Construction

GHG emissions generated by construction activities would be temporary in nature and would cease upon completion of project construction. GHGs would be emitted through the operation of construction equipment and from worker and vendor vehicles, each of which typically uses fossil-based fuels to operate. The combustion of fossil-based fuels creates GHGs (e.g., CO₂, CH₄, and N₂O). Furthermore, CH₄ is emitted during the fueling of heavy equipment. GHG emissions for construction of the proposed project are shown in Table 3 below.

**Table 3
Estimated Construction Greenhouse Gas Emissions**

Year	Emissions (MT CO ₂ e)
Site Preparation	<0.5
Grading	24
Trenching	1
Building Construction	60
Paving	3
Architectural Coating	1
TOTAL¹	88
Amortized Construction Emissions ²	4
Source: Appendix A ¹ The total presented is the sum of the unrounded values. ² Construction emissions are amortized over 20 years in accordance with City of San Diego guidance.	

As shown in Table 3, GHG emissions associated with the proposed project construction would be 88 MT CO₂e. Construction GHG emissions are amortized over a period of 20 years and are added to the operation GHG emissions shown in Table 4.

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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Operation

Long-term operation of the proposed project would generate GHG emissions from area and mobile sources and indirect emissions from stationary sources with energy consumption. Mobile source emissions of GHGs would include project-generated vehicle trips associated with onsite energy use and residential vehicle trips. Area-source emissions would be associated with activities such as landscaping and maintenance of the proposed project site, natural gas or other sources. Increases in stationary-source emissions would also occur at off-site utility providers as a result of demand for electricity, natural gas, and water by the proposed project. Table 4 presents the operation GHG emissions associated with operating the project from area sources, energy sources, mobile sources, waste sources and water usage.

**Table 4
Project Operational Greenhouse Gas Emissions**

Emission Sources	CO ₂ e (MT/year)
Area	<0.5
Energy	60
Vehicular (Mobile)	1,431
Solid Waste	13
Water	5
Operational Subtotal¹	1,509
Amortized Construction Emissions	4
TOTAL OPERATIONAL EMISSIONS	1,513
<i>Screening Threshold</i>	<i>3,000</i>
Significant Impact?	No
Source: CalEEMod output data is provided in Appendix A	
¹ The total presented is the sum of the unrounded values.	

As shown in Table 4, GHG emissions associated with the operation of the project (which includes amortized construction emissions) are estimated to be 1,513 CO₂e (MT/year), which is under the 3,000 CO₂e (MT/year) screening threshold. Therefore, impacts would be less than significant.

Source: Air Quality and Greenhouse Gas Models (Appendix A)

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emission of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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As discussed above, operation of the proposed project would result in an estimated total of 1,513 CO₂e (MT/year). The GHG emissions from the proposed project would not exceed the SCAQMD GHG threshold. SCAQMD regulations ensure that federal and state air quality standards are met. Further, the Sustainable Santee Plan: The City's Roadmap to GHG Reductions identifies goals and actions for GHG reduction. The project would comply with the following goals of the Sustainable Santee Plan:

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Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<ul style="list-style-type: none"> • Goal 4: Increase energy efficiency in new commercial units; • Goal 5: Increase energy efficiency through water efficiency; • Goal 7: Decrease GHG emissions through reducing vehicle miles traveled; • Goal 8: Decrease GHG emissions through reducing solid waste generation; and • Goal 10: Decrease GHG emissions from new development through performance standards. <p>The project would comply with current Energy Code (California Code of Regulations, Title 24, Part 6) and the 2016 CALGreen standards, which require energy-efficient measures including increased lighting efficiency and the installation of Energy Star® appliances. As required by the 2016 CALGreen standards, the project would reduce indoor water consumption by 20 percent and would implement outdoor water use reduction measures outlined in the Model Water Efficient Landscape Ordinance. The project would also comply with the Santee Water Efficient Landscape Ordinance which promotes water conservation and efficiency by imposing various requirements related to evapotranspiration rates, irrigation efficiency and plant factors. The project site is also located near the San Diego Metropolitan Transit System bus route 833 with a stop located at Graves Avenue and Prospect Avenue south of the site. This bus runs along Graves Avenue, Magnolia Avenue and Mission Gorge Road to the Santee Town Center, which is served by the Sycuan Green Line Trolley. The project would comply with the City’s construction and demolition recycling ordinance (Santee Municipal Code Section 13.38.060) and Solid Waste Ordinance, which follow state regulations for solid waste and recycling. Lastly, the project would comply with Goal 10 of the Sustainable Santee Plan which has designed CEQA screening tables for developers to use during the development permitting process to select reduction measures to be included as a project’s condition of approval. Developers that choose options from the screening tables totaling 100 points or more will be determined to have provided a fair-share contribution of GHG reductions, and therefore are considered consistent with the Sustainable Santee Plan. Therefore, the project would not conflict with the goals and objectives of the Sustainable Santee Plan drafted in February 2019. Therefore, the proposed project would not conflict with the goals and objectives of the Sustainable Santee Plan, with the provisions of AB 32, or any other State or regional plan, policy, or regulation of an agency adopted for the purpose of reducing greenhouse gas emissions. Impacts would be less than significant.</p> <p>Source: Air Quality and Greenhouse Gas Models (Appendix A); Sustainable Santee Plan</p>				
<p>9. HAZARDS AND HAZARDOUS MATERIALS -- Would the project:</p>				
<p>a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>No special status hazardous materials are proposed for use as part of the project. Any potentially hazardous materials used on the site would be those restricted to standard commercial cleaning and landscape care products, other commercially available products, building materials such as paint, concrete, and asphalt, and similar substances. When used and disposed of in accordance with the manufacturer’s instructions including product labeling for appropriate handling and use of materials, these materials do not present a hazard to the environment. Therefore, the project would not create a significant hazard to the public or environment through the routine transport, use or disposal of hazardous materials. Impacts would be less than significant.</p> <p>Source: Santee Municipal Code</p>				

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b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>As part of the proposed project, a Phase 1 Environmental Site Assessment was conducted and is included as Appendix D. The ESA evaluated the potential for the proposed project site to contain any hazardous materials or features that might affect the environmental quality of the project, such as sumps, pits, ponds, lagoons, ASTs, landfills, outside storage of hazardous materials, and general land use.</p> <p>Based on reviews of available historical records, the property was undeveloped and in agricultural use from as early as 1928 to 1958. By 1964 a small structure had been built near the southeastern most corner of the site, and the existing Graves Avenue and Prospect Avenue intersection had been constructed. A small cultivated area was also noted on the property in this year. From about 1966 to sometime in the 1980s, the approximate southern half of the property was developed with three small structures, and this area appeared to be used as a plant nursery. By 1989, this use had ceased and the site was undeveloped without a discernible use. The Phase 1 Environmental Site Assessment found no evidence of hazardous substances that may affect the environmental quality of the project site, including: aboveground and underground storage tanks, surface staining, hazardous materials, suspected polychlorinated biphenyls containing devices, asbestos-containing building materials, unusual odors, pools of liquid, drums and other indications of environmental concern.</p> <p>Additionally, no special status hazardous materials are proposed for use as part of the project. Any potentially hazardous materials used on the site would be restricted to standard commercial cleaning and landscape care products, other commercially available products, building materials such as paint, concrete, and asphalt, and similar substances. When used and disposed of in accordance with the manufacturer’s instructions and applicable laws and regulations, these materials do not present a hazard to the environment. Therefore, the project would not result in 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. Impacts would be less than significant.</p> <p>Source: Phase 1 Environmental Site Assessment (Appendix D); Santee Municipal Code</p>				
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>No schools exist within one-quarter mile from the project site. The closest school to the project site is Pepper Drive Elementary, located approximately 0.5 mile southeast from the project site and El Cajon Valley Christian School is 0.6 mile southeast of the project site. The project would not emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. Therefore, no impact would occur.</p>				
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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<p>As part of the environmental review for this project, a review of hazardous materials databases, compiled pursuant to Government Code Section 65962.5 (also known as the Cortese List), was conducted (Appendix H). The following sources were reviewed to determine if the project site was listed on any of these databases:</p> <ul style="list-style-type: none"> • List of Hazardous Waste and Substances sites from the Department of Toxic Substances Control (DTSC) EnviroStor database; • List of Leaking Underground Storage Tank Sites by County and Fiscal Year from Water Board GeoTracker database; • List of Solid Waste Disposal Sites identified by Water Board with waste constituents above hazardous waste levels outside the waste management unit; • List of “active” CDO and CAO from Water Board; • List of hazardous waste facilities subject to corrective action pursuant to Section 25187.5 of the Health and Safety Code, identified by DTSC; • List of monitoring stations identified by the California Department of Water Resources Water Data Library database; and • List of Groundwater Ambient Monitoring and Assessment (GAMA) sites listed by the State Water Resources Control Board GAMA GeoTrackerGAMA database. <p>The results of the database review determined that the proposed project site is not included on any of the lists of hazardous materials sites compiled pursuant to Government Code section 65962.5. The proposed project’s Phase 1 Environmental Site Assessment (Appendix D) determined the nearest leaking UST to the project site is located 0.129 miles southwest, at Prospect Plaza Enterprises. Based on case status and distance, this site does not represent a significant risk to the environmental integrity of the proposed project. There are numerous sites listed on various agency lists within one half mile of the project site, which is reflective of the light industrial nature of the immediate surrounding area of the Property. Based on distance and/or case status, no sites listed in the database reports are considered to represent a significant environmental concern to the proposed project. Impacts would be less than significant.</p> <p>Source: Cortese List Verification (Appendix H)</p>				
<p>e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>The proposed project site is located approximately 0.5 mile from Gillespie Field. The ALUCP for Gillespie Field Airport was adopted in January 2010 and Amended in December 2010. The proposed project site is located within the Airport Influence Area, Review Area 1 of the Gillespie Field Airport (ALUCP Exhibit III-5) and within Safety Zone 4 (Outer Approach/Departure Zone), as identified in the Gillespie Field ALUCP Safety Compatibility Policy Map (ALUCP Exhibit III-2). As part of the proposed project, the Federal Aviation Administration conducted an aeronautical study for the project (Appendix I), which resulted in a determination that the project would have no substantial adverse effect on the safe and efficient utilization of the navigable airspace by aircraft or on the operation of air navigation facilities. The project applicant would be required to file an FAA Form 7460-2 Notice of Actual Construction or Alteration within 5 days after the construction reaches its greatest height. As a part of the proposed project, a Noise Impact Analysis was prepared to analyze construction and operational noise impacts and is included as Appendix J to this document. The analysis concluded that construction, operation of the project and additional project-related traffic would not generate noise levels above City standards. The project would not result in a safety hazard or excessive noise for people residing or working in the project area. Therefore, impacts would be less than significant.</p> <p>Source: FAA Determination of No Hazard (Appendix I); Noise Impact Analysis (Appendix J)</p>				
<p>f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>The proposed project would provide emergency response access in compliance with the City of Santee standards and is located in an existing developed area with access to major roadways that would allow for emergency evacuations. Additionally, as part of the City’s Development Review process, the project has been reviewed by the City’s Fire Marshal, Bruce Kerl, to ensure it does not impair any emergency response or evacuation plans. All conditions set forth by the Fire Department through the Fire Marshal have been incorporated into the project design such as requirements for adequate emergency access and fire lanes, address numbers, automatic fire sprinkler system, fire sprinkler riser rooms, double detector check valve assembly/fire department connection (RPDA/FDC), fire hydrants, knox boxes, knox fire department connection plugs and fire extinguishers. Impacts would be less than significant.</p> <p>Source: City of Santee General Plan Safety Element</p>				
<p>g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>The proposed project would construct a retail facility on a currently vacant lot located within a developed area of the City and is classified as a “non-very high fire hazard severity zone”. Therefore, impacts from wildland fires would be less than significant.</p> <p>Source: SAN GIS</p>				
<p>10. HYDROLOGY AND WATER QUALITY -- Would the project:</p>				
<p>a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality. ?</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Construction activities associated with the proposed project such as clearing and grading, trenching, excavation, stockpiling of soils and materials, concrete pouring, painting and asphalt surfacing would introduce sources of pollutants that could be captured in site runoff and thus result in the degradation of downstream surface and groundwater quality. Upon completion of construction, the project would include the following uses that could potentially contribute water quality pollutants to the environment: onsite storm drain inlets, landscape/outdoor pesticide use, food service, refuse areas, fire sprinkler tester water, plazas, sidewalks and parking lots. Anticipated pollutant sources generated from the project include sediment, nutrients, heavy metals, trash and debris, oxygen demanding substances, oil and grease, bacteria and viruses and pesticides (**Impact HYDRO-1**).

To ensure the project would not violate any water quality standards, a Storm Water Quality Management Plan (Appendix F) and Drainage Study (Appendix G) were completed for the project. As determined in these reports, implementation of the following mitigation measures during construction and operation would ensure water quality standards are not violated. Additionally, the project is required to prepare a Stormwater Pollution Prevention Plan (SWPPP), which requires the implementation of Best Management Practices (BMPs) that minimize disturbance, protect slopes, reduce erosion and limit or prevent various pollutants from entering surface water runoff.

HYDRO-MM-1: Prior to and during project grading and construction, the construction contractor shall incorporate the construction BMPs identified in the Project Specific SWQMP and Drainage Study, to prevent water quality contamination in compliance with the City's Storm Water Management and Discharge Control Ordinance (Chapter 13.42). BMPs employed during the construction phase would include: vegetation stabilization planting; hydraulic stabilization hydroseeding; bonded fiber matrix or stabilized fiber matrix; physical stabilization erosion control blanket; standard lot perimeter protection, silt fencing, gravel and sand bags; storm drain inlet protection; stabilized construction entrances, street sweeping and vacuuming; material delivery and storage; spill prevention and control; concrete waste management; solid waste management; sanitary waste management and hazardous waste management. During project construction, the construction contractor shall be responsible to implement and maintain the construction BMPs that are required in the Project Specific SWQMP and Drainage Study.

HYDRO-MM-2: During project construction, the construction contractor shall ensure the source control and site design BMPs are implemented, as identified in the Project Specific SWQMP and Drainage Study. These measures include: storm drain stenciling or signage; protecting trash storage areas from rainfall, run-on, runoff and wind dispersal; impervious area dispersion; and landscaping with native or drought tolerant species. During project operation, the owner shall be responsible to ensure that the onsite source control and site design BMPs are maintained.

HYDRO-MM-3: Prior to discharging the project site, all runoff from the developed portions of the project site shall be intercepted by the onsite receiving biofiltration basins to be constructed as part of the project, as identified in the Project Specific SWQMP and Drainage Study. The construction contractor shall be responsible for the installation of the biofiltration basins. Construction of the biofiltration basins will take place during grading of the site, before installation of onsite improvements. The construction of the basins shall be inspected and certified by a registered professional engineer and approved by the City of Santee Development Services Department.

HYDRO-MM-4: Prior to issuance of a grading permit, the applicant shall prepare a Stormwater Pollution Prevention Plan (SWPPP) for review and approval by the City of Santee. The SWPPP shall be prepared by a Qualified SWPPP Developer (QSD). A Qualified SWPPP Practitioner (QSP) shall be hired to monitor and manage the SWPPP construction BMPs onsite during construction.

All storm water quality requirements for the project would be met by implementation of mitigation measures HYDRO-MM-1 through HYDRO-MM-4 as identified in the Project Specific SWQMP and Drainage Study prepared by REC Consultants, Inc. Therefore, with required mitigation the project would result in less than significant impacts related to water quality violations.

Source: Amendment to Storm Water Quality Management Plan & Storm Water Quality Management Plan (Appendix F); Drainage Study (Appendix G)

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b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project might impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>The project does not propose the use of local groundwater supplies or the construction of groundwater wells. All water would be provided by Padre Dam Municipal Water District (PDMWD), which imports 100 percent of its potable water supply from the Metropolitan Water District of Southern California and the San Diego County Water Authority. Therefore, the project would not substantially deplete groundwater supplies, interfere substantially with groundwater recharge or impede sustainable groundwater management of the basin. A less than significant impact would occur.</p>				
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces in a manner which would;	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i) Result in substantial erosion or siltation on- or off-site;	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Existing runoff from the proposed project site sheet flows across natural vegetation to the west into two concrete ditches immediately past the property line. The City of Santee has requested that the improvements to the adjacent Graves Avenue to the east of the project site, include grading in such a way that a larger portion of the roadway will drain onto the project area.</p> <p>During construction, the project would involve ground disturbance activities that may alter existing runoff patterns within the project area and thus result in exposed soils being susceptible to erosion by wind. These activities would have the potential to alter runoff drainage patterns during project construction which could result in onsite erosion and off-site downstream siltation (Impact HYDRO-2). However, as discussed above in Issue a, the project would comply with the project specific Drainage Study, SWQMP, SWPPP and would implement measures HYDRO-MM-1 through HYDRO-MM-4 to ensure erosion or siltation does not occur on or offsite.</p> <p>Compliance with the mitigation measures identified above would require the construction of two onsite infiltration basins to meet water quality and flood control requirements. Basin 1 would receive runoff from the southern section of the project site while basin 2 would receive runoff from the northern section of the project site. Runoff from roadway would be conveyed via storm water drains onto the infiltration basins. The proposed infiltration basins would reduce the proposed project flows to a level below pre-existing conditions. Additionally, the proposed project would not divert any existing flows and all runoff from the site would follow existing drainage patterns.</p> <p>As discussed above in Issue a, the proposed project would comply with the project specific Drainage Study, SWQMP, SWPPP and implementation of mitigation measures HYDRO-MM-1 through HYDRO-MM-4 would ensure the proposed project would not significantly alter drainage patterns in a manner that would result in increased erosion or siltation on or offsite.</p> <p>Sources: Drainage Study (Appendix G); Amendment to Storm Water Quality Management Plan & Storm Water Quality Management Plan (Appendix F)</p>				

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<p>ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flood on- or off-site;</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>There are no streams, rivers or jurisdictional drainages on the project site and therefore the project would not alter the course of a stream or river or substantially increase the rate or amount of surface runoff in a manner that would result in flooding. Additionally, the project design would result in a net decrease of peak flow discharged from the project site when compared to existing conditions. Therefore, the project would result in less than significant impacts related to onsite or off-site flooding.</p> <p>Sources: Drainage Study (Appendix G); Amendment to Storm Water Quality Management Plan & Storm Water Quality Management Plan (Appendix F)</p>				
<p>iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>The proposed project design would result in a net decrease of peak flow discharged from the project site than when compared to existing conditions. Prior to discharging the project site, all runoff from the developed portions of the project site would be intercepted by onsite receiving biofiltration basins. All storm water quality requirements for the project would be met by the biofiltration basin treatment, in accordance with standards set forth by the Regional Water Quality Control Board and the County of San Diego's BMP Design Manual. Therefore, the project would not contribute runoff water which would exceed the capacity of existing and planned storm water drainage systems or providing additional sources of polluted runoff. Impacts would be less than significant.</p> <p>Sources: Drainage Study (Appendix G); Amendment to Storm Water Quality Management Plan & Storm Water Quality Management Plan (Appendix F)</p>				
<p>iv) Impede or redirect flood flows?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>As stated in the Drainage Study (Appendix G), the proposed project site is located within Zone X on FEMA Flood Insurance Map 06065C2720G, which indicates that the site is in an area determined to be outside the one percent annual chance floodplain. Therefore, the proposed project would not impede or redirect flood flow as a result. No impact would occur.</p> <p>Source: Drainage Study (Appendix G); FEMA National Flood Hazard Map</p>				
<p>d) In flood hazard tsunami, or seiche zones, risk release of pollutants due to project inundation?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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<p>The project site is located approximately 18.5 miles east of the Pacific Ocean and located at between 440 and 450 feet amsl. Therefore, the risk of tsunami is negligible due to the distance from the ocean and high elevation. There would be no risk from a seiche, as the site is not located near a large body of water, such a lake. The proposed project site is located within Zone X on FEMA Flood Insurance Map 06065C2720G, which indicates that the site is in an area determined to be outside the one percent annual chance floodplain. The project site, along with the rest of the City of Santee, is located in the San Diego river valley. Reservoirs upstream of the project site include the San Vicente, El Capitan and Lake Jennings reservoirs. The City of Santee General Plan Dam Break Inundation Areas map indicates that the proposed project site is not within the inundation area of any of dam. No impact would occur as a result.</p> <p>Sources: Drainage Study (Appendix G); Amendment to Storm Water Quality Management Plan & Storm Water Quality Management Plan (Appendix F)</p>				
<p>e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>The proposed project design would result in a net decrease of peak flow discharged from the project site than when compared to existing conditions. Prior to discharging the project site, all runoff from the developed portions of the project site would be intercepted by onsite receiving biofiltration basins. The project would not be subject to substantial erosion or siltation because the project would incorporate construction and post-construction BMPs in compliance with the City's Storm Water Management and Discharge Control Ordinance (Chapter 13.42). BMPs employed during construction include vegetation stabilization planting; hydraulic stabilization hydroseeding; bonded fiber matrix or stabilized fiber matrix; physical stabilization erosion control blanket; standard lot perimeter protection, silt fencing, gravel and sand bags; storm drain inlet protection; stabilized construction entrances, street sweeping and vacuuming; material delivery and storage; spill prevention and control; concrete waste management; solid waste management; sanitary waste management and hazardous waste management to ensure erosion or siltation does not occur on or off-site. Therefore, the project would not generate substantial amounts of runoff that would conflict with or obstruct implementation of a water quality control plan.</p> <p>Although the project would increase impervious areas, surface water would infiltrate onsite through two infiltration basins. Thus, the project would not substantially interfere with groundwater recharge and therefore, would not conflict with or obstruct a sustainable groundwater management plan. As discussed above, the proposed project would comply with the project specific Drainage Study, SWQMP, SWPPP and implementation of mitigation measures HYDRO-MM-1 through HYDRO-MM-4 to ensure compliance with applicable water quality control and sustainable groundwater management plans.</p> <p>Source: Drainage Study (Appendix G); Amendment to Storm Water Quality Management Plan & Storm Water Quality Management Plan (Appendix F)</p>				
<p>11. LAND USE AND PLANNING -- Would the project:</p>				
<p>a) Physically divide an established community?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>The proposed project would construct a commercial building in an infill area within the City of Santee, consistent with the General Plan land use designation and zoning designation for the site. The proposed project would not result in the physical division of an established community. Impacts would be less than significant.</p>				
<p>b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental affect.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>The project site has a General Plan land use designation of General Commercial and a zoning designation of General Commercial. The proposed project would construct a commercial building, consistent with the current land use designation and the zoning designation for the site. The City of Santee General Plan and Municipal Code (Section 13.12.030) permit convenience markets and coffee shop uses within General Commercial land uses and zones. Therefore, the proposed Starbucks and 7-Eleven convenience store would be allowable uses under these land use designations. The project would also comply with the site development criteria such as site dimensions, height limitations and setbacks for General Commercial uses as designated in Section 13.12.040 of the Santee Municipal Code. The project requires a Conditional Use Permit (CUP) to allow for the operation of the proposed 24-hour 7-Eleven and Starbucks drive-thru operations and the project would comply with all conditions set forth in the CUP.</p> <p>The City is a participant in the San Diego Multiple Species Conservation Program (MSCP) under the Natural Communities Conservation Planning (NCCP) program and is in the process of preparing a MSCP Subarea Plan. As depicted in the 2006 Draft Subarea Plan, the project site is located within an area designated as “Developed.” Therefore, the proposed project would not conflict with any applicable land use plans, policy or regulation adopted for the purpose of avoiding or mitigating an environmental affect. Impacts would be less than significant.</p> <p>Source: City of Santee General Plan Land Use Element; City of Santee Land Use Map; City of Santee Zoning District Map; Santee Municipal Code Biological Survey Report (Appendix C)</p>				
<p>12. MINERAL RESOURCES -- Would the project:</p>				
<p>a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>According to the City of Santee General Plan, areas within the City that contain valuable mineral resources are located along the floodplain of the San Diego River and on the hills, underlain by granite and located north of the existing development in Carlton Hills, south of Prospect Avenue between Mesa Road and Fanita Drive and the north end of Magnolia Avenue. The proposed project site is not located in any area that potentially contains valuable mineral resources and it is not anticipated that any minerals would be considered available for use. No impact would occur.</p> <p>Source: City of Santee General Plan Conservation Element</p>				
<p>b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>The project site is not located in or adjacent to a locally-important mineral resource recovery site delineated on the City's general plan, specific plan or other land use plan. No impact would occur.</p> <p>Source: City of Santee General Plan Conservation Element</p>				
<p>13. NOISE -- Would the project result in:</p>				
<p>a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>As a part of the proposed project, a Noise Impact Analysis was prepared to analyze construction and operational noise impacts and is included as Appendix J to this document. Project construction noise was analyzed using the Roadway Construction Noise Model, which utilizes estimates of sound levels from standard construction equipment to determine the noise level at a given distance. Modeling of the drive-thru speaker system and rooftop HVAC units was accomplished using a model-based computer program for predicting noise impacts in a wide variety of conditions. Project traffic-related noise was analyzed using daytime average hourly LEQ from various model inputs and traffic data. Noise receptors are individual locations that may be affected by noise. Noise-sensitive land uses (NSLUs) in the project vicinity include single- and multi-family residences to the east and south across Graves Avenue, with the nearest residences approximately 100 feet east of the project boundary. The existing Lantern Crest Senior Living facility is located less than 0.2 mile northeast of the site, several single-family residences are located northeast and the Highline Apartments located further northeast of the project site.</p> <p><u>Construction</u></p> <p>Construction of the proposed project would involve site grading and preparation, underground utilities installation, building construction, and paving. Construction equipment is mobile and would be moving across the site throughout the construction period. For modeling purposes, equipment was assumed to operate at an average distance of approximately 120 feet from the nearest residence. The loudest construction noise levels would occur during grading, which would involve the simultaneous use of a tractor, backhoe, and front end loader. A tractor, backhoe, and front end loader is assumed to be operating simultaneously for 40 percent during a given hour. If used each hour over an eight-hour work day, this construction equipment would generate a noise level of 74.3 dBA LEQ at 120 feet. Noise levels would not exceed the City's 75 dBA construction noise level limit and impacts from construction would be less than significant.</p>				

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<p><u>Operation</u></p> <p>Operational sources of noise associated with the proposed project include the 24-hour drive-thru speaker system and HVAC units located on the roof of the proposed building. For the purposes of this analysis, it was assumed that the drive-thru speaker would be in use for approximately 30 minutes (assuming one-minute per customer order) in each hour and site features that would affect the emission, obstruction, and reflection of noise from the loud speaker include the proposed building, parapet and automobiles. Noises associated with typical rooftop commercial HVAC units were analyzed, assuming two units would be required (Figure 10). As determined in the Noise Impact Analysis for the proposed project (Appendix J), operation of the proposed project, including a 24-hour drive-thru speaker and two HVAC units, would emit noise levels that would not exceed the City’s 40 dBA LEQ nighttime limit. Impacts would be less than significant.</p> <p>As determined in the proposed project’s Noise Impact Analysis, construction and operation of the proposed project would not expose persons to or generate noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies. Construction and operational impacts would be less than significant.</p> <p>Source: City of Santee General Plan Noise Element; Noise Impact Analysis (Appendix J); Traffic Impact Study (Appendix B)</p>				
<p>b) Generation of excessive groundborne vibration or groundborne noise levels?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Proposed project construction activities, such as the use of high power or vibratory tools, compactors and tracked equipment, have the potential to generate substantial vibration in the immediate vicinity of the site. However, in general, these construction tools only generate substantial vibration in the immediate vicinity of 25 feet of the equipment. As the distance from the center of construction activities to adjacent receivers would be greater than 25 feet, these construction activities would not generate substantial vibration or groundborne noise that would be perceptible to receivers. The closest sensitive receptor to the project site boundary, a residence, is located approximately 100 feet to the east. Therefore, any groundborne vibration or groundborne noise potentially generated by construction activities is not anticipated to be perceptible to nearby receivers. Impacts would be less than significant.</p>				
<p>c) For a project located within the vicinity of a private airstrip or an airport land use plan or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>The proposed project site is located approximately 0.5 mile from Gillespie Field. The ALUCP for Gillespie Field Airport was adopted in January 2010 and Amended in December 2010. The proposed project site is located within the Airport Influence Area, Review Area 1 of the Gillespie Field Airport (ALUCP Exhibit III-5) and located outside of the noise exposure range (ALUCP Exhibit III-1). As described in the ALCUP, noise contours were established for the purpose of evaluating the noise compatibility of land use actions. Therefore, the proposed project would not expose people working in the project area to excessive noise levels. Additionally, there are no private airstrips in the project area. Impacts would be less than significant.</p> <p>Source: San Diego County Airport Land Use Commission (2010); City of Santee General Plan Noise Element</p>				
<p>14. POPULATION AND HOUSING -- Would the project:</p>				
<p>a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of road or other infrastructure)?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>The proposed project does not include the construction of any new homes and would construct a commercial retail facility in an area already served by established roads and other infrastructures. The commercial development is intended to serve the existing community and commuters along SR-67 and is unlikely to cause significant growth as no new homes or other businesses are proposed. Therefore, implementation of the project would not directly or indirectly induce substantial population growth in the area. No impact would occur.</p>				
<p>b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>The proposed project would construct a commercial building on vacant land and would not displace any people or housing or require the construction of replacement housing elsewhere. No impact would occur.</p>				
<p>15. PUBLIC SERVICES -- Would the project:</p>				
<p>a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Fire protection?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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<p>The proposed project site is provided fire protection services by the Santee Fire Department. City of Santee Fire Station 4 is located nearest to the project site, at 8950 Cottonwood Avenue, approximately 0.9 mile to the northwest. The proposed project plans have been reviewed by Santee Fire Marshal Bruce Kerl as part of the Development Permit Review process for the project, and conditions were set forth by the Fire Department for project approval. All conditions would be incorporated into the project design, thereby reducing any potential impacts to a less than significant level. The Fire Marshal requirements are related to fire lanes, address numbers, sprinkler systems, fire alarm systems, fire extinguishers, exit pathways, lighting and occupant load signage.</p> <p>The Fire Department’s response times vary within the City, with the current goal being to provide an average maximum initial response time of no more than six minutes, with an average maximum response time of no more than ten minutes for supporting paramedic transport units 90 percent of the time. The City of Santee General Plan anticipates that no new fire stations would be required to be provided to maintain adequate response times, unless the currently vacant Fanita Ranch area develops. Additionally, the project is located within a developed area, considered an infill site and is consistent with the General Plan land use and zoning designations for the site. The proposed 24-hour commercial operation is not anticipated to substantially alter fire response times or the ability to provide fire protection services. Therefore, service levels and response times for the project are anticipated to be adequate and no additional facilities would be required. Compliance with the Fire Department review would result in less than significant impacts related to the provision of fire protection services. Impacts would be less than significant.</p> <p>Source: City of Santee General Plan Safety Element</p>				
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Police protection for the proposed project site would be provided by the San Diego County Sheriff’s Department, under a contractual agreement with the City, which operates primarily out of the Santee Substation located at 8811 Cuyamaca Street, approximately 1.3 miles northwest of the project site. The need to construct new police facilities are evaluated as part of yearly contractual agreements between the City of Santee and the San Diego County Sheriff’s Department. The average priority call response time for general law enforcement within the City is 8.2 minutes and the average traffic law enforcement is 7.5 minutes. The project is located in a developed area, is considered an infill site and is consistent with the City of Santee General Plan land use designation and zoning designation, and therefore the need for additional services would have already been accounted for. The proposed 24-hour commercial operation is not anticipated to substantially alter police response times or the ability to provide police services. The need for additional police protection is not anticipated and considering the proposed use, the construction of a 6,267 sf commercial building containing a 7-Eleven and Starbucks drive-thru would not necessitate the need for new police facilities. Existing police protection is adequate to serve the proposed commercial center and the need for new or altered police protection facilities is not expected and impacts would be less than significant.</p> <p>Source: City of Santee General Plan Safety Element</p>				
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>The project would construct a commercial development and would not result in the generation of school-aged children that would require school facilities. Therefore, the project is not expected to generate a new student population that the Santee School District or Grossmont Union High School District would be required to accommodate. No impact would occur.</p>				

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>The project includes the construction of a commercial facility and would not result in the addition of any residents that require the use of park facilities. Therefore, the project would not necessitate the construction of new or physically altered off-site park facilities. No impact would occur.</p>				
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>There are no other public services, facilities, or infrastructure anticipated to be required or impacted due to the construction and operation of the project. All public facilities, as discussed above, are available to serve the project. No other required public facilities have been identified. As a result, a less than significant impact would occur.</p>				
16. RECREATION -- Would the project:				
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>The project would construct a commercial facility and does not include any residential components that would increase the use of existing parks or recreational facilities in a manner that would cause the substantial physical deterioration of any facilities. No impact would occur.</p>				
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>The project would construct a single building that would be occupied by two commercial businesses, a 7-Eleven and a Starbucks. The project does not include recreational facilities nor would it require the construction or expansion of any off-site recreational facilities. No impact would occur.</p>				
17. TRANSPORTATION -- Would the project:				
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact		
<p>As part of the proposed project, a Traffic Impact Study was prepared and is included as Appendix B to this document. To determine if the proposed project would conflict with an applicable plan related to transportation, various intersections and roadway segments within the study area were analyzed for Level of Service (LOS) under the following scenarios: 1) Existing Conditions; 2) Existing Plus Project Conditions; 3) 2018 Opening Day Conditions; 4) 2018 Opening Day Plus Project Conditions and 5) Horizon Year 2035. Key intersections and roadway segments analyzed in the Transportation Impact Analysis include:</p> <table border="0" data-bbox="191 632 1430 877"> <tr> <td style="vertical-align: top;"> <p><u>Intersections</u></p> <ol style="list-style-type: none"> 1. Prospect Avenue at Graves Avenue 2. Prospect Avenue at SR-67 Northbound Off Ramp 3. Prospect Avenue at Magnolia Avenue 4. Graves Avenue at the Project Access </td> <td style="vertical-align: top;"> <p><u>Roadway Segments</u></p> <ol style="list-style-type: none"> 1. Prospect Avenue - West of Magnolia Avenue 2. Prospect Avenue - East of Magnolia Avenue 3. Graves Avenue - North of the Project 4. Graves Avenue - North of Prospect Avenue 5. Graves Avenue - South of Prospect Avenue 6. Magnolia Avenue - North of Prospect Avenue 7. Magnolia Avenue - South of Prospect Avenue </td> </tr> </table> <p>The proposed project is estimated to generate 4,519 average weekday daily trips with 453 trips being generated during the morning peak hour and 302 trips being generated during the afternoon peak hour (Figure 12). Total cumulative trips with pass-by reductions results in 3,615 daily trips with 453 trips being generated during the morning peak hour and 150 trips being generated during the afternoon peak hour. Trip distribution percentages for the proposed project were estimated based on likely travel routes and distributions, as well as circulation to local state routes and major arterials. The construction of the proposed project would improve the Graves Avenue frontage, to be consistent with the City of Santee requirements and provide the Graves Avenue/Prospect Avenue intersection improvements shown on the site plan and Figure 11 of the Traffic Impact Study. The project would also include the addition of the continuous two-way left turn lane on Graves Avenue to increase the daily capacity of the Graves Avenue to 15,000 vehicles.</p> <p>As part of the proposed project, the project frontage along Graves Avenue would be improved, in accordance with the City of Santee requirements and the previously approved improvements for the Prospect Avenue/Graves Avenue intersection, including a stop sign for traffic control at the projects driveway entering Graves Avenue. Specific improvements including traffic signal modification include: 1) Replacing two southbound traffic signal loops located on Graves Avenue and relocating the associated conduit/pull boxes; 2) Relocating the pull box for the traffic signal at the intersection of Prospect Avenue and Graves Avenue; 3) Relocating the pull box for the signal at the Prospect Avenue and SR-67 off ramp; 4) Installing a street light on the west side of Graves Avenue; 5) Replacing inadequate pavement to the centerline; and 6) Replacing inadequate sidewalk adjacent to site on Prospect Avenue and Graves Avenue.</p> <p><u>Existing Plus Project Conditions</u></p> <p>Under the existing conditions scenario, all roadway segments within the Traffic Impact Study would operate at LOS “C” or better except for Graves Avenue north of Project and north of Prospect Avenue which would operate at LOS “E” and south of Prospect Avenue which operates at LOS “F”. The addition of project traffic to Graves Avenue is considered to create a significant impact for existing plus project conditions on Graves Avenue north of Project, and north and south of Prospect Avenue (Impact-TRA-1). Intersection operation level of service for the Existing Plus Project scenarios shows each of the four (4) intersections analyzed operate at LOS “C” or better in the AM peak hours and LOS “D” or better in the PM peak Hour. Operating condition for intersections under the Existing Plus Project Conditions scenario would be less than significant.</p>					<p><u>Intersections</u></p> <ol style="list-style-type: none"> 1. Prospect Avenue at Graves Avenue 2. Prospect Avenue at SR-67 Northbound Off Ramp 3. Prospect Avenue at Magnolia Avenue 4. Graves Avenue at the Project Access 	<p><u>Roadway Segments</u></p> <ol style="list-style-type: none"> 1. Prospect Avenue - West of Magnolia Avenue 2. Prospect Avenue - East of Magnolia Avenue 3. Graves Avenue - North of the Project 4. Graves Avenue - North of Prospect Avenue 5. Graves Avenue - South of Prospect Avenue 6. Magnolia Avenue - North of Prospect Avenue 7. Magnolia Avenue - South of Prospect Avenue
<p><u>Intersections</u></p> <ol style="list-style-type: none"> 1. Prospect Avenue at Graves Avenue 2. Prospect Avenue at SR-67 Northbound Off Ramp 3. Prospect Avenue at Magnolia Avenue 4. Graves Avenue at the Project Access 	<p><u>Roadway Segments</u></p> <ol style="list-style-type: none"> 1. Prospect Avenue - West of Magnolia Avenue 2. Prospect Avenue - East of Magnolia Avenue 3. Graves Avenue - North of the Project 4. Graves Avenue - North of Prospect Avenue 5. Graves Avenue - South of Prospect Avenue 6. Magnolia Avenue - North of Prospect Avenue 7. Magnolia Avenue - South of Prospect Avenue 					

In order to adequately ensure that the roadways would operate at an acceptable condition, the project will include the following mitigation measures:

TRA-MM-1 The project applicant shall incorporate the recommended striping and channelization on Graves Avenue from north of the project's northern Graves Avenue boundary to 840 feet south of Prospect Avenue to add two-way left turn lanes north of Prospect Avenue and modify Graves Avenue to accommodate the Graves Avenue and Prospect Avenue striping including two eastbound right turn lanes between the SR-67 northbound off ramp and Graves Avenue. The applicant is to widen Graves Avenue adjacent to the project site. In addition, the applicant shall install a stop sign at the project driveway entering Graves Avenue and install a continuous two-way left turn lane on Graves in order to increase the daily capacity of Graves Avenue.

TRA-MM-2 The project applicant shall obtain an Encroachment Permit from Caltrans to construct the Graves Avenue roadway and the Prospect Avenue/Graves Avenue traffic signal improvements, prior to construction within the Caltrans right-of-way.

Implementation of TRA-MM-1 to widen the Grave's Avenue frontage and restriping of Graves Avenue will add a two-way left turn lane at the project access and there would not be any left turning movements that would impede traffic flow on Graves Avenue north of Prospect Avenue, further increasing the daily capacity of Graves Avenue to 15,000 vehicles.

2018 Opening Day Conditions

The construction of the proposed project would improve the Graves Avenue frontage, to be consistent with the City of Santee requirements and provide the Graves Avenue/Prospect Avenue intersection improvements shown on the site plan and Figure 11 of the Traffic Impact Study. The project would also include the addition of the continuous two-way left turn lane on Graves Avenue to increase the daily capacity of the Graves Avenue to 15,000 vehicles. Under the 2018 Opening Day Scenario (Table 11), each roadway analyzed would operate at LOS "D" or better for 2018 Opening Day Conditions except Graves Avenue north of Project and north of Prospect Avenue which would operate at LOS "E" and south of Prospect Avenue would operate at LOS "F" for Opening Day 2018 conditions (**Impact-TRA-2**). Mitigation measure TRA-MM-1 would be required to reduce impacts to a level below significant.

As discussed above, the recommended striping and channelization that is to be provided on Graves Avenue from north of the project boundary to 840 feet south of Prospect Avenue and the addition of the two-way left turn lane allows left turning vehicles to move out of the through lanes of traffic to make left turns and increase traffic flow and capacity of Graves Avenue to 15,000 vehicles.

In addition, each of the five intersections analyzed would operate at LOS "C" or better in the AM peak hour and LOS "D" in the PM peak hour. The increase in delay is less than 0.02 second/vehicle and therefore the project does not create a significant impact to intersections under the 2018 Opening Day Conditions scenario.

2018 Opening Day Plus Project Conditions

Under the Opening Day 2018 + Project Conditions (Table 12), all roadway segments would operate at LOS C or better except for Graves Avenue north of Project which would operate at LOS "E" and both north and south of Prospect Avenue which would operate at LOS "F" (**Impact-TRA-3**). Mitigation measure TRA-MM-1 would be required to reduce impacts to a level below significant. The required striping, channelization and addition of the two-way left turn lane on Graves Avenue would increase traffic flow and further increase capacity of the roadway. Under the 2018 Opening Day Plus Project Conditions scenario, each intersection would continue to operate at LOS "D" or better with the addition of project traffic.

Horizon Year 2035

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>To address the proposed project impacts on Graves Avenue south of Prospect Avenue, a Year 2035 Analysis for Graves Avenue south of Prospect Avenue was completed to determine if the proposed project percentage increase in daily traffic volumes would be significant. Year 2035 turning movements were estimated at Graves Avenue and Prospect Avenue and a Daily and AM/PM peak hour analysis of the 2035 Future Traffic Volumes was performed. Review of the SANDAG 2035 Mobility Element Model identified 2.3 acres of Neighborhood Commercial Land Use. The proposed project site represents 0.97 acres of Neighborhood Commercial Zoning. Therefore it can be concluded the 2035 Forecasts include the proposed project.</p> <p>To estimate the Buildout scenario turning movement volumes at the study intersection, the existing turning movements at the intersection were factored up based on the projected ADT volumes along each segment. Each respective movement was derived using an iterative approach that balances the inflows and outflows for each approach. The input values include the existing turning movement volumes and future year peak hour approach and departure volumes along each leg of the intersection. The future peak hour approach volumes were estimated by applying the existing peak hour factor and directional distributional percentage to the future ADT volumes along each approach.</p> <p>The 2035 Horizon Year Analysis shows that the addition of project traffic to the Prospect Avenue and Graves Avenue roadways would generate traffic greater than the 2035 forecasts. Each of the two roadway segments on Graves Avenue north and south of Prospect Avenue would operate at LOS “F”, based on the City of Santee Roadway Classifications (Impact-TRA-4). Mitigation measure TRA-MM-1 would be required to reduce impacts to a level below significant. Based on the proposed mitigation for the recommended channelization to provide a continuous two-way left turn lane from north of the project boundary to approximately 840 feet south of Prospect Avenue, roadway capacity would be increased. The proposed mitigation would increase the LOS “E” capacity to 15,000 ADT for both roadway segments of Graves Avenue north and south of Prospect Avenue (Table 17). Impacts to Graves Avenue would therefore be mitigated to a level below significant. The 2035 Horizon Year Analysis shows that the addition of project traffic to the Prospect Avenue and Graves Avenue intersection would operate at LOS C in the AM and PM peak hour conditions for Year 2035 Conditions including project traffic (Table 18). Therefore, the project is not considered to have a significant direct impact on Graves Avenue/Prospect Avenue intersection.</p> <p><u>Queuing Analysis</u></p> <p>Caltrans has requested the vehicle queues on the SR-67 Northbound Off Ramp at Prospect Avenue be analyzed to confirm that proposed project traffic does not back upon the off ramp and conflict with the northbound thru lanes on SR-67. In addition, they have requested the analysis to include the eastbound Prospect Avenue traffic lanes at Graves Avenue to show eastbound traffic queues stopped at Graves Avenue do not block the SR-67 northbound off ramp. Table 14A summarizes the existing conditions storage lengths analysis. Figure 11 of the Traffic Impact Study presents the channelization used for this analysis. The queuing analysis is based on the two intersections interconnected and the Graves Avenue/Prospect Avenue traffic signal phasing coordinated with Caltrans to synchronize the two traffic signals controlled by the Caltrans SR-67 northbound off ramp/Prospect Avenue traffic signal. The coordination would minimize vehicle queues that would block thru traffic and/or vehicles exiting the SR-67 northbound off ramp. Table 14B shows the available vehicle storage for westbound thru, southbound right and northbound left turn storage on Prospect Avenue will accommodate the vehicle queuing and additional traffic queues will decrease slightly from 72 feet to 67 feet. The restriping to provide the proposed two eastbound right turn lanes would require the approval of a design exception from Caltrans to restripe Prospect Avenue to provide the two eastbound right lanes on Prospect Avenue between SR-67 northbound off ramp and Graves Avenue. The vehicle queuing analysis does not identify any significant vehicle queuing impacts at the Caltrans Prospect Avenue/SR-67 northbound off ramp that require mitigation.</p>				

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<p>As part of the proposed project, inadequate sidewalk would be replaced adjacent to site on Prospect Avenue and Graves Avenue. Onsite circulation and vehicle stacking for the drive-thru window was reviewed and found to be satisfactory and the improvements to the projects frontage and intersections would be consistent with the City of Santee requirements. Additionally, review of the SANDAG 2035 Mobility Element Model concluded the 2035 Forecasts include the proposed project. Therefore, the proposed project would not conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities. Impacts would be less than significant.</p> <p>Source: Traffic Impact Study (Appendix B); City of Santee General Plan Mobility Element</p>				
<p>b) Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>CEQA Guidelines Section 15064.3 describes specific considerations for evaluating a project’s transportation impacts measured by vehicle miles traveled (VMT). Subdivision (b)(1) of CEQA Section 15064.3 further describes that for land use projects within one-half mile of either an existing major transit stop or a stop along an existing high quality transit corridor should be presumed to cause a less than significant transportation impact. The project site is located near the San Diego Metropolitan Transit System bus route 833 with a stop located at Graves Avenue and Prospect Avenue immediately south of the site. This bus runs along Graves Avenue, Magnolia Avenue and Mission Gorge Road to the Santee Town Center, which is served by the Sycuan Green Line Trolley. The project would not conflict with CEQA Guidelines Section 15064.3 and impacts would be less than significant.</p> <p>Source: Traffic Impact Study (Appendix B)</p>				
<p>c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>Development of the proposed project would include the improvement of the project frontage along Graves Avenue in accordance with the City of Santee requirements and improvements for the Prospect Avenue/Graves Avenue intersection as shown on the site plan and Figure 11 of the Traffic Impact Study including the addition of the continuous two-way left turn lane on Graves Avenue to increase the daily capacity to 15,000 vehicles. As required by TRA-MM-1, these improvements would include the installation of a stop sign for traffic control at the projects driveway entering Graves Avenue, widening of Graves Avenue adjacent to the project site, restriping of Graves Avenue from the project's northerly boundary to 840 feet south of Prospect Avenue to add two-way left turn lanes north of Prospect Avenue and the additional travel lanes south of Prospect Avenue, and modification of Graves Avenue to accommodate Graves Avenue striping and Prospect Avenue striping. Under implementation of the proposed project, traffic would enter the project site from a single access point near the north end of the project site. This access would provide direct access to the drive-thru around the buildings and enters the parking lot adjacent to Graves Avenue. The proposed circulation plan would provide good circulation for customers parking and entering the commercial facilities. It also reduces conflict between the drive-thru uses and the customers parking. The proposed project site is designed to accommodate a minimum of nine vehicles from the drive-thru order pick up window with stacking for an additional three vehicles before they reach the parking aisle at the projects driveway, which is considered satisfactory per the Traffic Impact Study prepared by Darnell and Associate and provided in Appendix B. Therefore, the project would not include any design features that would substantially increase traffic hazards. Impacts would be less than significant.</p> <p>Source: Traffic Impact Study (Appendix B)</p>				
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>The project would provide adequate access for emergency vehicles and service personnel. Access to the project site would be provided from a single access point via a driveway located on Graves Avenue. A stop sign would also be provided for traffic control at the project driveway entering Graves Avenue. Additionally, development of the project would include improvement of the project's frontage along Graves Avenue in accordance with the City of Santee requirements and improvements for the Prospect Avenue/Graves Avenue intersection as shown on the site plan and Figure 11 of the Traffic Impact Study including the addition of the continuous two-way left turn lane on Graves Avenue to increase the daily capacity. As part of the project process, the Santee Fire Department has reviewed and approved the project plans to ensure adequate emergency access is provided. Compliance with the Fire Department review will result in less than significant impacts related to adequate emergency access.</p>				
18. TRIBAL CULTURAL RESOURCES -- Would the project:				
<p>a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:</p>				
<p>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;</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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<p>According to the City of Santee General Plan Conservation Element, the project site is not located in an area with a moderate potential for eligible archaeological sites. Additionally, the potential for intact subsurface cultural deposits to occur onsite is low due to the fact that the entire project site is considered disturbed and minimal cut and fill would take place as part of the project. The potential for the discovery of previously unidentified historical resources is also low based on the fact that the project site is considered disturbed.</p> <p>Although three small structures existed on the southern half of the property from 1966 to the 1980s, no structures are currently located onsite. Implementation of the proposed project would not affect a known historical resource. Impacts would be less than significant.</p>				
<p>ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Public Resources Code 21074 defines tribal cultural resources as sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either included or determined to be eligible for inclusion in the California Register of Historical Resources or included in a local register of historical resources as defined in subdivision (k) of Public Resources Code Section 5020.1. As discussed in the Cultural Resources Section above, the project site is considered disturbed and does not support any historic or cultural resources.</p> <p>In accordance with Public Resources Code Section 21080.3.1(b), the Mesa Grande Band of Mission Indians, Jamul Indian Village and Barona Band of Mission Indians tribes, which are traditionally and culturally affiliated with the geographic area within the City of Santee's jurisdiction, requested formal notice of and information on proposed projects within the City of Santee. On May 2, 2019 in compliance with California Public Resources Code Section 21080.3.1, the City of Santee, as Lead Agency, sent a letter to the Tribal Representative for the subject tribes notifying the tribes of the proposed project. Responses to the AB 52 consultation notices were not received. Impacts to tribal cultural resources would be less than significant.</p> <p>Source: Office of Planning and Research, Discussion Draft Technical Advisory: AB 52 and Tribal Cultural Resources in CEQA, 2015</p>				
<p>19. UTILITIES AND SERVICE SYSTEMS -- Would the project:</p>				
<p>a) Require or result in the relocation or construction of new or expanded water or wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, , the construction of which could cause significant environmental effects?</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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Initial Study

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>As part of the proposed project, Padre Dam Municipal Water District (PDMWD) reviewed the project and has indicated that sufficient water and wastewater facilities exist to serve the commercial facility (Appendix K). The Project Facility Availability Form and Conditions of Approval indicate that a private sewer system is required and the developer is responsible for extending the private lateral to the project site. Additionally, the nearest sewer connection to serve the site is an 8" VCP main in Graves Avenue at Sunset Trails Road. PDMWD will install the public lateral portion in Graves Avenue at the developer's expense. The environmental effects of installing the onsite infrastructure required to connect to these facilities have been evaluated within this Initial Study checklist and are included within the project development footprint. As discussed above, the proposed project's potential impacts related to Geology and Soils as discussed in section 7a, Hydrology and Water Quality as discussed in section 10a and Transportation as discussed in section 17a would be reduced to a level below significance through the implementation of mitigation measures GEO-MM-1, HYDRO-MM-1 through HYDRO-MM-4 and TRA-MM-1.</p> <p>The proposed project would require the construction of new onsite storm water drainage facilities, specifically two infiltration basins, storm drain pipes, catch basins, inlets, outlets, riprap, curb and gutter. The environmental effects of constructing this storm water drainage facility have been evaluated within this Initial Study checklist and are included within the project development footprint. All onsite facility construction would be consistent with the City's Storm Water Management and Discharge Control Ordinance (Chapter 13.42) and engineering standards. The project is consistent with the City of Santee General Plan land use designation and zoning designation for the site and would not generate new demand for electrical power, natural gas, or telecommunications that are projected by utility providers.</p> <p>As discussed in this checklist, all environmental impacts are anticipated to be less than significant upon implementation of mitigation. Additionally, no off-site water or wastewater drainage facilities would be constructed or expanded. Therefore, the project would result in a less than significant impact.</p> <p>Source: Padre Dam Municipal Water District Project Availability Forms (Appendix K)</p>				
<p>b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>The PDMWD has provided a Public Facility Availability Form that indicates adequate water supplies are available to serve the project. Therefore, no new entitlements or resources are needed and impacts would be less than significant.</p> <p>Source: Padre Dam Municipal Water District Project Availability Forms (Appendix K)</p>				
<p>c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>The PDMWD has provided a Public Facility Availability Form indicating that wastewater facilities are adequate to serve the project. Therefore, no additional capacity would be needed and impacts would be less than significant.</p> <p>Source: Padre Dam Municipal Water District Project Availability Forms (Appendix K)</p>				

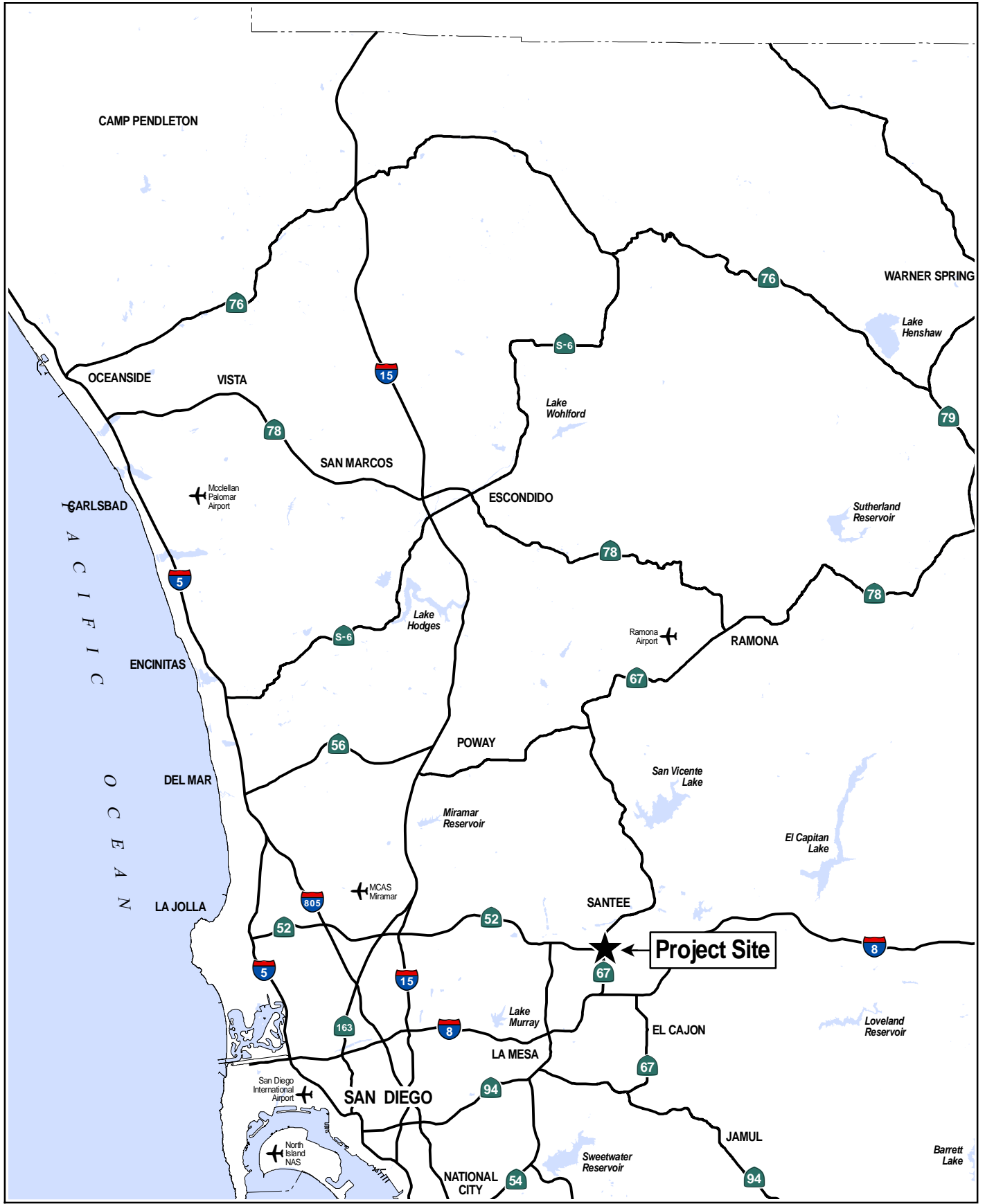
Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Solid waste generated by the proposed project that cannot be recycled would be sent to area landfills. Based on the Five-Year Review Report of the County Integrated Waste Management Plan for the County of San Diego, remaining capacity at area landfills would be adequate to handle the project's solid waste disposal needs. Most of the solid waste collected in the City is disposed of at the Sycamore Sanitary Landfill, which has remaining capacity through the year 2042. Other landfills that handle waste from San Diego and Santee include the Miramar Landfill and the Otay Landfill, which have remaining capacity.</p> <p>The project would also generate construction waste during the construction phase of the project. City Municipal Code Section 13.38.060 requires that a minimum of 50 percent by weight of construction and demolition debris be diverted from landfills by using recycling, reuse, and diversion programs. A construction and demolition debris management plan that demonstrates how the project would comply with diversion requirements is required pursuant to the Municipal Code prior to issuance of a building or demolition permit. As a result, the project would be served by landfill(s) with sufficient permitted capacity and impacts would be less than significant.</p> <p>Source: Santee Municipal Code; County of San Diego Countywide Five-Year Review Report of the Countywide Integrated Waste Management Plan, September 2012</p>				
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>The project would comply with the City's construction and demolition recycling ordinance (Santee Municipal Code Section 13.38.060) and Solid Waste Ordinance, which follow state regulations for solid waste and recycling. As a result, the project would comply with all federal, state and local statutes related to solid waste. Impacts would be less than significant.</p> <p>Source: Santee Municipal Code</p>				
20. WILDFIRE – If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>The proposed project would provide emergency response access in compliance with the City of Santee standards and is located in an existing developed area with access to major roadways that would allow for emergency evacuations. Additionally, as part of the City's Development Review process, the project has been reviewed by the City's Fire Marshal, Bruce Kerl, to ensure it does not impair any emergency response or evacuation plans. All conditions set forth by the Fire Department through the Fire Marshal have been incorporated into the project design. Impacts would be less than significant.</p> <p>Source: City of Santee General Plan Safety Element</p>				

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>The proposed project would construct a 6,267 sf retail facility on a currently vacant lot located within a developed area of the City and the site is classified as a “non-very high fire hazard severity zone”. The construction and operation of the proposed project would not alter the slope, prevailing winds, or other factors that would exacerbate wildfire risks and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of wildfire. Impacts would be less than significant.</p> <p>Source: SAN GIS</p>				
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>The proposed project would construct a 6,267 sf retail facility on a currently vacant lot. The proposed project would comply with City standards for the installation and maintenance of associated infrastructure and the proposed project does not propose infrastructure that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment. Impacts would be less than significant.</p> <p>Source: City of Santee General Plan Safety Element</p>				
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>The proposed project site has a relative slope of 0.8% and does not contain any slopes subject to landslides. Additionally, based on the City of Santee General Plan Geotechnical/Seismic Hazard Map, the proposed project site and surrounding areas are underlain with granitic rock, which is the least susceptible to landslides. Therefore impacts from landslides as a result of post-fire slope instability would be less than significant.</p> <p>As stated in the Drainage Study (Appendix G), the proposed project site is located within Zone X on FEMA Flood Insurance Map 06065C2720G, which indicates that the site is in an area determined to be outside the one percent annual chance floodplain. Therefore, the proposed project would not expose people or structures to significant wildfire risk by placing structures in a flood hazard area as a result of runoff or drainage changes. Impacts would be less than significant.</p> <p>Source: City of Santee General Plan Geotechnical/Seismic Hazard Map Figure 8-3; Geotechnical Investigation Report (Appendix E); Drainage Study (Appendix G)</p>				
21. MANDATORY FINDINGS OF SIGNIFICANCE --				

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>The project would not result in any impacts to or eliminate important examples of major periods of California history or prehistory. Implementation of the project would not cause any fish or wildlife species to drop below self-sustaining levels and would not impact any sensitive habitats, plants or animals. The project does not have the potential to significantly impact species covered under the Migratory Bird Treaty Act. As discussed earlier under Biological Resources, no potentially significant impacts would occur from project implementation. Therefore, impacts would be less than significant.</p> <p>The proposed project would not achieve short-term environmental goals to the disadvantage of long-term environmental goals because no significant and unavoidable environmental impacts would occur from implementation of the project. As discussed above, the proposed project's potential impacts related to Geology and Soils, Hydrology and Water Quality and Transportation and Traffic would be reduced to a level below significance through the implementation of mitigation measures GEO-MM-1, HYDRO-MM-1 through HYDRO-MM-4 and TRA-MM-1. Additionally, the proposed project was determined to result in less than significant impacts related to Aesthetics, Agriculture and Forestry Resources, Air Quality, Biological Resources, Cultural Resources, Energy, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Land Use and Planning, Mineral Resources, Noise, Population and Housing, Public Services, Recreation and Tribal Cultural Resources, Wildfire and Utilities and Service Systems. All potentially significant impacts related to the proposed project would be mitigated with the identified measures and would not occur at the expense of long-term environmental goals. Therefore, impacts would be less than significant with the incorporation of mitigation.</p>				
<p>b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current project, and the effects of probable future projects.)</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>The City of Santee maintains a list of past, present and probable future development projects to be considered in a cumulative analysis. The City's list identifies 47 cumulative projects, including residential, commercial and industrial developments. Cumulative projects closest to the project site include the Lantern Crest Project and Lantern Crest Ridge Addition Project. Per the instructions for evaluating environmental impacts in this Initial Study, the potential for adverse cumulative effects were considered in response to each question in Issue Areas 1 through 20 of this form. In addition to evaluation of potential project-specific effects, this evaluation considered the project's potential for incremental effects that may be cumulatively considerable when viewed in connection with the effects of past, current, or probable future projects in the area. As discussed in this Initial Study, all impacts would be mitigated to less than significant and no cumulative impacts would occur.</p>				
<p>c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Graves Commercial Center (P2017-1)
Initial Study

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>As discussed throughout this document, no hazardous conditions on the project site or in the surrounding area were identified that could adversely affect human beings. It is not anticipated that demolition or construction activities would create conditions that would significantly directly or indirectly impact human beings. Development of the project site would comply with all State and City regulations that would ensure the building is safe and designed to protect future occupants. The project would not result in any substantial adverse effects on human beings directly or indirectly.</p>				



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R·E·C Regional Location

Consultants, Inc. | GRAVES COMMERCIAL CENTER

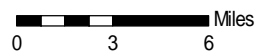
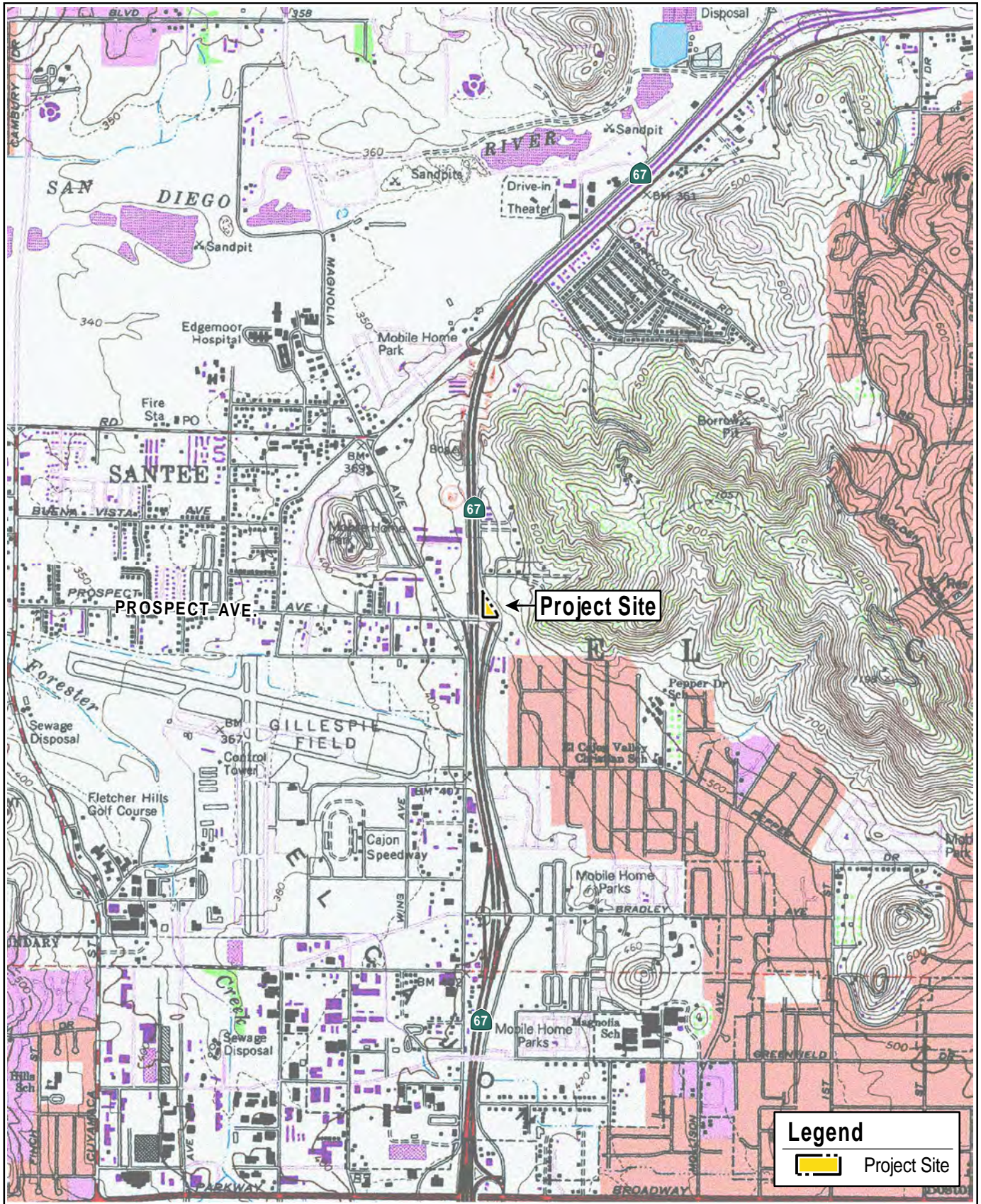


FIGURE 1

Source: County of San Diego SanGIS Database, 2016.

July 2018



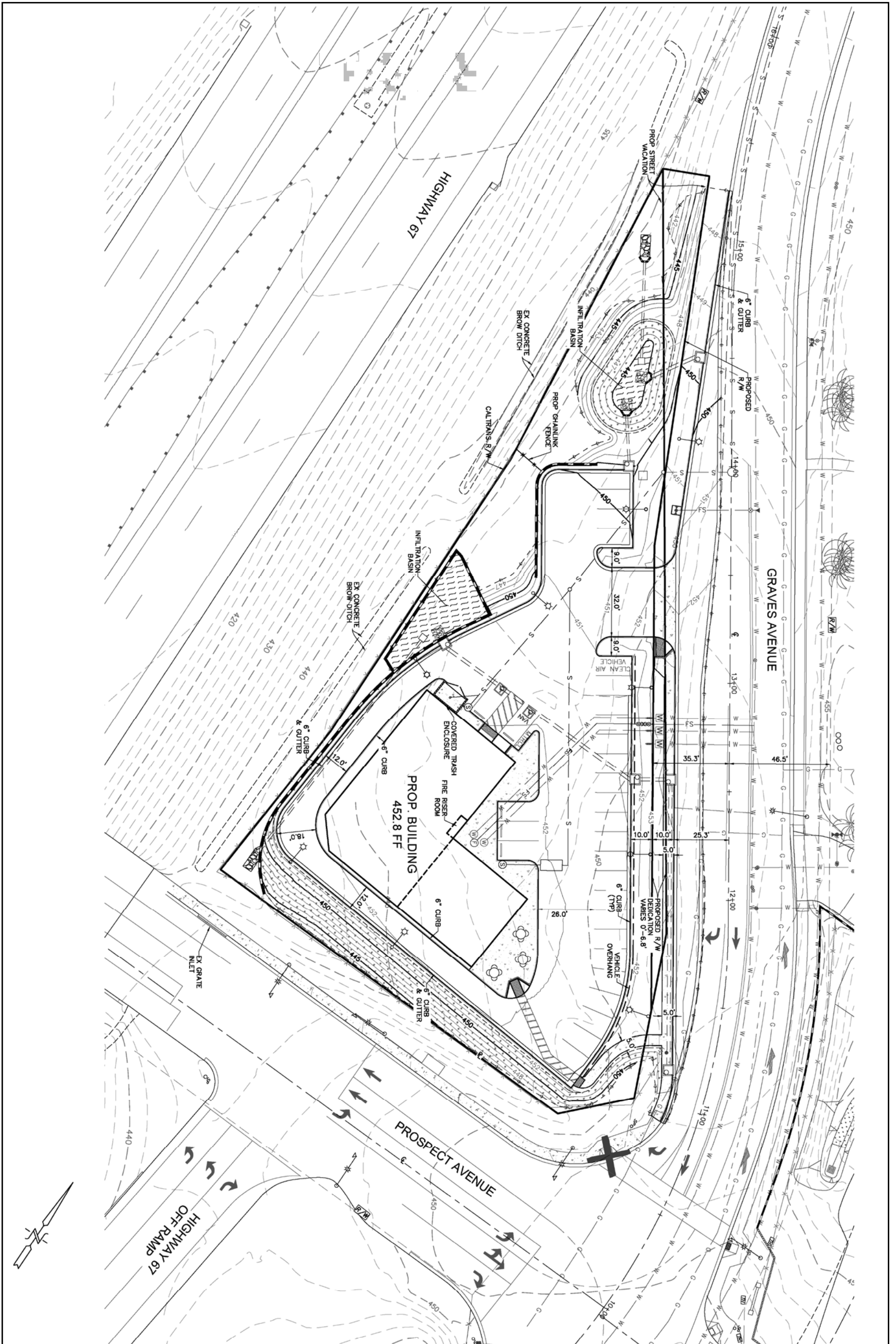
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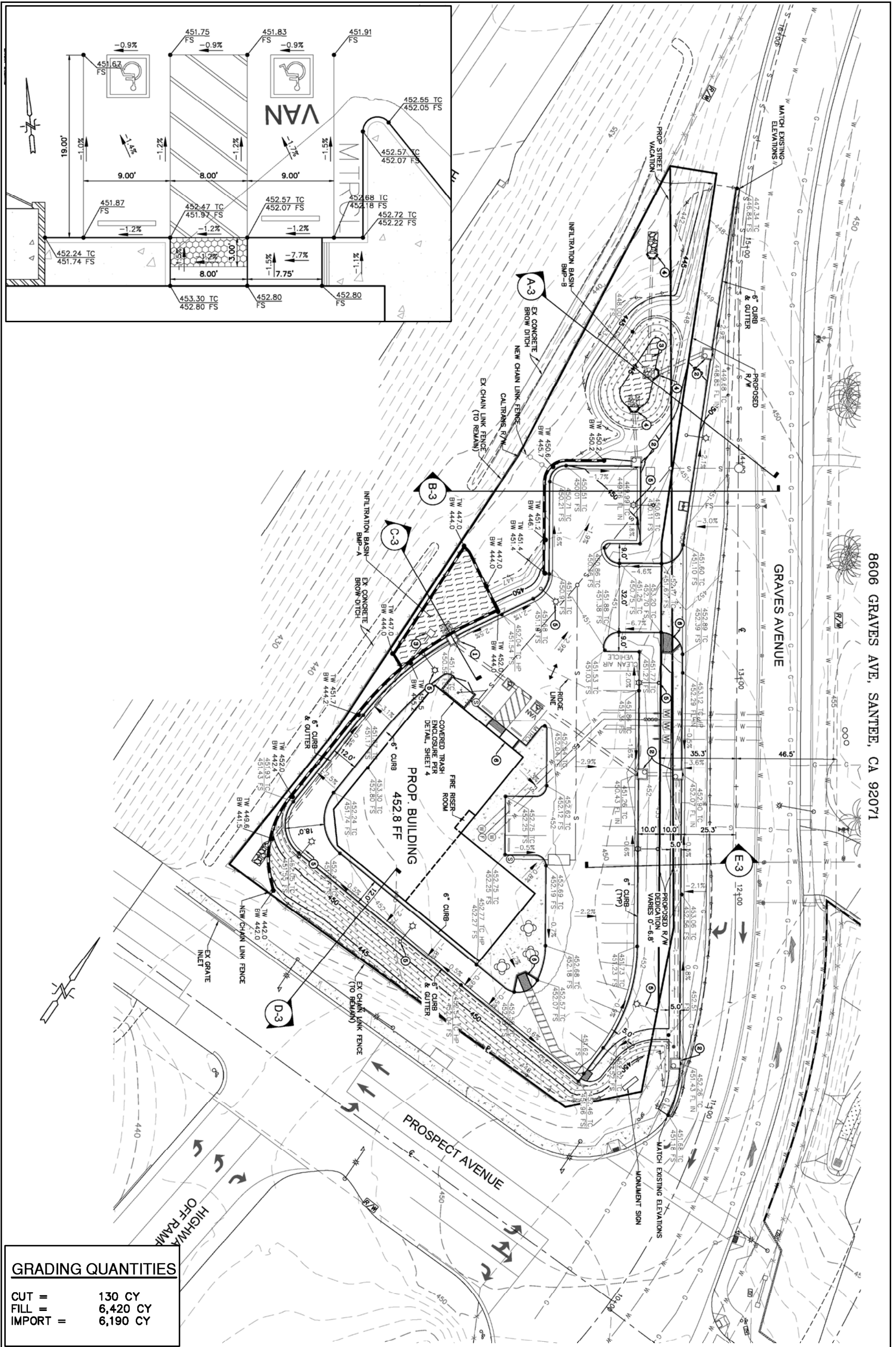
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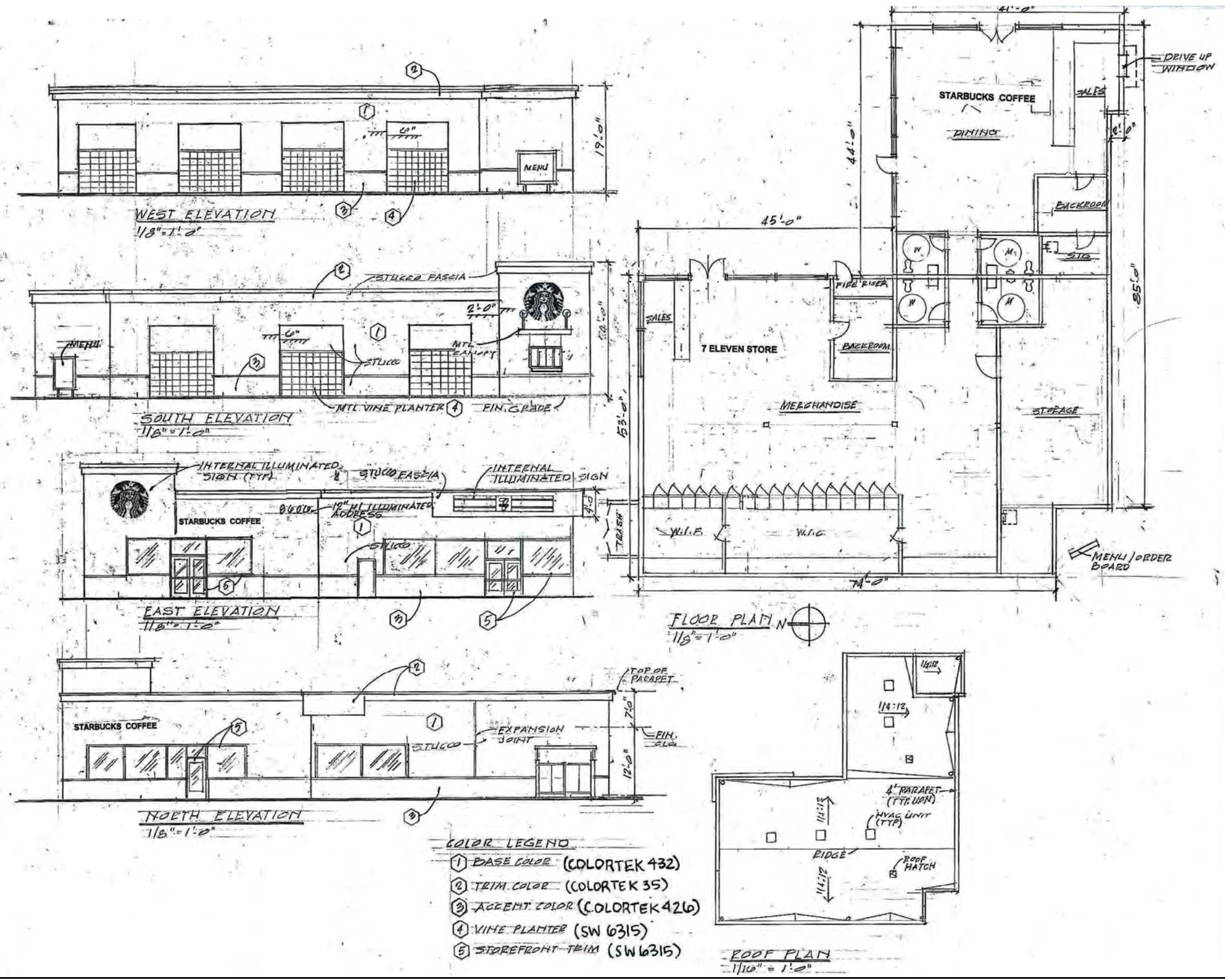


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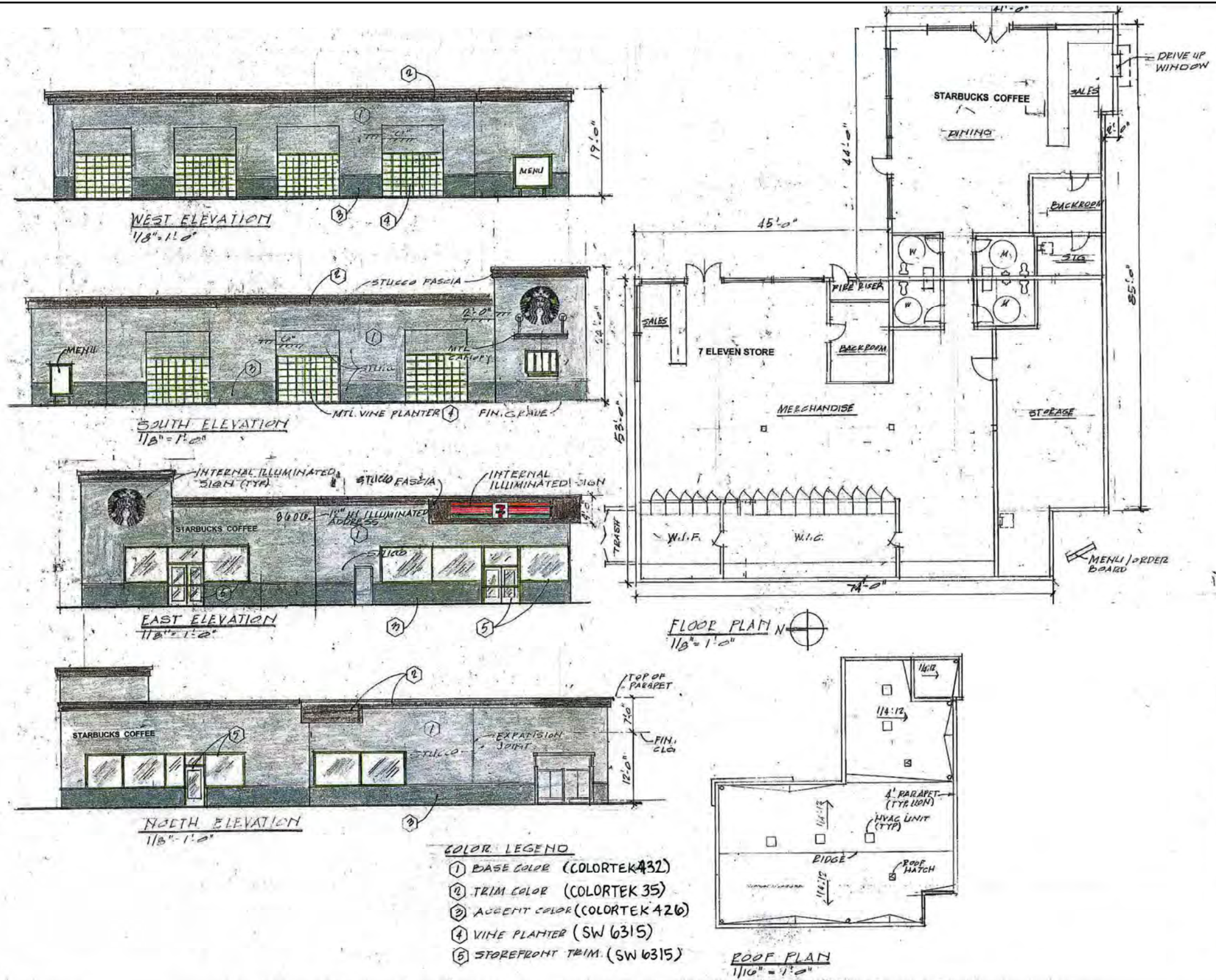


GRADING QUANTITIES	
CUT =	130 CY
FILL =	6,420 CY
IMPORT =	6,190 CY

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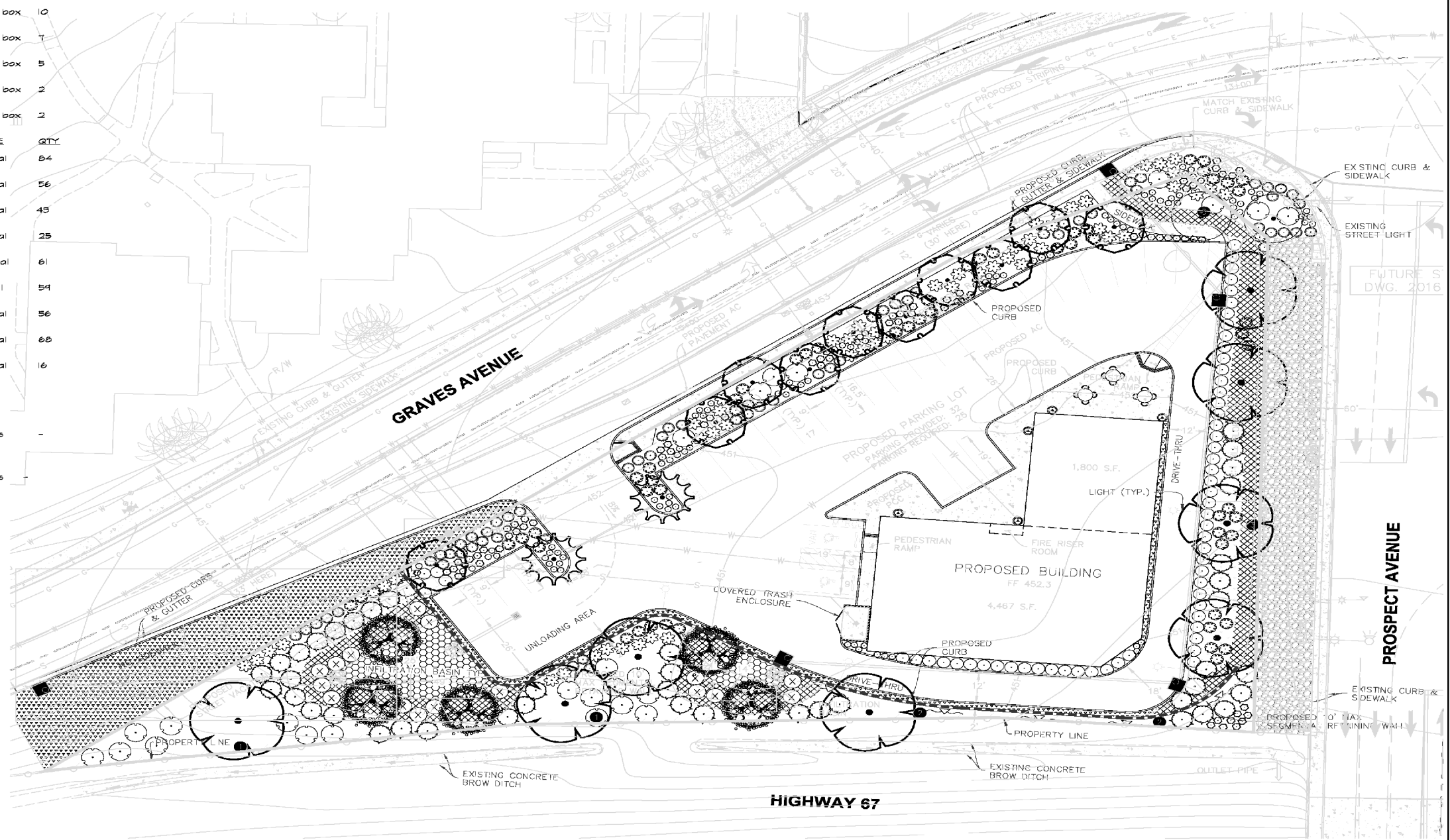


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PLANT LEGEND

TREES	BOTANICAL NAME / COMMON NAME	CONT.	QTY.
	<i>Agonia flexuosa</i> / Peppermint Tree	36" box	10
	<i>Koelreuteria bipinnata</i> / Chinese Flame Tree	36" box	7
	<i>Quercus ilex</i> / Holly Oak	24" box	5
	<i>Ulmus parvifolia</i> / True Green Chinese Elm	24" box	2
	<i>Tipuana Tipu</i> / Tipu Tree	36" box	2
SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE	QTY.
	<i>Bulbine frutescens</i> 'Yellow African' / Bulbine	5 gal	84
	<i>Calandrinia grandiflora</i> / Rock Purslane	5 gal	56
	<i>Gallietanum viminalis</i> 'neon pink' / bottle-pop neon pink bottlebrush	5 gal	43
	<i>Lantana montevidensis</i> 'Solarush' / Trailing Lantana	5 gal	25
	<i>Myrsine Africana</i> / African Boxwood	15 gal	61
	<i>Muhlenbergia capillaris</i> 'Pink Cloud' / Pink Muhly	1 gal	54
	<i>Rosmarinus officinalis</i> 'Gold Dust' / Gold Dust Rosemary	5 gal	36
	<i>Salvia microphylla</i> 'Heatwave' TM / Flame Sage	5 gal	68
	<i>Weepingia fruticosa</i> 'blue gem' / Blue Gem Weepingia	5 gal	16
	<i>Baccharis pilgersonii</i> / Dwarf Coyote Brush	Flats	-
	<i>Carex praegracilis</i> / California Field Sedge	Flats	-
	4" (min.) shredded wood mulch		

NOTE:
ALL AREAS TO RECEIVE A MIN 4-INCH DEPTH OF SHREDDED WOOD MULCH EXCEPT FOR GROUNDCOVER AREAS WHICH WILL RECEIVE A 2-INCH DEPTH MINIMUM.



SITE INFORMATION:

ADDRESS: 8606 GRAVES AVE, SANTEE, CA 92071
ASSESSOR'S PARCEL NUMBER: 384-142-21

LANDSCAPE WATER BUDGET CALCULATIONS

	MAWA = 204,021
	ETWU = 191,783
ETWU = (51.1) (0.62)	$\left(\frac{0.3 \times 6,359}{0.75} + 0 \right) = 80,632$ (spray)
ETWU = (51.1) (0.62)	$\left(\frac{0.3 \times 10,519}{0.90} + 0 \right) = 111,151$ (drip)
ETWU = (51.1) (0.62)	$\left(\frac{0 \times 3,149}{0} + 0 \right) = 0$ (no irrigation)

IRRIGATION SYSTEM DESIGN STATEMENT

A PERMANENT AUTOMATIC IRRIGATION SYSTEM WITH A RAIN SENSING SHUT OFF DEVICE SHALL BE DESIGNED AND INSTALLED TO IRRIGATE ALL PLANTING AREAS. THE DESIGN OF THE IRRIGATION SYSTEM SHALL EMPHASIZE WATER CONSERVATION AND PROVIDE EFFICIENT AND UNIFORM DISTRIBUTION OF IRRIGATION WATER. IN SMALL PLANTER AREAS WHERE APPROPRIATE, DRIP IRRIGATION SYSTEM SHALL BE INSTALLED TO PROVIDE WATER DIRECTLY TO ROOT ZONE OF PLANTS. THE AUTOMATIC IRRIGATION SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH THE CITY OF SANTEE LANDSCAPE STANDARDS.

A REDUCED PRESSURE BACKFLOW PREVENTER SHALL BE INSTALLED AS PART OF THE IRRIGATION SYSTEM TO PROTECT THE POTABLE WATER SUPPLY IN ACCORDANCE WITH THE STATE OF CALIFORNIA AND CITY OF SANTEE /PADRE DAM LANDSCAPE STANDARDS AND WATER USE REQUIREMENTS.

UNDERGROUND SERVICE ALERT
SECTION 4216 & 4217 OF THE GOVERNMENT CODE REQUIRES A DIG ALERT IDENTIFICATION NUMBER BE ISSUED BEFORE A "PERMIT TO EXCAVATE" WILL BE VALID. FOR YOUR DIG ALERT I.D. NUMBER CALL UNDERGROUND SERVICE ALERT TOLL FREE @ 811 TWO (2) WORKING DAYS BEFORE YOU DIG. WEB ADDRESS: WWW.DIGALERT.ORG



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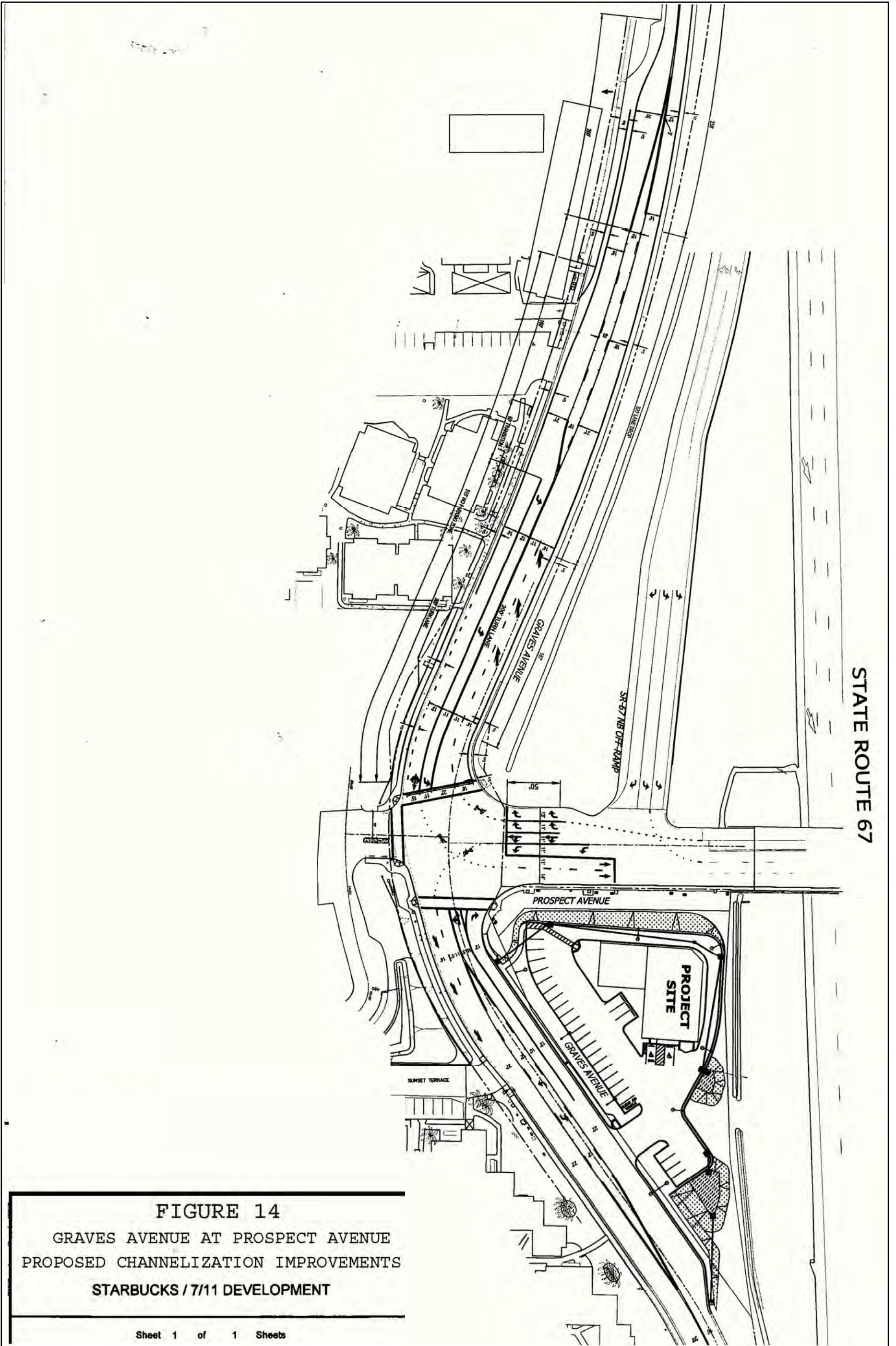
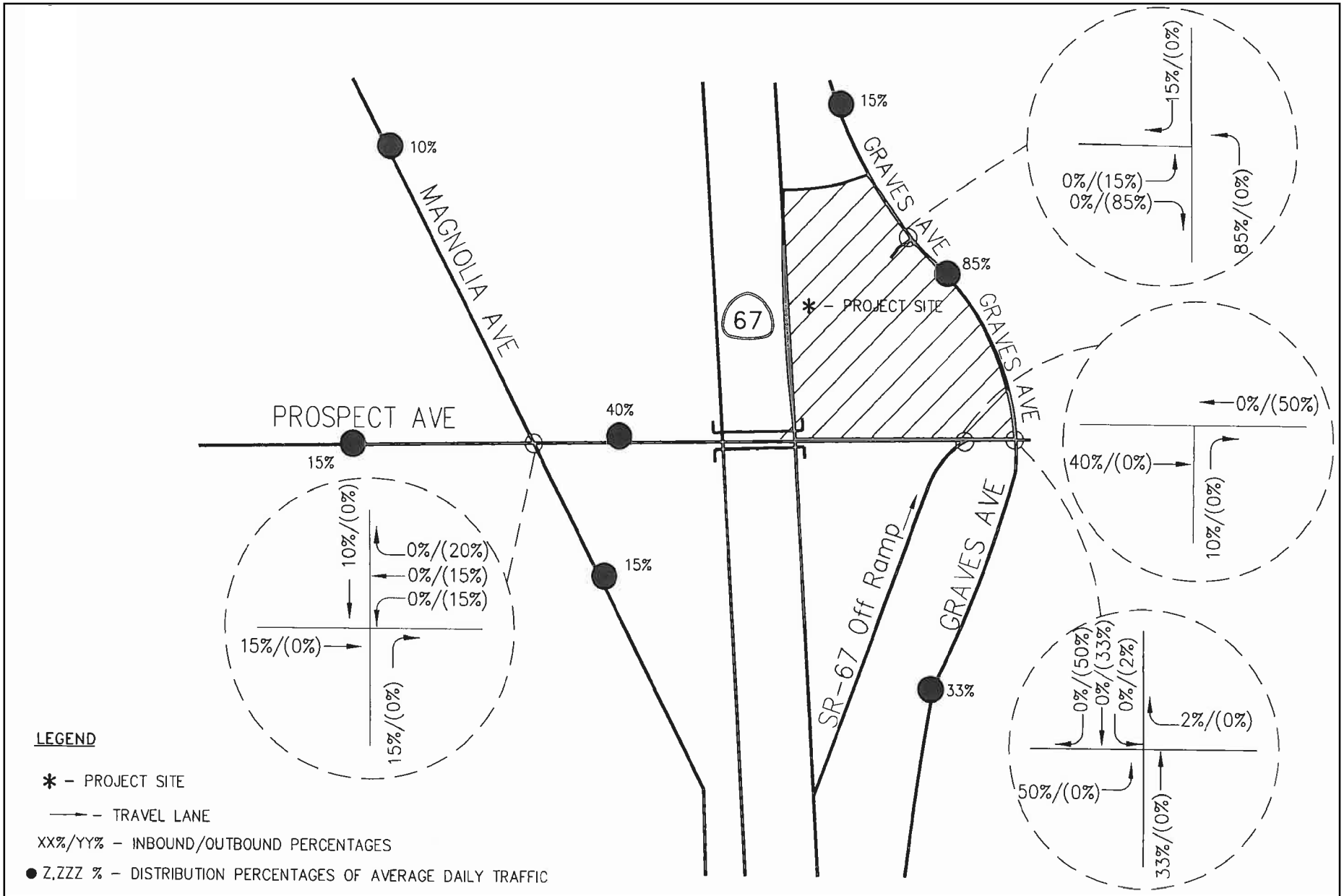


FIGURE 14
 GRAVES AVENUE AT PROSPECT AVENUE
 PROPOSED CHANNELIZATION IMPROVEMENTS
 STARBUCKS / 7/11 DEVELOPMENT

Sheet 1 of 1 Sheets

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EXHIBIT B

Mitigation Monitoring & Reporting Program (MMRP) Graves Commercial Project CUP P2017-1

Mitigation Measure	Mitigation Responsibility	Time Frame of Mitigation				Monitoring Reporting Agency	Time Frame for Verification Frequency to		Date of Completion	Date of Verification	Comments
		<i>Planning</i>	<i>Pre-Const.</i>	<i>During Const.</i>	<i>Post Const.</i>		<i>Monitor</i>	<i>Report</i>			
		<i>Geology and Soils</i>									
GEO-MM-1 The Construction Contractor shall ensure that construction of the project complies with the recommendations identified in the project specific Geotechnical Investigation prepared by Geotechnical Exploration Inc. (October 2015). Specifically, the recommendations identified in VIII. Conclusions and Recommendations, related to general construction, seismic considerations, earthwork, foundations, building floor slabs, lateral earth pressures, corrosivity, drainage, storm infiltrations, exterior concrete and masonry flatwork and paved areas shall be adhered to during all project construction.	Applicant			X	X	City of Santee					

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>Hydrology and Water Quality</i>											
HYDRO-MM-1: Prior to and during project grading and construction, the construction contractor shall incorporate the construction BMPs identified in the Project Specific SWQMP and Drainage Study, to prevent water quality contamination in compliance with the City's Storm Water Management and Discharge Control Ordinance (Chapter 13.42). BMPs employed during the construction phase would include: vegetation stabilization planting; hydraulic stabilization hydroseeding; bonded fiber matrix or stabilized fiber matrix; physical stabilization erosion control blanket; standard lot perimeter protection, silt fencing, gravel and sand bags; storm drain inlet protection; stabilized construction entrances, street sweeping and vacuuming; material delivery and storage; spill prevention and control; concrete waste management; solid waste management; sanitary waste management and hazardous waste management. During project construction, the construction contractor shall be responsible to implement and maintain the construction BMPs that are required in the Project Specific SWQMP and Drainage Study.	Applicant		X	X		City of Santee					

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			
HYDRO-MM-2: During project construction, the construction contractor shall ensure the source control and site design BMPs are implemented, as identified in the Project Specific SWQMP and Drainage Study. These measures include: storm drain stenciling or signage; protecting trash storage areas from rainfall, run-on, runoff and wind dispersal; impervious area dispersion; and landscaping with native or drought tolerant species. During project operation, the owner shall be responsible to ensure that the onsite source control and site design BMPs are maintained.	Applicant			X		City of Santee					
HYDRO-MM-3: Prior to discharging the project site, all runoff from the developed portions of the project site shall be intercepted by the onsite receiving biofiltration basins to be constructed as part of the project, as identified in the Project Specific SWQMP and Drainage Study. The construction contractor shall be responsible for the installation of the biofiltration basins. Construction of the biofiltration basins will take place during grading of the site, before installation of onsite improvements. The construction of the basins shall be inspected and certified by a registered professional engineer and	Applicant			X	X	City of Santee					

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			
approved by the City of Santee Development Services Department.											
HYDRO-MM-4: Prior to issuance of a grading permit, the applicant shall prepare a Stormwater Pollution Prevention Plan (SWPPP) for review and approval by the City of Santee. The SWPPP shall be prepared by a Qualified SWPPP Developer (QSD). A Qualified SWPPP Practitioner (QSP) shall be hired to monitor and manage the SWPPP construction BMPs onsite during construction.	Applicant	X	X			City of Santee					
<i>Transportation</i>											
TRA-MM-1: The project applicant shall incorporate the recommended striping and channelization on Graves Avenue from north of the project's northern Graves Avenue boundary to 840 feet south of Prospect Avenue to add two-way left turn lanes north of Prospect Avenue and modify Graves Avenue to accommodate the Graves Avenue and Prospect Avenue striping including two eastbound right turn lanes between the SR-67 northbound off ramp and Graves Avenue. The applicant is to widen Graves Avenue adjacent to the project site. In addition, the applicant shall install a stop sign at the project driveway entering Graves Avenue and install a continuous two-way left turn lane on Graves in	Applicant			X	X	City of Santee					

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			
order to increase the daily capacity of Graves Avenue.											
TRA-MM-2: The project applicant shall obtain an Encroachment Permit from Caltrans to construct the Graves Avenue roadway and the Prospect Avenue/Graves Avenue traffic signal improvements, prior to construction within the Caltrans right-of-way.	Applicant			X	X	City of Santee					

City of Santee
COUNCIL AGENDA STATEMENT

Item 11

MEETING DATE June 10, 2020

AGENDA ITEM NO.

ITEM TITLE RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA AMENDING THE PROGRAM YEAR 2019 ANNUAL ACTION PLAN AND APPROVING AN AMENDMENT TO THE CITIZEN AND COMMUNITY PARTICIPATION PLAN

DIRECTOR/DEPARTMENT Melanie Kush, Development Services 

SUMMARY The Coronavirus Aid, Relief and Economic Security Act (CARES Act) was signed into law on March 27, 2020. The CARES Act made additional funding available from the U.S. Department of Housing and Urban Development (HUD) to prevent, prepare for, and respond to the impacts of the coronavirus. The City of Santee's allocation is \$162,104. Funds are intended to primarily serve low- and moderate-income residents and areas. In addition to the City's Community Development Block Grant – Coronavirus allocation (CDBG-CV), \$85,389 in Program Year 2019 CDBG Entitlement funds are available for reallocation to the Coronavirus pandemic response effort.

At the May 13 and May 27, 2020 City Council meetings the City Council received staff presentations on CDBG-CV and CDBG funding options, discussed activities to be funded and approved the following category allocations.

	Approved Amount
• Enhanced Public Services	\$60,000
• Microenterprise Assistance (Grants)	\$130,000
• Emergency Rental Assistance - Limited to Three Months	\$25,073
• Administration (20% Maximum = \$32,420)	\$32,420
TOTAL	\$247,493

The allocations above as well as the specific allocations for the Enhanced Public Services are included this Substantial Amendment to the Program Year (PY) 2019 Annual Action Plan.

Pursuant to HUD regulations and current HUD waivers for grant programs and consolidated plan requirements, staff published a 5-day comment period from June 5 to June 10, 2020.

ENVIRONMENTAL REVIEW This item is exempt from environmental review under the California Environmental Quality Act ("CEQA") by CEQA Guidelines section 15061(b)(3) because the action does not have the potential for causing a significant effect on the environment.

FINANCIAL STATEMENT All CDBG-CV and CDBG allocations will be used to fund eligible projects and program costs pursuant to federal law. There is no impact to the General Fund. This action increases the total CDBG appropriation for the Program Year Annual Action Plan by \$162,104.

CITY ATTORNEY REVIEW N/A Completed

RECOMMENDATIONS

1. Conduct and close the public hearing; and
2. Approve the First Amendment to PY 2019 Annual Action Plan; and Citizens and Community Participation Plan Amendment; and
3. Authorize the City Manager to submit the Amended PY 2019 Annual Action Plan to HUD.

ATTACHMENTS

Staff Report Resolution Draft PY 2019 Annual Action Plan Amendment
Draft Citizen and Community Participation Plan Amendments
HUD Waiver Approval

STAFF REPORT

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA
AMENDING THE PROGRAM YEAR 2019 ANNUAL ACTION PLAN AND
APPROVING AN AMENDMENT TO THE CITIZEN AND COMMUNITY
PARTICIPATION PLAN**

**CITY COUNCIL MEETING
JUNE 10, 2020**

A. CDBG CV BACKGROUND

The Coronavirus Aid, Relief, and Economic Security Act (CARES Act) was signed into law by President Trump on March 27, 2020, which included additional CDBG funds to assist communities across the United States in mitigating the impacts of COVID-19. These funds were allocated based on existing grant formulas and come with new guidance intended to allow quick action to assist low-income and vulnerable citizens impacted by COVID-19.

The CARES Act provides flexibilities for CDBG grantees to make it easier to use CDBG-Coronavirus (CDBG-CV), FY 2019-20, and FY 2020-21 CDBG grants for coronavirus response. Notably, the flexibilities granted are the immediate availability of a five-day public comment period (reduced from 30 days) for amendments and new plan submissions, and removal of the 15 percent CDBG public services funding cap to *prevent, prepare for, and respond to* the coronavirus pandemic. HUD has advised grantees to amend or prepare their plans as soon as possible. The City will be receiving \$162,104 in CDBG-CV funding. Additionally, \$85,389 in Program Year 2019 Debt Service Reserve funds has been allocated for Coronavirus response at the City Council's direction, bringing the total amount available to \$247,493.

B. PRIORITIES FOR CARES ACT FUNDING

The City Council considered funding options for the CDBG-CV funds and current Entitlement CDBG funds at the May 13 and May 27, 2020 City Council meetings. Based on City Council direction, the following categories were selected to be funded.

Category	CDBG-CV & Entitlement Funding	Program
Public Services	\$60,000	Enhanced Public Services with Current/Past Subrecipients
Business Support	\$130,000	Microenterprise Assistance
Resident Support	\$25,073	Emergency Rental Assistance
Administration	\$32,420	Administration (20% Maximum)
TOTAL	\$247,493	

As referenced on the proceeding page, the following programs are to be funded through an Amendment to the Program Year (PY) 2019 Annual Action Plan.

1. Enhanced Public Services with Current and Prior Subrecipients

The allocations included in the table were provided by the subrecipients based on dialogue with staff on the providers’ and communities’ needs in responding to the coronavirus pandemic

Current or Prior Subrecipient	Approved Allocation	Additional\Enhances Services
Cameron Family YMCA	\$5,000	Child Care Services (Day Camp)
Crisis House	\$15,000	Emergency Shelter up to 28 days for five persons
Elderhelp of San Diego	\$8,000	Home Food Delivery for Seniors
Meals-On-Wheels	\$2,000	Meal Delivery for Seniors
Santee Food Bank	\$15,000	Emergency Food, PPEs, Operational Expenses
Santee Santas	\$10,000	Food Delivery to 25 LMI Seniors
Boys & Girls Clubs of East County	\$5,000	Child Care Services (Day Camp)
TOTAL	\$60,000	

2. Micro-Enterprise Business Assistance (Grants/Forgivable Loans)

Under this program, Santee based micro-enterprise businesses (5 employees or less) could apply for grants to assist their recovery from losses due to coronavirus pandemic. The goal would be to create and retain jobs for the community by stabilizing weakened businesses, encouraging business owners to re-open or stabilize their business. The grants would be up to \$10,000 each.

3. Emergency Rental Assistance (Limited to 3 Months)

This program would provide financial assistance to Santee residents who are in danger of becoming homeless due to their inability to pay their monthly rent. Assistance under this program would be limited to up to three months’ rent payable directly to the landlord. This program would have eligibility requirements based on income and will be managed by CSA San Diego, the City’s current Fair Housing provider.

4. Administration and Planning

Based on the significant reduction in General Fund revenues the City is experiencing and significant amount of staff time needed to administer these new programs, twenty percent (\$32,420) of the CDBG-CV allocation will be allocated to this program to offset the direct costs incurred by the City.

C. AMENDMENT TO THE PY 2019 ANNUAL ACTION PLAN

In order to expedite the CARES Act CDBG Funding, staff worked directly with qualified organizations, most of which are current subrecipients, to develop program proposals. The Santee City Council met on May 13th and May 27th to consider and discuss potential programs and activities and directed the programs described above to be funded with a combination of CDBG-CV and Entitlement CDBG funds, through a substantial amendment to the PY 2019 Annual Action Plan.

Amend Program Year 2019 Annual Action Plan – HUD requires the preparation of an Annual Action Plan to describe how federal funds will benefit low income households. On April 24, 2019, the City Council approved the Program Year 2019 Annual Action Plan. HUD has recently provided guidance that jurisdictions should amend their current Annual Action Plans to allocate CDBG-CV and any available CDBG funds towards activities to prevent the spread of the Coronavirus. The PY 2019 Annual Action Amendment focuses on how the CDBG-CV and redirected CDBG funds would be used.

D. AMENDMENT TO CITIZEN AND COMMUNITY PARTICIPATION PLAN

As required by HUD regulations, the City must have and follow a detailed Citizen's Participation Plan that specifies the City's policies and procedures for engaging and encouraging citizens to participate in creating, evaluating and implementing the CDBG program.

With the release of the CARES Act funding, HUD has provided flexibility to grantees, like the City of Santee, by granting waivers and allowing for alternate requirements of federal statutes and HUD regulation (Santee Waiver, Attached). HUD requires entitlement jurisdictions to request waivers from their local offices and amend their City Participation Plans in order to make use of these waivers in times of emergency. These actions are needed to allow the CARES Act and other emergency funds to flow more quickly into the community. The City of Santee's Citizen and Community Participation Plan currently calls for a 30-day public review period and 10-day noticing period for all public hearings. HUD has authorized a waiver of these timelines to reduce the public review to no less than five days, and the use of virtual hearings is also permissible due to public health reasons.

To facilitate rapid distribution of funds in response to the coronavirus pandemic, and as authorized by HUD waivers, staff has prepared and noticed an amendment to the City's

Citizen and Community Participation Plan (CCPP). Expedited procedures included in the amended CCPP include the notice and reasonable opportunity to comment of no less than five days and to host virtual public hearings in accordance with national, state and local health authorities' direction.

E. RECOMMENDATIONS

1. Conduct and close the public hearing; and
2. Approve the First Amendment to PY 2019 Annual Action Plan; and Citizens and Community Participation Plan Amendment; and
3. Authorize the City Manager to submit the Amended PY 2019 Annual Action Plan to HUD.

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA
AMENDING THE PROGRAM YEAR 2019 ANNUAL ACTION PLAN AND APPROVING AN
AMENDMENT TO THE CITIZEN AND COMMUNITY PARTICIPATION PLAN**

WHEREAS, City of Santee anticipates receiving one-time CARES Act Community Development Block Grant (“CDBG-CV”) entitlement grants fund from the U.S. Department of Housing and Urban Development (“HUD”) for Fiscal Year 2019-20, in the amount of \$162,104; and

WHEREAS, in addition to the CDBG-CV funding, \$85,389 in Program Year 2019 CDBG entitlement funds is allocated for the coronavirus pandemic response effort; and

WHEREAS, the City duly advertised and held a public hearing on June 10, 2020, as required by recent HUD waivers allowing shortened public review and comment periods, at which time the City considered public comments and the funding priorities identified to assist with coronavirus relief; and

WHEREAS, the City made the Amendment to the Program Year 2019 Annual Action Plan available for public review for the minimum five-day period between June 5, 2020 and June 10, 2020; and

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

1. The City Council of the City of Santee does hereby allocate CDBG-CV Funds for FY 2019-20 as follows:

AGENCY NAME - PROJECT TITLE	PROJECT INFORMATION	FUNDING SOURCE	
		CDGB CV	CDBG-EN
Program Year 2019-20 Funding Allocations	Coronavirus (CV), Entitlement (EN)	\$ 162,104	\$ 85,389
Funding Source - Agency Name - Project Title	Matrix Code - Activity - Regulation		
CV - City of Santee - Administration (20%)	21A - General Program Administration - 24 CFR 570.206	\$ 32,420	\$ -
Funding Source - Agency Name - Project Title	Matrix Code - Activity - Regulation		
CV-Crisis House - Emergency Homeless Shelter	3T - Operating Costs of Homeless program - 24 CFR 570.201(e)	\$ 15,000	\$ -
EN - ElderHelp of San Diego - Food Delivery to Seniors	05A - Senior Services - 24 CFR 570.201(e)	\$ -	\$ 8,000
EN - Meals on Wheels - Meal Delivery to Seniors	05A - Senior Services - 24 CFR 570.201(e)	\$ -	\$ 2,000
EN - Santee Food Bank - Operational Expenses, Emergency Food Purchases & PPE	05W - Food Banks - 24 CFR 570.201(e)	\$ -	\$ 15,000
EN - Santee Santas Foundation - Food Delivery to Seniors	5 - Public Services - 24 CFR 570.201(e)	\$ -	\$ 10,000
EN - Cameron Family YMCA - Child Care\Day Camp	05L - Child Care Services - 24 CFR 570.201(e)	\$ -	\$ 5,000
EN - Boys and Girls Club of Santee - Child Care\Day Camp	05L - Child Care Services - 24 CFR 570.201(e)	\$ -	\$ 5,000
CV - CSA San Diego - Emergency Rental Assistance	5 - Public Services - 24 CFR 570.201(e)	\$ 25,073	\$ -
EN -TBD - Microenterprise Assistance (\$130,000 Total)	18C - Economic Development - Micro-Enterprise Assistance - 24 CFR 570.201(o)	\$ -	\$ 40,389
CV-TBD - Microenterprise Assistance (\$130,000 Total)	18C - Economic Development - Micro-Enterprise Assistance - 24 CFR 570.201(o)	\$ 89,611	\$ -
	TOTAL	\$ 162,104	\$ 85,389

RESOLUTION NO. _____

2. The City Manager is hereby authorized to execute appropriate contracts or agreements for the use of these funds with the agencies as listed on the prior page consistent with City and federal policies and guidelines.

3. The City Council hereby adopts the Amendment to the Program Year 2019 Annual Action Plan, with funding allocations and as presented, and authorizes the City Manager to submit the Annual Action Plan, as amended, to HUD, and to make any necessary or needed corrections or adjustments to allocations as allocated, or as required by HUD, and to execute all affiliated documents.

4. The City Council hereby accepts those proposed modifications for, and adopts the amendment to, the Citizen and Community Participation Plan for programs as presented at this meeting.

ADOPTED by the City Council of the City of Santee, California, at a Regular meeting thereof held this 10th day of June 2020.

AYES:

NOES:

ABSENT:

APPROVED:

JOHN W. MINTO, MAYOR

ATTEST:

ANNETTE ORTIZ, CMC, CITY CLERK

CITY OF SANTEE

DRAFT SUBSTANTIAL AMENDMENT TO THE PROGRAM YEAR 2019 ANNUAL ACTION PLAN TO ADD COMMUNITY DEVELOPMENT BLOCK GRANT – CORONAVIRUS (CDBG-CV) FUNDS AND REALLOCATE PROGRAM YEAR 2019 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDS

On March 27, 2020 the United States Congress passed The Coronavirus Aid, Relief, and Economic Security Act (H.R. 748). The bill provided \$5 billion for CDBG to rapidly respond to COVID-19 and the economic and housing impacts caused by it, including the expansion of public services including meal delivery, food banks, and senior services, emergency rental assistance and assistance to microenterprises.

The City of Santee will receive \$162,104 in Community Development Block Grant – Coronavirus (CDBG–CV) funding to prepare, prevent and respond to the Coronavirus Pandemic. The CDBG-CV funds allocated under the CARES Act may be used for a range of eligible activities that prevent, prepare for and respond to coronavirus pandemic. Additionally, \$85,389 in Program Year (PY) 2019 Entitlement CDBG funds are being reallocated to the City’s Coronavirus Pandemic response as part of this Substantial Amendment to the PY 2019 Annual Action Plan.

The proposed activities must meet the three National Objectives as required by CDBG regulations:

- Benefit low-and-moderate income persons.
- Aid in the prevention or elimination of slums or blight, and
- Meet an urgent need.

City staff is recommending to allocate the funds as follows:

AGENCY NAME - PROJECT TITLE	PROJECT INFORMATION	FUNDING SOURCE	
		CDGB CV	CDBG-EN
Program Year 2019-20 Funding Allocations	Coronavirus (CV), Entitlement (EN)	\$ 162,104	\$ 85,389
Funding Source - Agency Name - Project Title	Matrix Code - Activity - Regulation		
CV - City of Santee - Administration (20%)	21A - General Program Administration - 24 CFR 570.206	\$ 32,420	\$ -
Funding Source - Agency Name - Project Title	Matrix Code - Activity - Regulation		
CV-Crisis House - Emergency Homeless Shelter	3T - Operating Costs of Homeless program - 24 CFR 570.201(e)	\$ 15,000	\$ -
EN - ElderHelp of San Diego - Food Delivery to Seniors	05A - Senior Services - 24 CFR 570.201(e)	\$ -	\$ 8,000
EN - Meals on Wheels - Meal Delivery to Seniors	05A - Senior Services - 24 CFR 570.201(e)	\$ -	\$ 2,000
EN - Santee Food Bank - Operational Expenses, Emergency Food Purchases & PPE	05W - Food Banks - 24 CFR 570.201(e)	\$ -	\$ 15,000
EN - Santee Santas Foundation - Food Delivery to Seniors	5 - Public Services - 24 CFR 570.201(e)	\$ -	\$ 10,000
EN - Cameron Family YMCA - Child Care\Day Camp	05L - Child Care Services - 24 CFR 570.201(e)	\$ -	\$ 5,000
EN - Boys and Girls Club of Santee - Child Care\Day Camp	05L - Child Care Services - 24 CFR 570.201(e)	\$ -	\$ 5,000
CV - CSA San Diego - Emergency Rental Assistance	5 - Public Services - 24 CFR 570.201(e)	\$ 25,073	\$ -
EN -TBD - Microenterprise Assistance (\$130,000 Total)	18C - Economic Development - Micro-Enterprise Assistance - 24 CFR 570.201(o)	\$ -	\$ 40,389
CV-TBD - Microenterprise Assistance (\$130,000 Total)	18C - Economic Development - Micro-Enterprise Assistance - 24 CFR 570.201(o)	\$ 89,611	\$ -
	TOTAL	\$ 162,104	\$ 85,389

In addition, and for the purpose of an expedited use of the CDBG-CV funding, the CARES Act eliminates the cap on the amount of funds a grantee can spend on public services, removes the requirement to hold in-person public hearings in order to comply with national and local social gathering requirements, and allows grantees to be reimbursed for COVID-19 response activities regardless of the date the costs were incurred.

Public Review

Pursuant to HUD regulations, the City's Amended Community and Citizen Participation Plan and current HUD waivers for grant programs and consolidated plan requirements to prevent the spread of COVID-19, staff published a five-day comment period and virtual public hearing required for Substantial Amendment to the FY 2019-20 Annual Action Plan and Amendment to the City's Citizen and Community Participation Plan. Public comments and Council's allocation recommendations will be included in the Substantial Amendment to the PY 2019 Annual Action Plan.

City of Santee Citizen and Community Participation Plan

June 2020

The City of Santee (City) is an entitlement jurisdiction and receives Community Development Block Grant funding from the U.S. Department of Housing and Urban Development (HUD).

As an entitlement jurisdiction, the City is required to prepare the following:

- A Five-Year Consolidated Plan (Con Plan);
- An Annual Action Plan (AAP);
- A Consolidated Annual Performance and Evaluation Report (CAPER); and
- An Assessment of Fair Housing (AFH)

As required by the Housing and Urban Development (HUD) Code of Federal Regulations (CFR) for the Consolidated Plan (24 CFR Part 91 Sec. 91.105), the City must adopt a Citizen Participation Plan (CPP) setting forth the City's policies and procedures for citizen participation. This CPP establishes standards for the City to provide for and encourage citizens and entitlement grant beneficiaries to participate in the planning, execution, and evaluation of the Con Plan, the AAPs, and the CAPERs.

In addition, HUD Final Regulations for the Assessment of Fair Housing (AFH) requires the City to adopt a Community Participation Plan (CoPP) setting forth the City's policies and procedures for the solicitation of views and recommendations from members of the community and other interested parties, consideration of the views and recommendations received, and incorporation of such views and recommendations into decisions and outcomes (24 CFR §5.152). Generally speaking, the CoPP policies and procedures mirror those of the CPP, with the addition of requirements regarding HUD-provided data and other supplemental information and required consultation with other public and private agencies.

This Citizen/Community Participation Plan (CPP/CoPP) serve to meet the federal requirements described above concurrently.

CORONAVIRUS PANDEMIC SPECIAL PROVISIONS

In response to the Coronavirus Pandemic (COVID-19), HUD has granted waivers for entitlement communities to amend Community Development Block Grant Citizen Participation Plans to expedite efforts to prevent and respond to the Coronavirus's impact on our community. These waivers include notice and reasonable opportunity to comment of no less than five days with in-person public hearings not required. During the effective period of HUD's public notice and comment waivers, the City will meet public hearing requirements by providing no less than five days notice of public hearings related to HUD-required plans and documents and conduct public hearings virtually if: 1) national, state or local health authorities recommend social distancing and limiting public gatherings for public health reasons; and 2) virtual hearings provide reasonable notification and access for citizens. The five-day public notice and virtual hearing procedures shall take

precedence over conflicting provisions the CPP/CoPP until such time as HUD withdraws or revises these procedural waivers. Accordingly, these waivers will only be in place during the Country's response to the Coronavirus.

OBJECTIVES

The primary goal of the Citizen Participation Plan (CPP) is to solicit views and recommendations from members of the community, organizations, and other interested parties and to incorporate the views and recommendations in the decision-making process. To accomplish this goal, the CPP mandates that the City will:

- Encourage broad participation in the development and preparation of the Consolidated Plan, Annual Plan, AFH, substantial amendments to these plans, and the CAPER.
- Encourage involvement by low-moderate income persons, particularly those who reside in CDBG-targeted neighborhoods, people with disabilities, racial and ethnic minorities, non-English speaking and limited English proficient (LEP) persons, and residents of public and assisted housing developments in the development of the Consolidated Plan and AFH.
- Encourage participation from Continuums of Care, businesses, developers, nonprofit organizations, philanthropic organizations, community-based and faith-based organizations, public housing agency consultations, resident advisory boards, resident councils, and resident management corporations during the development and implementation of the Consolidated Plan and AFH.
- Provide residents reasonable and timely access to information, meetings, and records.
- Provide residents the opportunity to review, offer input and feedback regarding the use of CDBG funds, and comment on the CAPER.
- Anticipate and provide for the needs of non-English-speaking and LEP persons.
- Employ comprehensive techniques to encourage and measure public participation and review program performance.

DEVELOPMENT OF THE CONSOLIDATED PLAN, ANNUAL PLANS, AND ASSESSMENTS OF FAIR HOUSING

- The City will make a concerted effort to notify residents, social service providers, business groups, nonprofit organizations, community and faith-based organizations, and community boards and other interested organizations of the development of the Consolidated, Annual Plans, and AFH through electronic mail, online postings, and notices in the newspaper.
- The City will issue a Notice of Funding Availability inviting proposals for CDBG activities. Upon request, the City will provide technical assistance to groups representing low-moderate income persons to develop proposals for eligible activities and comment on the AFH.
- The City will make available any HUD-provided data and other supplemental information the grantee plans to incorporate into its AFH at the start of the public participation process (or as soon as feasible after).

- Prior to adoption of the Plan(s), the City will make available the estimated amount of CDBG funding that it expects to receive, the activities that may be undertaken, the estimated amount of funds that will be used to benefit low-moderate income persons, and any activities that may result in displacement.
- The City will publish a summary of the proposed Plan(s) and/or AFH in the newspaper and have it available on the City's website for a period of ten days prior to a public meeting. The summary will describe the contents and purpose of the Plan(s) and/or AFH and include a list of the locations where they may be examined. The Plan(s) and/or AFH will be available for review at City Hall, on the City's website and additional locations as necessary. The City will provide a reasonable number of free copies to citizens and groups upon request.
- As part of the AFH, the City will gather and analyze historical and existing fair housing conditions data that pertain to determining the goals required to affirmatively further fair housing that will be used in the development of the Consolidated Plan. The City shall make available to the public, residents, public agencies, and other interested parties any HUD-provided data and other supplemental information the City plans to incorporate into the AFH at the start of the public participation process (or as soon as feasible thereafter). The City may make the HUD-provided data available to the public by cross-referencing to the data on HUD's website.
- The City will consult with other public and private agencies that provide assisted housing, health services, and social services, including those persons with HIV/AIDS and their families, and homeless persons. In addition to community-based and regionally-based organizations that represent protected class members and organizations that enforce fair housing laws, when preparing the AFH, the City will also consult with public housing authorities (PHAs) operating in the region. The consultation process will include regional government agencies in addition to adjacent jurisdictions and the County of San Diego.

PUBLIC HEARINGS

- The City will conduct at least two public hearings each year to obtain residents' views regarding housing and community development needs, proposed allocation of CDBG funds, strategies and actions taken to affirmatively further fair housing, and review program performance.
- The City will conduct at least one public hearing during the development of the Consolidated Plan prior to publishing the Consolidated Plan for public comment.
- The City will receive and consider comments concerning the Plan(s) and/or AFH for period of not less than 30 days. All comments received, in writing or orally at a public meeting, will be considered in preparing the final Plan(s) and/or AFH. A summary of the comments or views, including those not accepted and the reasons, shall be attached to the final Plan(s) and/or AFH.
- Public notices will be published at least ten days prior to the hearing. Notices will include the date, time, location, and summary of the proposed action to help facilitate informed comment. Notices will be published in the newspaper and announced on the City's website.

- Public notices, excluding the CAPER, will be published at least ten days prior to a hearing. Notices will include the date, time, location, and summary of the proposed action to help facilitate informed comments. Notices will be published in the newspaper and announced on the City's website.

It has been the practice of the City to combine notices complying with several individual requirements into one document for dissemination and publication. The City is receptive to suggestions for ways to improve its process for notifying the public of hearing and the availability of draft documents for public review.

The City will consider comments and views expressed by residents, public agencies, and other interested parties either in writing or orally at public meetings. In each 5-Year ConPlan, AAP, CAPER, AFH, Substantial Amendment, or CPP/CoPP submitted to HUD, the City will provide as an attachment all written communications received and a summary of each oral comment during the applicable 30-day or 15-day public review period; the City's subsequent action; and the reasons for non-action, if none was taken. This information will also be made available to the public as part of the final document.

AMENDMENTS TO THE CONSOLIDATED PLAN, ANNUAL PLANS, AND ASSESSMENTS OF FAIR HOUSING

The City will amend its approved Plan(s) whenever it makes one of the following decisions:

- To carry out an activity not previously described in the Annual Plan using funds covered by the Consolidated Plan, including program income.
- To substantially amend the purpose, scope, location, or beneficiaries of an activity.
- To substantially amend the allocation priorities or the method of distributing funds.

A substantial amendment is defined as the following:

- An addition, modification, or elimination of a Consolidated Plan goal;
- An addition of a new activity not previously identified in the Annual Plan; or
- A change in an activity after the adoption of the Annual Plan that meets one of the following thresholds:
 - a. A net increase or decrease greater than 50% of the activity allocation; or
 - b. A change in the use of funds from one activity to another that affects 20% or more of the City's current annual CDBG fund allocation.
- A change in an adopted AFH:
 - a. Resulting from a material change in circumstances in the City of Santee affecting the information on which the AFH was based to the extent that the analysis, the fair housing contributing factors, or the priorities and goals of the AFH no longer reflect actual circumstances (for instance, a significant change that impacts the City's ability to carry out the AFH, such as new significant contributing factors, civil rights findings, a substantial change in demographics used, a Presidentially-declared disaster, etc.); or

- b. Resulting from a written notification provided by HUD identifying a material change that HUD believes warrants revisions to the AFH.; or
- Substantial amendments must be authorized by the City Council and will be available on the City's website and through public notices in the newspaper. Minor changes and/or corrections may be made, so long as the changes do not constitute a substantial amendment. Minor changes, including but not limited to modifications of goal outcome indicators, shall not be considered a substantial amendment and do not require public review or a public hearing.
- The City will receive and consider comments concerning substantial amendments and/or AFH revisions for period of not less than 30 days. All comments received, in writing or orally at a public meeting, will be considered in preparing the final Plan(s) and/or AFH. A summary of the comments or views, including those not accepted and the reasons, shall be attached to the final Plan(s) and/or AFH.
- Public notices will be published at least ten days prior to the hearing. Notices will include the date, time, location, and summary of the proposed action to help facilitate informed comments.

CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORTS (CAPERS)

The City will prepare an annual CAPER to evaluate the progress of the Consolidated Plan and to review accomplishments for the previous program year.

- Prior to submitting the CAPER to HUD, the report must be submitted to the City Council for review. A public notice, advising of the availability of the CAPER, will be published in the newspaper and available on the City's website. The CAPER will be available for review at the Office of the City Clerk, on the City's website, and additional locations as necessary.
- A comment period of not less than 15-days will be provided. All comments received, in writing or orally, will be included in the final submission to HUD.

ACCESS TO INFORMATION AND RECORDS

- This Citizen Participation Plan, the Consolidated Plan, the current Annual Plan, the current AFH, the current CAPER, and any substantial amendments to these plans will be available for public review at the Office of the City Clerk, 10601 N. Magnolia Avenue, and on the City's website.
- Any citizen, organization, or other interested party may submit written requests for information regarding the Consolidated Plan, Annual Plans, AFH, and CAPER, including the City's use of funds under the CDBG programs and the benefit to low-moderate income residents during the preceding five years.

DISPLACEMENT POLICY

As part of the CPP/CoPP, the City must maintain a displacement policy. Displacement refers to the involuntary relocation of individuals from their residence due to housing development and rehabilitation paid for with federal funds. The City will continue to use

existing federal and State relocation guidelines, as applicable, to minimize displacement and to alleviate the problems caused by displacement. Both the federal government and the State of California have specific requirements dictating the amount of benefits and assistance that must be provided to lower-income persons and households relocated from their homes as a result of displacement. Depending on the funding source, displaced persons may be offered one or more of the following:

- A rent subsidy for another unit
- A cash payment to be used for rent or a down payment on the purchase of a dwelling unit
- Moving and related expenses

TECHNICAL ASSISTANCE

The City will, to the extent practicable, respond to requests for technical assistance by groups representing persons of low- and moderate-income developing funding proposals for any program covered by the Con Plan in accordance with grant procedures. This may include, but is not limited to, providing information regarding how to fill out applications, other potential funding sources, and referrals to appropriate agencies within and outside the City. “Technical assistance,” as used here, does not include the provision of funds to groups requesting such assistance.

Assistance will also be provided by the City’s Development Services Department to interested individuals and citizens’ groups who need further explanation on the background and intent of the Housing and Community Development Act, interpretation of specific HUD regulations, and project eligibility criteria for federal grants.

COMMENTS/COMPLAINTS

The City will consider any comments from citizens received in writing or orally at public hearings in preparing this Citizen Participation Plan, the Consolidated Plan, Annual Plans, CAPERs, AFH, and/or substantial amendments to these plans. A summary of all comments will be attached and submitted to HUD.

The City will respond to written complaints received relating to the Consolidated Plan, Annual Plans, AFH, CAPERs, and/or substantial amendments. Written complaints must describe the objection and provide contact information of the complainant. The City will respond to complaints within 15 working days of receiving the written complaint, acknowledging the letter and identifying a plan of action, if necessary.

Dear Ms. Kush:
Director of Developmental Services
City of Santee

This email acknowledges that on April 21, 2020 we received notification from the City of Santee of its intent to use the following Waivers of CPD Grant Program and Consolidated Plan Requirements to Prevent the Spread of COVID-19 and Mitigate Economic Impacts Caused by COVID-19:

8. [Consolidated Planning Requirements – HOME, CDBG, and ESG Programs – Citizen Participation Public Comment Period for Consolidated Plan Amendment](#)
9. [Consolidated Planning Requirements – HOME, CDBG, and ESG Programs – Citizen Participation Reasonable Notice and Opportunity to Comment](#)

The effective date for utilizing the waivers is April 23, 2020, which is two calendar days after HUD received your request.

To use each waiver identified in your email, you must follow the notification process described in the Memorandum **and** update your program records to include written documentation of the specific conditions that justify the City of Santee's use of the waivers, consistent with the justifications and applicability provisions associated with each waiver. Provisions that are not specifically waived remain in full effect. Guidance on documentation standards is forthcoming. It is important that properly document the use of the waiver as such documentation will be reviewed as a part of future monitoring events.

Should you have any questions please feel free to contact your assigned CPD Representative, Robert DiGruccio at Robert.M.DiGruccio@hud.gov or by phone at (949) 292-0316.

Sincerely,

Rufus Washington, Director
Office of Community Planning and Development
U.S. Department of Housing and Urban Development
300 N. Los Angeles St. Suite 4054
Los Angeles, CA 90012
Phone: 213-534-2555
Fax: 213-894-8122
Email: Rufus.Washington@hud.gov

City of Santee
COUNCIL AGENDA STATEMENT

MEETING DATE June 10, 2020

AGENDA ITEM NO.

ITEM TITLE ALTERNATIVE MEASURE ESTABLISHING CITY COUNCIL TERM LIMITS

DIRECTOR/DEPARTMENT Shawn Hagerty, City Attorney

SUMMARY

At the May 13, 2020 City Council meeting, Council directed the City Attorney to draft, for Council's consideration, a term limits measure that would do the following: (1) establish a limit of three four-year terms for Council service, regardless of district represented; (2) establish a limit of two four-year terms for Mayoral service (separate from and in addition to the term limit for Council service); and (3) consider any partial term in excess of two years to be a full term. The Council Agenda Statement and staff report related to that item are attached and provide background information regarding the status of term limits in Santee.

The attached Resolution would submit to the voters a measure ("Council Sponsored Measure") adding Section 2.02.060 to the Santee Municipal Code to establish term limits as directed by Council. In accordance with Government Code section 36502(b), the limits would apply only to terms starting in November of 2020. One term limit measure has already qualified for the November 2020 ballot. If Council were to submit the Council Sponsored Measure to the voters, and both measures were to pass with a majority, the measure receiving the highest number of affirmative votes would become the operative law of the City.

ENVIRONMENTAL REVIEW

This action is exempt from the requirements of the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines Section 15378(b)(5).

FINANCIAL STATEMENT *jm*

The estimated cost to place the Council Sponsored Measure on the November 3, 2020 General Election ballot is approximately \$10,000 to \$20,000. This cost is in addition to the cost of the regular City Council election.

CITY ATTORNEY REVIEW N/A Completed

RECOMMENDATIONS *20 For MB*

Consider the attached Resolution and take action as appropriate.

ATTACHMENTS

Resolution
 May 13, 2020 CAS and Staff Report

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA, SUBMITTING TO THE QUALIFIED VOTERS OF THE CITY OF SANTEE AN ORDINANCE/MEASURE ADDING SECTION 2.02.060 TO CHAPTER 2.02 (“CITY COUNCIL”) OF THE SANTEE MUNICIPAL CODE TO ESTABLISH A THREE-TERM LIFETIME LIMIT ON CITY COUNCIL SERVICE, AND A SEPARATE TWO-TERM LIFETIME LIMIT ON MAYORAL SERVICE, AT A GENERAL MUNICIPAL ELECTION TO BE CONSOLIDATED WITH THE STATEWIDE GENERAL ELECTION TO BE HELD NOVEMBER 3, 2020, AND SETTING RULES FOR ARGUMENTS AND REBUTTALS FOR AND AGAINST SAID MEASURE

WHEREAS, the Santee Municipal Code does not currently limit the number of terms that one may serve as Mayor or as a Member of the City Council; and

WHEREAS, a term limits initiative measure has been placed on the upcoming General Municipal Election on November 3, 2020, which would establish a three-term lifetime limit of Council service as either the Mayor or as a City Council member; and

WHEREAS, the Santee City Council desires to propose an alternative ordinance/measure (the “Measure”) which would add Section 2.02.060 to Chapter 2.02 (“City Council”) of the Santee Municipal Code in order to establish the following limits on Mayoral and City Council service: (1) a limit of three four-year terms for Council service, regardless of district represented; and (2) a limit of two four-year terms for Mayoral service (separate from and in addition to the term limit for Council service); and

WHEREAS, California Government Code section 36502(b) requires a local term limits ordinance to be submitted to and approved by a majority of voters voting at a “regularly scheduled election”; and

WHEREAS, the next “regularly scheduled election” is the General Municipal Election to be held on the same date as the Statewide General Election - November 3, 2020; and

WHEREAS, pursuant to California Elections Code section 9222, the City Council is authorized to submit the Measure to the voters; and

WHEREAS, California Government Code section 36502(b) also requires a local term limits ordinance/measure to be “prospective”, meaning that its limits may only apply to Mayoral and Council terms that commence concurrently with or after the ordinance/measure has been approved by voters; and

WHEREAS, the Measure is drafted to be “prospective” only; and

RESOLUTION NO. _____

WHEREAS, the City Council desires to consolidate the General Municipal Election for the Measure described herein with the Statewide General Election to be held on November 3, 2020; and

WHEREAS, pursuant to California Elections Code sections 9285 and 9286, the City Council further desires to establish rules and regulations for the preparation, submittal and printing of arguments and rebuttals for and against the Measure described herein; and

WHEREAS, the specific terms of the Measure are attached hereto as Exhibit "A" and by this reference made an operative part hereof, and in accordance with all applicable laws.

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

SECTION 1. Recitals. The City Council of the City hereby finds and determines that the foregoing recitals are true and correct, are incorporated herein and by this reference made an operative part hereof.

SECTION 2. Submission of Ballot Measure. The City Council of the City, pursuant to its right and authority as contained in California Elections Code section 9222, California Government Code section 36502(b) hereby orders the Measure to be submitted to the qualified voters of the City at the General Municipal election to be held and consolidated with the Statewide General Election on Tuesday, November 3, 2020. The proposed Measure shall be in the form attached hereto as Exhibit "A" to this Resolution and is incorporated by this reference as if fully set forth herein.

SECTION 3. Ballot Question. The City Council, pursuant to its right and authority, does hereby order that the ballot question for the Measure shall be presented and printed upon the ballot submitted to the qualified voters in the manner and form set forth in this Section 3. On the ballot to be submitted to the qualified voters at the General Municipal Election to be consolidated with the Statewide General Election on Tuesday, November 3, 2020, in addition to any other matters required by law, there shall be printed substantially the following question:

"Shall an ordinance amending the Santee Municipal Code to establish a three-term lifetime limit on City Council service and a separate two-term lifetime limit on Mayoral service be adopted?"	YES	
	NO	

SECTION 4. Election Procedures.

A. The City Council consents to the consolidation of the election on this Measure

RESOLUTION NO. _____

with all other elections being held in the same territory on November 3, 2020, and to hold and conduct the consolidated election in the manner prescribed in Election Code section 10418.

- B. The ballots to be used at the election shall be in the form and content as required by law.
- C. In accordance with Elections Code section 10002, the Board of Supervisors of San Diego County is hereby requested to consent to having the Registrar of Voters render such election services to the City of Santee as may be requested by the City Clerk of said City, the County of San Diego to be reimbursed in full for such services as are performed.
- D. The election services which the City of Santee requests the Registrar of Voters, or such other official as may be appropriate, to perform and which such officer is hereby authorized and directed to perform, if said Board of Supervisors consents, include: the preparation, printing and mailing of sample ballots and polling place cards; the establishment or appointment of precincts, polling places, and election officers, and making such publications as are required by law in connection therewith; the furnishing of ballots, voting booths, voting centers, and other necessary supplies or materials for polling places; the canvassing of the returns of the election and the furnishing of the results of such canvassing to the City Clerk of the City of Santee; and the performance of such other election services as may be requested by the City Clerk.
- E. The City Clerk is authorized, instructed and directed to procure and furnish any and all official ballots, notices, printed matter and all supplies, equipment and paraphernalia that may be necessary in order to properly and lawfully conduct the election.
- F. The polls for the election shall be open at seven o'clock a.m. of the day of the election and shall remain open continuously from that time until eight o'clock p.m. of the same day when the polls shall be closed, except as provided in Elections Code section 14401.
- G. In all particulars not recited in this Resolution, the election shall be held and conducted as provided by law for holding municipal elections in the City.
- H. Notice of the time and place of holding the election is given and the City Clerk is authorized, instructed and directed to give further or additional notice of the election, in time, form, and manner as required by law.
- I. All ballots shall be tallied at a central counting place and not at the precincts. Said central counting place shall be at a County center as designated by the Registrar of Voters.
- J. The San Diego County Registrar of Voters is hereby authorized to canvass

RESOLUTION NO. _____

the returns of said election.

- K. The City Clerk of the City of Santee shall receive the canvass as it pertains to the election on the Measure, and shall certify the results to the City Council, as required by law.

SECTION 5. Arguments and Analysis.

- A. The City Council authorizes (i) the City Council or any member(s) of the City Council, (ii) any individual voter eligible to vote on the above measure, (iii) a bona fide association of such citizens or (iv) any combination of voters and associations, to file a written argument in favor of or against the City measure, in accordance with Article 4, Chapter 3, Division 9 of the Elections Code of the State of California and may change the argument until and including **August 19, 2020** after which no arguments for or against the measure may be submitted to the City Clerk. Arguments in favor of or against the measure shall each not exceed 300 words in length. Each argument shall be filed with the City Clerk, signed, and include the printed name(s) and signature(s) of the author(s) submitting it, or if submitted on behalf of an organization, the name of the organization, and the printed name and signature of at least one of its principal officers who is the author of the argument.
- B. The City Clerk shall comply with all provisions of law establishing priority of arguments for printing and distribution to the voters, and shall take all necessary actions to cause the selected arguments to be printed and distributed to the voters.
- C. Pursuant to Section 9280 of the Elections Code, the City Council directs the City Clerk to transmit a copy of the measure to the City Attorney. The City Attorney shall prepare an impartial analysis of the measure, not to exceed 500 words in length, showing the effect of the measure on the existing law and the operation of the measure. The City Attorney shall transmit such impartial analysis to the City Clerk, who shall cause the analysis to be published in the ballot pamphlet along with the ballot measure as provided by law. The Impartial Analysis shall be filed by the deadline set for filing of primary arguments as set forth in subsection (A) above. The impartial analysis shall include a statement indicating whether the measure was placed on the ballot by a petition signed by the requisite number of voters of by the City Council. In the event the entire text of the measure is not printed on the ballot, nor in the voter information portion of the sample ballot, there shall be printed immediately below the impartial analysis, in no less than 10-font bold type, the following: **“The above statement is an impartial analysis of Ordinance or Measure _____. If you desire a copy of the ordinance or measure, please call the election official’s office at (insert phone number) and a copy will be mailed at no cost to you.”**

SECTION 6. Rebuttals.

- A. That pursuant to Section 9285 of the Elections Code of the State of California, when the Clerk has selected the arguments for and against the various City initiated measures which will be printed and distributed to the voters, the Clerk shall send copies of the argument in favor of the measures to the authors of the argument against, and copies of the argument against to the authors of the argument in favor. The authors or persons designated by them may prepare and submit rebuttal arguments not exceeding 250 words. The rebuttal arguments shall be filed with the City Clerk not later than **August 27, 2020**. Rebuttal arguments shall be printed in the same manner as the direct arguments. Each rebuttal argument shall immediately follow the direct argument which it seeks to rebut.
- B. That all previous resolutions providing for the filing of rebuttal arguments for City measures are repealed.
- C. That the provisions herein shall apply only to the election to be held on November 3, 2020, and shall then be repealed.

SECTION 7. Placement on the Ballot. The full text of the Measure shall be printed in the voter pamphlet, and a statement shall be printed in the ballot pursuant to Elections Code section 9223 advising voters that they may obtain a copy of this Measure, at no cost, upon request made to the City Clerk.

SECTION 8. Delivery of Resolution to County. The City Clerk is hereby directed to file a certified copy of this resolution with the Board of Supervisors and the Registrar of Voters of the County of San Diego.

SECTION 9. CEQA. The City Council hereby **FINDS** and **DETERMINES** that the ballot measure relates to organizational or administrative activities of governments that will not result in direct or indirect physical changes in the environment, and therefore is not a project within the meaning of the California Environmental Quality Act ("CEQA") and the State CEQA Guidelines, section 15378(b)(5).

SECTION 10. Severability. If any provision of this Resolution or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of the Resolution which can be given effect without the invalid provision or application, and to this end the provisions of this Resolution are severable. The City Council hereby declares that it would have adopted this Resolution irrespective of the invalidity of any particular portion thereof.

SECTION 11. Effective Date of Resolution. This Resolution shall take effect immediately upon its adoption.

RESOLUTION NO. _____

ADOPTED by the City Council of the City of Santee, California, at a Regular meeting thereof held this 10th day of June, 2020, by the following roll call vote to wit:

AYES:

NOES:

ABSENT:

APPROVED:

JOHN W. MINTO, MAYOR

ATTEST:

ANNETTE ORTIZ, CMC, CITY CLERK

RESOLUTION NO. _____

EXHIBIT "A"

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA, ADDING SECTION 2.02.060 TO CHAPTER 2.02 ("CITY COUNCIL") OF THE SANTEE MUNICIPAL CODE TO ESTABLISH A THREE-TERM LIFETIME LIMIT ON CITY COUNCIL SERVICE, AND A SEPARATE TWO-TERM LIFETIME LIMIT ON MAYORAL SERVICE

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

SECTION 1. Subject to the approval of a majority of the voters of the City of Santee at the scheduled election so designated by the City Council in a separate resolution placing the proposal on the ballot for such election, Section 2.02.060 is hereby added to Chapter 2.02 of the Santee Municipal Code and shall read as follows:

2.02.060 Separate Term Limits for City Council and Mayor

- A. City Council. No person shall serve as a City Council member for more than three four-year terms, regardless of district represented. If for any reason a person serves as a City Council member for a partial term in excess of two years, that partial term shall be considered to be a full term for purposes of this City Council term limit.
- B. Mayor. No person shall serve as Mayor for more than two four-year terms. If for any reason a person serves as Mayor for a partial term in excess of two years, that partial term shall be considered a full term for purposes of this Mayoral term limit. The term limit for Mayor is separate from and in addition to the term limit that applies to service as a City Council member.
- C. Prospective Application Only. The separate term limits for Mayor and City Council members established in this section shall apply prospectively only, with the first term for any person commencing with any term that starts on or after the November 3, 2020 general election, regardless of any prior service as Mayor or as a City Council member.
- D. Nomination Papers. The City Clerk, or other election official authorized by law, shall not accept or verify the signatures on any nomination paper for any person, including any paper for the purpose of seeking election as a write-in candidate, nor shall he or she certify or place on the list of certified candidates, nor print or cause to be printed on any ballot, ballot pamphlet, sample ballot or ballot label, the name of any person whose candidacy, if successful, will result in a new Mayoral or City Council term that exceeds the limits set forth herein.

RESOLUTION NO. _____

SECTION 2. If any portion of this Ordinance is declared invalid by a court of law or other legal body with applicable authority, the invalidity shall not affect or prohibit the force and effect of any other provision or application of the Ordinance that is not deemed invalid. The voters of the City hereby declare that they would have circulated for qualification and/or voted for the adoption of this Section, and each portion thereof, regardless of the fact that any portion of the initiative may be subsequently deemed invalid.

SECTION 3. To the fullest extent allowed by law, the provisions of this Ordinance shall prevail over, and supersede, all other provisions of the Municipal Code and any ordinances, resolutions or administrative policies of the City of Santee which are in conflict with any provision of this Ordinance.

SECTION 4. This Section shall not be repealed or amended except by a measure approved by a majority of the electors voting on the issue at a General Municipal Election, or at a special election called for that purpose.

SECTION 5. This Ordinance shall take effect only if approved by a majority of the eligible voters of the City of Santee voting at a General Municipal Election to be held on November 3, 2020, and shall take effect ten (10) days after the City Council has certified the results of the General Municipal Election by resolution.

SECTION 6. The Mayor is hereby authorized to attest to the adoption of this Ordinance by the People voting thereon on November 3, 2020, by signing where indicated below.

I hereby certify that the foregoing Ordinance was PASSED, APPROVED AND ADOPTED by the People of the City of Santee on the 3rd day of November, 2020.

JOHN W. MINTO, MAYOR

MEETING DATE May 13, 2020

AGENDA ITEM NO.

ITEM TITLE REPORT AND WORKSHOP ON CITY COUNCIL TERM LIMITS

DIRECTOR/DEPARTMENT Shawn Hagerty, City Attorney

SUMMARY

At present, the Mayor and members of the City Council are not subject to term limits. However, an initiative measure has qualified for the November 3, 2020 General Municipal Election that, if adopted, would establish a three term lifetime limit of Council service as either the Mayor or as a City Councilmember (not three terms for each office). The measure would also count any partial term served as a full term.

The City Council has requested a briefing from the City Attorney on the general law related to term limits. This briefing will allow the City Council to consider the issues involved with term limits and provide direction to the City Attorney, if so desired. This report provides the City Council with a summary of the general law related to term limits. During the workshop, it is anticipated that the City Council will provide direction regarding any additional steps the Council wishes to take related to term limits.

ENVIRONMENTAL REVIEW

This action is exempt from the requirements of the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines Section 15061(b)(3).

FINANCIAL STATEMENT

None at this time. If the City Council were to decide to place its own term limit measure on the ballot, the estimated cost to place such a measure on the November 3, 2020, General Election ballot is approximately \$10,000 to \$20,000. This cost is in addition to the cost of the regular City Council election.

CITY ATTORNEY REVIEW

N/A Completed

RECOMMENDATIONS

Receive report and provide direction.

ATTACHMENTS

Staff Report

**STAFF REPORT
MAY 13, 2020**

REPORT AND WORKSHOP ON LEGAL ISSUES ASSOCIATED WITH TERM LIMITS

A. GENERAL LEGAL BACKGROUND

In California, the legal issues associated with term limits are governed by Government Code section 36502(b) and the Federal and California Constitutions, as interpreted by the courts. While Section 36502(b) and the Federal and California Constitutions impose certain constraints on term limits, the law generally provides a wide range of options for local jurisdictions to adopt term limits that best fit the needs of the community.

The California Supreme Court has found that term limits, including ones containing lifetime bans, are consistent with both the Federal and California Constitutions when they satisfy certain protections. (*Legislature v. Eu* (1991) 54 Cal.3d 492.) Such measures are consistent with constitutional requirements when they: (1) allow the voters the right to vote for any other qualified candidates; (2) allow the person subject to the term limit to run for other public office; (3) provide a sufficient period of service before term limits apply; and (4) apply prospectively only.

In 1993, a lower California Court applied these criteria to uphold a term limit contained in the City Charter of the City of Redondo Beach. (*Cawdrey v. City of Redondo Beach* (1993) 15 Cal.App.4th 1212.) The City Charter provided that a person could only serve two terms, whether consecutive or not. When a council member tried to run for a third term, he was denied by the City Clerk and a local voter sued, contending that the term limit in the City Charter violated the California and Federal Constitutions and was preempted by state law. The Court of Appeal applied the factors identified by the California Supreme Court and upheld the term limit. In addition, the Court of Appeal found that charter cities had the right to obtain such term limits, noting that “imposing term limits upon the City’s mayor and council members is a municipal affair within the authority granted to the City” by the California Constitution.

After the *Cawdrey* decision, the Legislature enacted Government Code section 36502(b) to clarify that both charter and general law cities have the authority to impose local term limit measures through voter approval. Section 36502(b) also contains the specific requirement that term limits may only apply prospectively, one of the key factors identified by the California Supreme Court as being necessary to maintain consistency with the Federal and State Constitutions. Therefore, a local term limit measure must comply with Government Code section 36502(b) and meet the other factors identified by the California Supreme Court in the *Eu* case to satisfy constitutional requirements.

Proposals to enact term limits for elected city officials, including consecutive or lifetime term limits, may be brought forward for consideration either by a citizens’ initiative petition or through City Council action, but in either case must be approved by a majority

of voters voting on the measure. (Government Code section 36502(b)). In the November 2020 election, Santee voters will have the opportunity to consider one version of a term limit measure brought forward by a citizens' initiative petition.

B. TERM LIMITS INITIATIVE MEASURE ON THE NOVEMBER BALLOT

At present, the Mayor and Councilmembers are not subject to term limits. However, a term limits initiative measure has been placed on the upcoming General Municipal Election on November 3, 2020, which would establish a three term lifetime limit of Council service as either the Mayor or as a City Councilmember (not three terms for each office). More specifically, if adopted, the measure would require that no person serve as an "Elected Official," defined to include both Mayor and Members of the City Council, for more than twelve years, or three terms, whichever is less. Further, any portion of a term, whether by election or appointment, would count as a full term.

If adopted, the measure would apply to terms starting in November of 2020, as required by Government Code section 36502(b). As noted above, both Section 36502(b) and the California Supreme Court have determined that term limits may only apply prospectively. If adopted, the measure could only be amended or repealed by another majority vote at a City election.

C. TERM LIMITS IN OTHER JURISDICTIONS IN SAN DIEGO COUNTY

Several other jurisdictions in San Diego County have term limits. The details of the term limits in other San Diego County jurisdictions vary. Some have lifetime service limits, some consecutive term limits, and some even have a combination of both lifetime and consecutive term limits. In contrast to a lifetime term limit, a consecutive term limit requires a "cooling off" period after serving a number of consecutive terms during which time a person may not serve on the Council or as Mayor. After the prescribed "cooling off" period, a person may again run and serve as a member of Council or as Mayor for another set of consecutive terms.

Both the City and County of San Diego have adopted lifetime service limits.

- City of San Diego. In November 2018, Measure K was adopted by City of San Diego voters to provide that "no person shall serve more than two four-year terms as a Council member. If for any reason a person serves a partial term as Councilmember in excess of two (2) years, that partial term shall be considered a full term for purposes of this term limit provision." (City of San Diego Charter, Article III, Section 12(c)).
- County of San Diego. Similarly, in June 2010, Measure B was approved by County voters that limits the terms of the Board of Supervisors to two four-year terms. It specifically states: "(a) No person may serve for more than two terms as Supervisor, regardless of district represented, after the

effective date of this section. (b) Any person who is elected or appointed to an unexpired term as a Supervisor after the effective date of this section and who serves more than one-half of a full term of office shall be deemed, for the purposes of this section, to have served a full term; [and] (c) Any Supervisor who resigns or is removed from office with less than one-half of a full term remaining until the expiration of the term shall be deemed, for the purpose of this section, to have served a full term.” (County of San Diego Charter, Section 401.5).

Alternatively, the City of Chula Vista provides a consecutive term limit for the members of Council and Mayor.

- City of Chula Vista. In Chula Vista, “[n]o person shall be eligible for nomination and election to the office of City Councilmember or Mayor for more than two (2) consecutive terms, and no person who has held a Council office for a period of two (2) consecutive terms or the office of Mayor for two (2) consecutive terms, may again seek nomination and election to said offices of Council or Mayor respectively until a period of one (1) year from the termination of the second term for Councilmember or Mayor has elapsed; provided, however, that any person who is appointed by the Council to fill the office of Councilmember or Mayor may not seek nomination and election to said offices of Councilmember or Mayor until a period of one year from the termination of the appointed term has elapsed. Said appointee shall be eligible to seek nomination and election for two (2) full terms thereafter. Any person elected in a special election for the balance of a regular term of Mayor and/or Councilmember for a period of two (2) years or less may seek nomination and election for two (2) full terms thereafter.” (Chula Vista City Charter, Section 300(C)).

National City limits both consecutive terms of office for certain elected city officials and provides for a lifetime term limit for all elected offices combined.

- National City. In June of 2018, voters approved an ordinance that provides: “no person shall be eligible for nomination and election to serve in the offices of members of the city council ... for more than three consecutive terms in the same elected office, and no person who has held the office of member of the city council... for three consecutive terms may again seek nomination and election to the same elected office until one election following the termination of the third term in that same elected office has elapsed.” (National City Municipal Code section 2.73.010). Further a lifetime term limit was adopted so that, “no person shall be eligible for nomination and election to serve in any elective city office ... for more than six terms in all elected offices combined.” (National City Municipal Code section 2.73.020).

D. AUTHORITY TO PROPOSE AN ALTERNATIVE MEASURE TO THE INITIATIVE

Government Code section 36502(b) provides that proposals to enact term limits may be brought forward for consideration either by a citizens' initiative petition or through City Council action. Therefore, the City Council may propose an alternative term limits measure at the November 3, 2020 Election to Santee voters . (Government Code section 36502(b); Elections Code section 9222).

If two measures are proposed at the same election that have conflicting terms, they are deemed to be "competing measures". In such a case, Elections Code section 9221 provides that should both measures pass with a majority, "the ordinance receiving the highest number of affirmative votes shall control." Therefore, for example, if the petition initiative measure were to receive 57% voter approval and the Council's alternative measure received 59% approval, the Council's alternative measure would become the operative law of the City.

The City Council will have until Friday August 7, 2020 to place such a measure on the November 3, 2020 ballot. If the City Council wishes to pursue such a measure, it is recommended that the Council provide direction on the components of such a measure and the City Attorney will prepare a draft measure for Council's consideration at an upcoming City Council meeting.

COUNCIL AGENDA STATEMENT

Item 13

MEETING DATE June 10, 2020

AGENDA ITEM NO.

ITEM TITLE RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA, AMENDING THE MANAGEMENT SERVICES AGREEMENT OF THE CITY CLERK

DIRECTOR/DEPARTMENT John W. Minto, Mayor *AJ. for JM*

SUMMARY

On March 28, 2018, the City of Santee approved a resolution to appoint Annette Ortiz to serve as the City Clerk effective April 19, 2018. The City then entered into a Management Services Agreement with Ms. Ortiz. On May 27, 2020, a public employee performance evaluation for Ms. Ortiz was conducted by the City Council in accordance with California Government Code Section 54957. As a result of this evaluation, the City Council provided direction to staff to bring to Council for consideration in open session a Third Amendment to Ms. Ortiz's Management Services Agreement to include a 5% merit pay increase which will adjust the base annual salary from the current \$110,597.55 to \$116,127.44, effective June 11, 2020. This amount is within the salary range for the City Clerk on the City Council approved Salary Schedule, and therefore the requirements of California Code of Regulations, Title 2, Section 570.5 have been met.

FINANCIAL STATEMENT *jm*

Funding for the salary and benefits as a result of the Third Amendment to the Management Services Agreement is included in the adopted FY 2019-20 operating budget.

CITY ATTORNEY REVIEW N/A Completed

RECOMMENDATION

Adopt the attached Resolution approving the Third Amendment to the City Clerk's Management Services Agreement.

ATTACHMENTS

1. Resolution
2. Third Amendment to Management Services Agreement

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA,
APPROVING THE THIRD AMENDMENT TO THE MANAGEMENT SERVICES
AGREEMENT OF THE CITY CLERK**

WHEREAS, on March 28, 2018 the City of Santee entered into a Management Services Agreement with Annette Ortiz to serve as the City Clerk effective April 19, 2018; and

WHEREAS, on November 14, 2018, following Ms. Ortiz's performance evaluation, the City and Ms. Ortiz amended the Management Services Agreement effective November 15, 2018 ("First Amendment"); and

WHEREAS, on May 22, 2019, following Ms. Ortiz's performance evaluation, the City and Ms. Ortiz amended the Management Services Agreement effective May 30, 2019 ("Second Amendment"); and

WHEREAS, as the result of a performance evaluation on May 27, 2020, the City Council desires to amend the Management Services Agreement of Ms. Ortiz, to increase her annual salary to \$116,127.44, effective June 11, 2020, as reflected in Exhibit "A" Third Amendment to the Management Services Agreement;

NOW, THEREFORE BE IT RESOLVED that the City Council of the City of Santee, California, does hereby find, determine and declare that the Third Amendment to the Management Services Agreement of the City Clerk provided in Exhibit "A," is approved effective June 11, 2020.

ADOPTED by the City Council of the City of Santee, California, at a regular meeting thereof held this 10th day of June 2020, by the following roll call vote to wit:

AYES:

NOES:

ABSENT:

APPROVED:

JOHN W. MINTO, MAYOR

ATTEST:

ANNETTE ORTIZ, CMC, CITY CLERK

Attachment: Exhibit "A" – Third Amendment to the Management Services Agreement

Mayor
John W. Minto

City Council
Ronn Hall
Stephen Houlahan
Laura Koval
Rob McNelis

THIRD AMENDMENT TO MANAGEMENT SERVICES AGREEMENT

This Third Amendment to Management Services Agreement (“Third Amendment”) is made and entered into as of the _____ day of June 2020, by and between the City of Santee, a municipal corporation (“City”) and Annette F. Ortiz (“Employee”).

RECITALS

1. On or about March 28, 2018, City and Employee entered into a Management Services Agreement whereby the City employed Employee as its City Clerk.
2. On or about November 14, 2018, following the Employee’s performance evaluation, the City and Employee amended the Management Services Agreement, effective November 15, 2018 (“First Amendment”).
3. On or about May 22, 2019, following the Employee’s performance evaluation, the City and Employee amended the Management Services Agreement effective May 30, 2019 (“Second Amendment”).
4. The City Council held Employee’s performance evaluation on May 27, 2020 and in accordance with the terms of her Management Services Agreement, considered her salary.
5. City desires to continue to employ the services of Employee as its City Clerk.
6. It is the desire of the City Council to provide inducement for employee to remain in such employment.

NOW, THEREFORE, IN CONSIDERATION OF PERFORMANCE BY THE PARTIES OF THE COVENANTS AND CONDITIONS HEREIN CONTAINED, THE PARTIES AGREE TO AMEND THE MANAGEMENT SERVICES AGREEMENT AS FOLLOWS:

7. The Parties hereby amend Paragraph 3 of the Management Services Agreement as follows:

Paragraph 3. Salary and Benefits

City agrees to increase Employee’s annual base salary to \$116,127.44 effective June 11, 2020.

8. Except as amended in this Third Amendment, the terms and conditions of the Management Services Agreement remain the same.

IN WITNESS WHEREOF, City and Employee have signed and executed this Third Amendment as of the _____ day of June 2020.

CITY OF SANTEE

By: _____
John W. Minto, Mayor

EMPLOYEE

By: _____
Annette F. Ortiz, MBA, CMC, City Clerk

APPROVED AS TO FORM:

By: _____
Shawn Hagerty, City Attorney

City of Santee
COUNCIL AGENDA STATEMENT

Item 14

MEETING DATE June 10, 2020

AGENDA ITEM NO.

ITEM TITLE ACCEPTANCE OF THE DRAFT 2020-2024 SAN DIEGO REGIONAL ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE AND AUTHORIZE THE CITY MANAGER TO CERTIFY ITS COMPLETION

DIRECTOR/DEPARTMENT Melanie Kush, Development Services 

SUMMARY Among the requirements that must be satisfied by jurisdictions that seek to receive Community Development Block Grant (CDBG) funding is a certification of the jurisdiction's efforts to "actively further fair housing choice" through the following:

- Completion of an Analysis of Impediments to Fair Housing Choice (AI);
- Taking actions to eliminate identified impediments; and
- Maintaining fair housing records.

The AI provides an overview of laws, regulations, conditions or other obstacles that may affect an individual or household's access to housing. In recognition of the fact that discrimination in housing choice is a regional issue requiring regional solutions, all of San Diego County, including the 18 incorporated cities and all unincorporated areas agreed to cooperate in the preparation of a regional AI for 2020-2024. Veronica Tam & Associates was selected to prepare the 2020-2024 AI, with each jurisdiction contributing toward plan preparation costs in proportion to its share of total federal CDBG allocations within the County.

The City of Santee contracts with a fair housing service provider (CSA San Diego) for counseling and random audit testing of disparate housing access. The City also participates in the San Diego Alliance for Fair Housing, a region-wide organization established to coordinate the activities of governmental agencies and non-profit advocates and service providers.

Notice of the Publication and Public Comment period availability of the AI was published in the East County Californian on May 8, 2020. The Draft 2020-2024 AI has also been available for public review and comment on the City's website from May 8, 2020 to June 8, 2020. No comments have been received to date.

ENVIRONMENTAL REVIEW This item is exempt from environmental review under the California Environmental Quality Act ("CEQA") by CEQA Guidelines section 15061(b)(3) because the action does not have the potential for causing a significant effect on the environment.

FINANCIAL STATEMENT  The Analysis of Impediments to Fair Housing Choice is a required document in order for the City to continue receiving CDBG funds. The City of Santee's share of the consultants' cost was \$4,416.35 which included a fixed contribution of \$3,000 and a percentage (1.04%) of all program participants' Program Year 2018 CDBG allocations.

CITY ATTORNEY REVIEW N/A Completed

RECOMMENDATIONS Accept the 2020-24 San Diego Regional Analysis of Impediments to Fair Housing Choice and certify its completion by authorizing the City Manager to sign the Signature Page.

ATTACHMENTS

Draft 2020-2024 Analysis of Impediments to Fair Housing Choice Executive Summary

San Diego County boasts an estimated population of over three million residents, making it the second most populous county in California, and fifth in the nation. Diversity among its residents, in terms of cultural backgrounds and socioeconomic characteristics, makes San Diego County a desirable area to live. To continue nurturing this diversity, civic leaders must ensure that an environment exists where equal access to housing opportunities is treated as a fundamental right.

Purpose of the Analysis of Impediments

The communities within San Diego County have established a commitment to providing equal housing opportunities for their existing and future residents. This report, the Analysis of Impediments to Fair Housing Choice (commonly known as the “AI”), presents a demographic profile of San Diego County, assesses the extent of housing needs among specific income groups, and evaluates the range of available housing choices for residents. The AI also analyzes the conditions in the private market and public sector that may limit the range of housing choices or impede a person’s access to housing. More importantly, this AI identifies impediments that may prevent equal housing access and develops solutions to mitigate or remove such impediments.

Participating Jurisdictions

The AI covers the entirety of San Diego County, including the 18 incorporated cities and all unincorporated areas:

- City of Carlsbad
- City of Chula Vista
- City of Coronado
- City of Del Mar
- City of El Cajon
- City of Encinitas
- City of Escondido
- City of Imperial Beach
- City of La Mesa
- City of Lemon Grove
- City of National City
- City of Oceanside
- City of Poway
- City of San Diego
- City of San Marcos
- City of Santee
- City of Solana Beach
- City of Vista
- Unincorporated County

Community Outreach

The San Diego Regional Alliance for Fair Housing (SDRAFFH), comprised of representatives from the participating jurisdictions listed above, fair housing professionals, and housing advocates, helped coordinate the development of the AI, especially the outreach process.

Community Workshops

Six community workshops were held in communities throughout the County in October and November 2019 to gather input regarding fair housing issues in the region. The locations and dates of the workshops were as follows:

Area of County	Location	Date
Central Region	LISC San Diego, San Diego, CA	October 30, 2019
Eastern Region	El Cajon Police Department, El Cajon, CA	November 6, 2019
Northern Region	Escondido City Hall, Escondido, CA	November 7, 2019
Central Region	Valencia Park/Malcolm X Library	November 13, 2019
Southern Region	Chula Vista City Hall, Chula Vista, CA	November 20, 2019
Southern Region	MLK Jr. Community Center, National City, CA	November 21, 2019

During the community workshops, several recurring comments were recorded:

1. Individuals and families in the following protected classes shared experiences of housing discrimination:
 - Homeless
 - Sexual orientation
 - Individual with an emotional support animal
 - Family with deported father
 - Women with adopted children
 - Families with children with autism
 - Source of income or type of work
2. Many people have difficulty finding and accessing information about Fair Housing due to lack of access to computer/internet, knowing where to get the right information, cultural barriers, and lack of education in schools.
3. Need to improve how information is provided to community members by relating messaging to people's lives, letting people know they will learn something, simplifying language and documents.
4. Need to make sure that there are representatives at different agencies and providers that can communicate in different languages of local community.

Stakeholder Interviews

In addition to the input given by representatives from local organizations in attendance at the community workshops, key stakeholders were contacted for one-on-one interviews about the AI. Participants represented organizations that provide fair housing services and/or complementary and

related support services. A representative from each of the following organizations participated in a telephone interview:

Stakeholder	Contact
Alliance for Regional Solutions	Mary Lynn McCorkle, Collaborations Manager October 30, 2019
CSA San Diego	Estela De Los Rios, Executive Director November 6, 2019
Elder Help San Diego	Robin Strickland, Housing Services Coordinator November 7, 2019
La Maestra Community Health Centers	John Kuek, Director of Integrated Community Services November 13, 2019
Legal Aid Society of San Diego County	Rosalina Spencer, Lead Lawyer November 20, 2019
National Alliance on Mental Illness	Aaron Basila, Community Outreach Worker November 21, 2019
Regional Task Force on the Homeless	Jennifer Yost, Director of Grants Management
San Diego Housing Federation	Laura Nunn, Director of Policy and Programs
Southern California Rental Housing Association	Molly Kirkland, Director of Public Affairs

The following summary of findings reflects collective input from the interviewees:

1. Challenges to building community awareness include:
 - Keeping up with updates to laws and regulations
 - Identifying community partners to share information with and provide training
 - Resistance to change by homeowners
 - Language barriers

2. Common fair housing misconceptions and misunderstandings include:
 - Difficult or complex laws and requirements, different requirements for different programs, and difficulty navigating process
 - Not understanding role of different agencies or service providers
 - Terminology and different definitions or understanding of terms like discrimination, affordable housing, intent, or eviction
 - Lack of understanding about different individuals or people who are homeless, suffering from mental illness, live in permanent supportive housing

Fair Housing Survey

The survey was available in multiple languages, including English, Spanish, Tagalog, Chinese, Arabic, and Vietnamese on the websites of the County and all participating jurisdictions. Hard copies of the survey were provided to a number of local agencies for distribution to their clients. The community

workshop flyer, including links to the online survey, was mailed to over 1,000 housing and service providers, encouraging them to provide their unique perspective by participating in the Community Needs Survey. A total of 1,132 persons responded to the Housing Discrimination Survey. The majority of survey respondents felt that housing discrimination was not an issue in their neighborhoods. There were 305 persons who answered “YES” to whether they have personally experienced discrimination in housing.

Community Profile

Population Growth

Examination of demographic characteristics provides some insight regarding the need and extent of equal access to housing in a community. Overall, San Diego County experienced a 10 percent increase in population from 2000 to 2010. From both 2000 to 2010 and 2010 to 2019, the cities of San Marcos, Chula Vista, and Carlsbad had the largest growth. All cities experienced a population growth in the last decade except for the city of Coronado, whose population dropped by two percent. The median age in San Diego County is increasing steadily. Based on the 2017 American Community Survey, 12.9 percent of the population in San Diego County was age 65 or over (seniors), with another 11.6 percent in the 55 to 64 age group (future seniors).

Race/Ethnicity

San Diego County’s residents have become increasingly diverse in their race and ethnic compositions since 1970. The County of San Diego became a minority-majority area between 2000 and 2010, when the percent minority population increased from 45.1 to 51.5 percent. The proportion of minority population continued to increase between 2010 and 2017 to 53.8 percent.

Race and Ethnic Concentration

A significant portion of San Diego County’s population is also foreign born. According to the 2013-2017 ACS, one-fourth of the county’s population is foreign born and almost 90 percent of them are from non-European countries. About half of foreign-born residents in the county are from Latin America and a large portion of immigrants are from Asian countries (38 percent).

Housing Age and Condition

Assessing housing conditions in the County can provide the basis for developing policies and programs to maintain and preserve the quality of the housing stock. Housing age can indicate general housing conditions within a community. The housing stock in the San Diego region is older, with a majority of the housing units (54 percent) built before 1979 and is at least 40 years old (Table 36). The highest percentages of pre-1980 housing units are generally found in the older, urbanized neighborhoods of the cities of La Mesa, Lemon Grove, El Cajon, San Diego, Coronado and National City and will most likely have the largest proportions of housing units potentially in need of rehabilitation. Home rehabilitation can be an obstacle for senior homeowners with fixed incomes and mobility issues.

Housing Cost and Affordability

The cost of homeownership varies within San Diego County depending on the community. In 2019, the median sales price for homes in San Diego County was \$594,909, an increase of 38 percent from 2014. Home prices vary by area/jurisdiction, with very high median prices in coastal areas such as the

cities of Coronado, Del Mar, and Solana Beach. Imperial Beach and Lemon Grove had the lowest median sales price in the region. The countywide median home sales price in 2019 (\$594,909) places home ownership out of reach for all low- and moderate-income households. When homeownership is out of reach, rental housing is the only viable option for many low-income persons.

Adverse Community Factors

The California Office of Environmental Health Hazard Assessment (OEHHA) developed a screening methodology, called the California Communities Environmental Health Screening Tool (CalEnviroScreen), to help identify California communities that are disproportionately burdened by multiple sources of pollution. The CalEnviroScreen reveals that high scoring communities tend to be more burdened by pollution from multiple sources and most vulnerable to its effects, taking into account their socioeconomic characteristics and underlying health status. In San Diego County, the areas indicated as having higher EnviroScreen scores generally match the geographic distribution of minorities, low- and moderate-income persons, and poverty concentrations.

Lending Practices

Overall Lending Patterns

A key aspect of fair housing choice is equal access to credit for the purchase or improvement of a home, particularly in light of the recent lending/credit crisis. In 2017, a total of 37,949 households applied for conventional loans to purchase homes in San Diego County, representing an increase of approximately 41 percent from 2012. This trend is indicative of a housing market that is slowly recovering from its peak in 2006-2007. The loan approval rates varied somewhat by jurisdiction. Applications from the cities of Carlsbad, La Mesa, Poway and Santee generally exhibited higher approval rates (over 67 percent). By contrast, applications from the cities of National City, Imperial Beach, and Chula Vista had slightly lower approval rates (ranging from 57 percent to 61 percent). In 2012, the cities of La Mesa, Carlsbad, and Poway recorded the highest home loan approval rates; these approval rates ranged from 74 to 76 percent. The cities with the lowest loan approval rates were the same in 2012 as in 2017 (Imperial Beach, Chula Vista, and National City, under 65 percent). Aside from income, another major impediment to securing a home loan is insufficient understanding of the homebuying and lending processes. About 14 percent of all applications countywide were withdrawn by the applicants or deemed incomplete by the financial institution in 2012. The rate of withdrawn or incomplete applications was higher in 2017 (21 percent).

Lending by Race/Ethnicity

In an ideal environment, the applicant pool for mortgage lending should be reflective of the demographics of a community. When one racial/ethnic group is overrepresented or underrepresented in the total applicant pool, it could be an indicator of unequal access to housing opportunities. Throughout San Diego County, White applicants were noticeably overrepresented in the loan applicant pool, while Hispanics were severely underrepresented. The underrepresentation of Hispanics was most acute in the cities of Escondido (-33 percent), Vista (-32 percent), and Imperial Beach (-30 percent).

Top Lenders

In 2017, about 38 percent (39,017 applications) of all loan applications in San Diego County were submitted to one of the County's top ten lenders. The top two lenders in the county in 2017 were Wells Fargo Bank and JP Morgan Chase Bank.

Subprime Lending

Subprime lending can both impede and extend fair housing choice. While Home Mortgage Disclosure Act (HMDA) data does not classify loans as subprime, it does track the interest rate spread on loans. In 2005, the Federal Reserve Board required lenders to report rate spreads for loans whose Annual Percentage Rate (APR) was above the U.S. Department of the Treasury benchmark. Loans with a reported spread are typically referred to as higher-priced or subprime loans. The number of subprime loans issued has decreased substantially over time. In 2012, approximately one percent of all loans issued had a reported spread but, by 2017, almost four percent of loans issued were subprime loans. What appears to be most troubling, however, is that Black and Hispanic applicants seem to be significantly more likely to receive these higher-priced loans. In 2012 and 2017, Blacks and Hispanics were twice as likely as Asians to receive a subprime loan. White applicants utilizing subprime loans were limited.

Public Policies

Housing Element Compliance

Public policies established at the regional and local levels can affect housing development and therefore, may have an impact on the range and location of housing choices available to residents. A Housing Element found by the State Department of Housing and Community Development (HCD) to be in compliance with State law is presumed to have adequately addressed its policy constraints. According to HCD, all 19 Housing Elements for participating jurisdictions (including the County) for the fifth cycle (2013-2020) are in compliance.

Zoning Amendments to Remove Impediments to Special Needs Housing

As part of the 2013-2021 Housing Element update, most jurisdictions have already addressed the provisions for special needs housing. However, some jurisdictions in the region have yet to address issues such as:

- Density bonus
- Residential care facilities
- Farmworker housing
- Employee housing

Fair Housing Data

Two agencies provided fair housing services to San Diego County residents: CSA San Diego County (CSA) and Legal Aid Society of San Diego (LASSD).

CSA San Diego County (CSA): Between FY 2014 and FY 2018, CSA provided fair housing services to approximately 1,000 San Diego County residents per year—for a total of 6,276 clients over the five-year period. The majority of CSA’s clients during this period came from El Cajon (35 percent), Chula Vista (21 percent), and the unincorporated County.

Legal Aid Society of San Diego (LASSD): Between FY 2014 and FY 2018, LASSD served over 19,000 San Diego County residents. The majority of LASSD client households during this five-year time period resided in the City of San Diego (53 percent), El Cajon (nine percent) and Oceanside (eight percent).

In addition, fair housing complaints were filed with HUD and with the State Department of Fair Employment and Housing (DFEH) for investigation and enforcement:

HUD: From October 1, 2014 to September 30, 2019, 414 fair housing complaints in San Diego County were filed with HUD (Table 10). About 44 percent of complaints filed were from residents of the City of San Diego. A fair number of complaints were also filed from residents of Oceanside (11 percent) and Chula Vista (seven percent).

Overall, disability-related discrimination was the most commonly reported—comprising 53 percent of all cases (Table 11). Complaints concerning race (12 percent), retaliation (10 percent), and familial status (nine percent) were also regularly reported. Half of all complaints filed (50 percent or 206 cases) were deemed to have no cause and another 28 percent (115 cases) were conciliated or settled.

Fair Housing Impediments

Based on the analysis conducted for this AI, the following is a preliminary list of fair housing impediments identified in San Diego County:

- **Outreach and Education:** Fair housing education is identified as one of the most important strategies for furthering fair housing. However, traditional outreach methods of publishing notices and press releases in newspapers and posting information on websites are not adequate to reach the general public with diverse needs and interests. Outreach methods should be expanded to include other media of communications, and also utilize networks of neighborhood groups and organizations.
- **Enforcement:** Rigorous enforcement of fair housing laws is most effective in deterring housing discrimination. However, not enough enforcement activities are pursued. Fair housing service providers should encourage victims to pursue litigation and refer victims to agencies and organizations with the capacity to handle litigation. Also, favorable outcomes in litigation should be publicized to encourage other victims to come forward.
- **Linguistic Isolation:** In San Diego County, 15.4 percent of residents indicated they spoke English “less than very well” and can be considered linguistically isolated. The cities of National City, Chula Vista, El Cajon, and Escondido have the highest percentage of total residents who spoke English “less than very well”. Most of these residents were Spanish speakers.

- **Segregation:** Within San Diego County, there are RECAPs (Racially/Ethnically Concentrated Areas of Poverty) scattered in small sections of Escondido, El Cajon, La Mesa, Lemon Grove, National City, and Chula Vista. Larger RECAP clusters can be seen in the central/southern portion of the City of San Diego.
- **Lending:** Throughout San Diego County, White applicants were noticeably overrepresented in the loan applicant pool, while Hispanics were severely underrepresented. Black and Hispanic applicants also seem to be significantly more likely to receive subprime loans. The SDRAFFH and jurisdictions should meet with the lending community to discuss ways to expand access to financing for all but especially for minority households.
- **Public Policies:** Several jurisdictions within the County have yet to update their zoning ordinances to address recent changes to State Law. Jurisdictions should implement their Housing Element program commitments to amend the zoning ordinances in a timely manner.

City of Santee
COUNCIL AGENDA STATEMENT

Item 15

MEETING DATE June 10, 2020

AGENDA ITEM NO.

ITEM TITLE **RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA, AWARDING THE CONSTRUCTION CONTRACT FOR THE MISSION GORGE ROAD STREETLIGHT PROJECT CIP 2017-02, HSIPL 5429 (030) AND APPROPRIATING SANTEE ROADWAY LIGHTING DISTRICT ZONE A FUNDS**

DIRECTOR/DEPARTMENT Melanie Kush, Development Services 

SUMMARY

This item requests City Council award the construction contract for the Mission Gorge Road Streetlight Project CIP 2017-02, HSIPL 5429 (030). This project will install streetlights along Mission Gorge Road from SR 52 to Carlton Hills Blvd. On May 28, 2020, five (5) bids were received and opened, with a low bid of \$283,935.00 submitted by DBX, Inc. Upon review by staff, the bid submitted by DBX, Inc. was deemed a nonresponsive bid due to DBX, Inc. using the incorrect bid schedule. The second low bid in the amount of \$295,000.00 submitted by HMS Construction, Inc. has been deemed a responsive and responsible bid and is 5% lower than the engineer's estimate. Staff also requests authorization for the Director of Development Services to approve change orders in an amount not to exceed \$44,250.00 (15%) for unforeseen items and additional work.

ENVIRONMENTAL REVIEW

The project is categorically exempt from environmental review by 15301(c) and (f) – Class 1 (Existing Facilities) of the Guidelines to the California Environmental Quality Act (CEQA). A Notice of Exemption was filed with the San Diego County Recorder on May 12, 2017.

FINANCIAL STATEMENT 

The project design and construction are funded by a Caltrans Highway Safety Improvement Program (HSIP) Grant in the amount of \$397,050.00. The materials testing required for the construction is not covered by the grant and an appropriation in the amount of \$30,072.00 is necessary and available from the Santee Roadway Lighting District Zone A Fund balance. The materials testing will be performed by the City's on-call engineering consultant. The total available project funding is \$427,122.00 and the total anticipated project cost is as follows.

Design and Bidding	\$ 31,561.45
Construction Contract	295,000.00
Construction Change Orders	44,250.00
Material Testing	30,072.00
Construction Management/Inspection	23,000.00
Project Closeout/ Grant Reporting	2,000.00
Total Anticipated Project Cost	\$ 425,883.45

CITY ATTORNEY REVIEW N/A Completed

RECOMMENDATION  

Adopt the Resolution:

1. Deeming the bid submitted by DBX, Inc. as a non-responsive bid, and
2. Awarding the construction contract for the Mission Gorge Road Streetlight Project CIP2017-02, HSIPL 5429 (030) to HMS Construction, Inc. in a total amount of \$295,000.00; and
3. Authorizing the City Manager to execute the contract and the Director of Development Services to approve change orders in an amount not to exceed \$44,250.00; and
4. Appropriating \$30,072.00 from the Santee Roadway Lighting District Zone A Fund balance for material testing.

ATTACHMENTS

Resolution Bid Summary Chart

RESOLUTION NO.

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA, AWARDING THE CONSTRUCTION CONTRACT FOR THE MISSION GORGE ROAD STREETLIGHT PROJECT CIP 2017-02, HSIPL 5429 (030) AND APPROPRIATING SANTEE ROADWAY LIGHTING DISTRICT ZONE A FUNDS

WHEREAS, the project is categorically exempt from environmental review by Section 15301 (c) and (f) of the Guidelines to the California Environmental Quality Act (CEQA); and

WHEREAS, a Notice of Exemption was filed with the San Diego County Recorder on May 12, 2017; and

WHEREAS, the City Clerk, on the 28th day of May 2020, publicly opened and examined sealed bids for the Mission Gorge Road Streetlight Project, CIP 2017-02, HSIPL 5429 (030) ("Project"); and

WHEREAS, the lowest received bid was submitted by DBX, Inc. in the amount of \$283,935.00; and

WHEREAS, upon review by staff, it was determined that DBX, Inc. used the incorrect bid schedule to submit their bid; and

WHEREAS, staff recommends City Council deem the bid submitted by DBX, Inc. as a nonresponsive bid for not meeting the requirements set forth in the contract; and

WHEREAS, HMS Construction, Inc. was found to be the lowest responsive and responsible bidder with their total bid amount of \$295,000.00; and

WHEREAS, staff recommends awarding the construction contract to HMS Construction, Inc. in the amount of \$295,000.00; and

WHEREAS, staff requests authorization for the Director of Development Services to approve change orders in a total amount not to exceed \$44,250.00 for unforeseen items and additional work; and

WHEREAS, additional funding in the amount of \$ 30,072.00 is needed to provide materials testing for the project; and

WHEREAS, there is \$30,072.00 available in the Santee Roadway Lighting District Zone A Fund balance that can be appropriated for materials testing for the project; and

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

RESOLUTION NO.

SECTION 1: The bid submitted by DBX, Inc. is deemed a nonresponsive bid.

SECTION 2: The construction contract for the Mission Gorge Road Streetlight Project CIP 2017-02, HSIPL 5429 (030) is awarded to HMS Construction, Inc. as the lowest responsive and responsible bidder in the amount of \$295,000.00 and the City Manager is authorized to execute the contract on behalf of the City.

SECTION 3: The Director of Development Services is authorized to approve change orders in a total amount not to exceed \$44,250.00 for unforeseen items and additional work.

SECTION 4: An appropriation in the amount of \$30,072.00 in the Santee Roadway Lighting District Zone A Fund for materials testing is approved.

SECTION 5: The City Clerk is directed to certify the adoption of this Resolution.

ADOPTED by the City Council of the City of Santee, California, at a Regular meeting thereof held this 10th day of June, 2020 by the following roll call vote to wit:

AYES:

NOES:

ABSENT:

APPROVED:

JOHN W. MINTO, MAYOR

ATTEST:

ANNETTE ORTIZ, CMC, CITY CLERK

Mayor
John W. Minto

City Council
Ronn Hall
Stephen Houlahan
Laura Koval
Rob McNelis

BID RESULTS

Date: May 28, 2020
Project: Mission Gorge Streetlight Project CIP 2017-02, HSIPL 5429 (030)
Bid Opening Date: May 28, 2020, 10:00 AM

BIDS RECEIVED:

1.	DBX, Inc. License # 240547	\$ 283,935.00*
2.	HMS Construction, Inc. License # 765590	\$ 295,000.00
3.	T&M Electric Inc., DBA Perry Electric License # 747931	\$ 317,370.00
4.	California Professional Engineering, Inc. License # 793907	\$ 343,729.00
5.	CTE, Inc. License # 786098	\$ 473,440.00

* The bid submitted by DBX, Inc. was deemed to be nonresponsive. The new apparent low bidder is HMS Construction, Inc.

APPARENT LOW BIDDERS INFORMATION

HMS Construction Inc.
2885 Scott St
Vista, CA 92081
760-727-9808

SUB-CONTRACTORS LISTED BY THE APPARENT LOW BIDDER:

COMPANY	LICENSE #	TRADE
Payco Specialties Inc.	298637	Striping

City of Santee
COUNCIL AGENDA STATEMENT

Item 16

MEETING DATE June 10, 2020

AGENDA ITEM NO.

ITEM TITLE **RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA, AWARDING THE CONSTRUCTION CONTRACT FOR THE SCHOOL AREA STREETLIGHT PROJECT CIP 2017-03, HSIPL 5429 (031) AND APPROPRIATING SANTEE ROADWAY LIGHTING DISTRICT ZONE A FUNDS**

DIRECTOR/DEPARTMENT Melanie Kush, Development Services 

SUMMARY

This item requests City Council award the construction contract for the School Area Streetlight Project CIP 2017-03, HSIPL 5429 (031) project to HMS Construction, Inc. in the amount of \$395,000.00. This project will install streetlights around Santana High School along Mast Boulevard, Magnolia Avenue, and Second Street. On May 28, 2020, four (4) bids were received and opened, with a low bid of \$395,000.00 submitted by HMS Construction, Inc. Upon review by staff, the bid submitted by HMS Construction, Inc. has been deemed a responsive and responsible bid and is 18% lower than the engineer's estimate. Staff also requests authorization for the Director of Development Services to approve change orders in an amount not to exceed \$59,250.00 (15%) for unforeseen items and additional work.

ENVIRONMENTAL REVIEW

The project is categorically exempt from environmental review by 15301(c) and (f) – Class 1 (Existing Facilities) of the Guidelines to the California Environmental Quality Act (CEQA). A Notice of Exemption was filed with the San Diego County Recorder on May 12, 2017.

FINANCIAL STATEMENT 

The project design and construction are funded by a Caltrans Highway Safety Improvement Program (HSIP) Grant in the amount of \$584,525.00. The materials testing required for the construction is not eligible for reimbursement by the grant and an appropriation in the amount of \$30,065.00 is necessary and available from the Santee Roadway Lighting District Zone A Fund balance. The materials testing will be performed by the City's on-call engineering consultant. The total available funding for the project is \$614,590.00 and the total anticipated project cost is as follows.

Design and Bidding	\$	32,386.72
Construction Contract		395,000.00
Construction Change Orders		59,250.00
Material Testing		30,065.00
Construction Management/Inspection		28,000.00
Project Closeout/ Grant Reporting		2,000.00
Total Revised Project Budget	\$	546,701.72

CITY ATTORNEY REVIEW N/A Completed

RECOMMENDATION 

Adopt the Resolution:

1. Awarding the construction contract for the School Area Streetlight Project CIP2017-03, HSIPL 5429 (031) to HMS Construction, Inc. in a total amount of \$395,000.00; and
2. Authorizing the City Manager to execute the contract and the Director of Development Services to approve change orders in an amount not to exceed \$59,250.00; and
3. Appropriating \$30,065.00 from the Santee Roadway Lighting District Zone A Fund balance for materials testing.

ATTACHMENTS

Resolution Bid Summary Chart

RESOLUTION NO.

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA,
AWARDING THE CONSTRUCTION CONTRACT FOR THE SCHOOL AREA
STREETLIGHT PROJECT CIP 2017-03, HSIPL 5429 (031) AND APPROPRIATING
SANTEE ROADWAY LIGHTING DISTRICT ZONE A FUNDS**

WHEREAS, the project is categorically exempt from environmental review by Section 15301 (c) and (f) of the Guidelines to the California Environmental Quality Act (CEQA); and

WHEREAS, a Notice of Exemption was filed with the San Diego County Recorder on May 12, 2017; and

WHEREAS, the City Clerk, on the 28th day of May 2020, publicly opened and examined sealed bids for the School Area Streetlight Project, CIP 2017-03, HSIPL 5429 (031) ("Project"); and

WHEREAS, the lowest received bid was submitted by HMS Construction, Inc. in the amount of \$395,000.00; and

WHEREAS, HMS Construction, Inc. was found to be the lowest responsive and responsible bidder with their total bid amount of \$395,000.00; and

WHEREAS, staff recommends awarding the construction contract to HMS Construction, Inc in the amount of \$395,000.00; and

WHEREAS, staff requests authorization for the Director of Development Services to approve change orders in a total amount not to exceed \$59,250.00 for unforeseen items and additional work; and

WHEREAS, additional funding in the amount of \$ 30,065.00 is needed to provide materials testing for the project; and

WHEREAS, there is \$30,065.00 available in the Santee Roadway Lighting District Zone A Fund balance that can be appropriated for materials testing for the project; and

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

SECTION 1: The construction contract for the School Area Streetlight Project CIP 2017-03, HSIPL 5429 (031) is awarded to HMS Construction, Inc. as the lowest responsive and responsible bidder in the amount of \$395,000.00 and the City Manager is authorized to execute the contract on behalf of the City.

SECTION 2: The Director of Development Services is authorized to approve change orders in a total amount not to exceed \$59,250.00 for unforeseen items and additional work.

RESOLUTION NO.

SECTION 3: An appropriation in the amount of \$30,060.00 in the Santee Roadway Lighting District Zone A Fund for materials testing is approved.

SECTION 4: The City Clerk is directed to certify the adoption of this Resolution.

ADOPTED by the City Council of the City of Santee, California, at a Regular meeting thereof held this 10th day of June, 2020 by the following roll call vote to wit:

AYES:

NOES:

ABSENT:

APPROVED:

JOHN W. MINTO, MAYOR

ATTEST:

ANNETTE ORTIZ, CMC, CITY CLERK

Mayor
John W. Minto

City Council
Ronn Hall
Stephen Houlahan
Laura Koval
Rob McNelis

BID RESULTS

Date: May 28, 2020
Project: School Area Streetlight Project CIP 2017-03, HSIPL 5429 (031)
Bid Opening Date: May 28, 2020, 11:00 AM

BIDS RECEIVED:

1.	HMS Construction, Inc. License # 765590	\$ 395,000.00
2.	DBX, Inc. License # 240547	\$ 434,120.00
3.	T&M Electric Inc., DBA Perry Electric License # 747931	\$ 485,570.00
4.	CTE, Inc. License # 786098	\$ 647,978.00

APPARENT LOW BIDDER'S INFORMATION

HMS Construction Inc.
2885 Scott St
Vista, CA 92081
760-727-9808

SUB-CONTRACTORS LISTED BY THE APPARENT LOW BIDDER:

COMPANY	LICENSE #	TRADE
Payco Specialties Inc.	298637	Striping

City of Santee
COUNCIL AGENDA STATEMENT

Item 17

MEETING DATE June 10, 2020

AGENDA ITEM NO.

ITEM TITLE RESOLUTION AUTHORIZING AWARD OF THE CONTRACT FOR LANDSCAPE AND HORTICULTURAL MANAGEMENT SERVICES FOR AREA 1 (CITY PARKS AND FACILITIES) TO STEVEN SMITH LANDSCAPE INCORPORATED PER RFP #20/21-40018

DIRECTOR/DEPARTMENT Bill Maertz, Community Services *WMM*

SUMMARY The City's contract for Landscape and Horticultural Management Services for AREA 1 (City Parks and Facilities) will expire on June 30, 2020. In compliance with the City's purchasing ordinance for professional services, Santee Municipal Code Section 3.24.160, and the City's professional services selection practices, the Finance Department administered a formal request for proposal (RFP) process for Landscape and Horticultural Management Services for AREA 1 per RFP 20/21-40018. On March 31, 2020, four firms participated in a non-mandatory pre-proposal meeting conducted telephonically. Staff responded to questions from attendees through the issuance of four addenda. On April 27, 2020, four proposals were received. After a thorough review of the proposals, staff recommends selection of Steven Smith Landscape Incorporated for award of the contract based on the firm's experience and technical expertise, implementation methodology, strategic plan, staffing plan, communication plan and proposed costs.

The cost proposal submitted by Steven Smith totaled \$643,583.00. In light of unanticipated expenses incurred by the City in response to the COVID-19 crisis, staff negotiated a reduction in service hours bringing the total cost proposal down to \$586,791.00. Staff recommends that the City Council authorize the City Manager to execute a professional services contract with Steven Smith Landscape, Inc. for an amount not to exceed \$586,791.00 for Fiscal Year (FY) 2020-21 which includes base services and as-needed items and irrigation repairs. The term of the initial contract shall be July 1, 2020 through June 30, 2021 with four (4) subsequent 12-month options to renew. Annual increases for this contract, if any, shall be at the sole discretion of the City and shall not exceed the San Diego All-Urban Consumers Index (CPI) for the preceding year. Staff also requests that the City Council authorize the City Manager to approve change orders up to ten percent (10%) of the then-current annual contract amount.

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

FINANCIAL STATEMENT Funding for this contract will be provided by various maintenance accounts in the proposed FY 2020-21 Community Services Department operating budget.

CITY ATTORNEY REVIEW N/A Completed

RECOMMENDATION *90 FOR MB*

Adopt the Resolution:

1. Authorizing award of the contract for Landscape and Horticultural Management Services (AREA 1) to Steven Smith Landscape Incorporated and authorizing the City Manager to execute a professional services contract per RFP 20/21-40018 for an amount not to exceed \$586,791.00 for Fiscal Year (FY) 2020-21 (July 1, 2020 through June 30, 2021); and
2. Authorizing the City Manager to approve four (4) additional 12-month options to renew and one (1) 90-day extension along with the corresponding purchase orders; and
3. Authorizing the City Manager to approve annual change orders up to ten percent (10%) of the then-current contract amount; and
4. Authorizing the Director of Community Services to execute a Notice of Completion and the City Clerk to file said Notice of Completion upon satisfactory completion of work for each contract term.

ATTACHMENT Resolution

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE AUTHORIZING AWARD OF AN AGREEMENT FOR LANDSCAPE AND HORTICULTURAL MANAGEMENT SERVICES FOR AREA 1 – CITY PARKS AND FACILITIES TO STEVEN SMITH LANDSCAPE INCORPORATED PER RFP #20/21-40018

WHEREAS, on the 27th day of April 2020, four proposals were received for Landscape and Horticultural Management Services for Area 1 – City Parks and Facilities, RFP 20/21-40018; and

WHEREAS, staff recommends selection of Steven Smith Landscape Incorporated for award of the contract based on the firm’s experience, technical expertise, implementation methodology, strategic plan, staffing plan, communication plan and proposed costs; and

WHEREAS, staff recommends authorizing the City Manager to execute a professional services contract with Steven Smith Landscape Incorporated for an amount not to exceed \$586,791.00 for FY 2020-21; and

WHEREAS, staff recommends authorizing the City Manager to approve four (4) additional 12-month options to renew and one (1) 90-day extension; and

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

WHEREAS, staff recommends authorizing the Director of Community Services to execute annual Notices of Completion and authorizing the City Clerk to file said notices upon satisfactory completion of work; and

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

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

SECTION 1. Awards the contract for Landscape and Horticultural Management Services for AREA 1 – City Parks and Facilities, RFP 20/21-40018, to Steven Smith Landscape Incorporated for an amount not to exceed \$586,791.00 for FY 2020-21.

SECTION 2. Authorizes the City Manager to approve four (4) additional 12-month options to renew and one (1) 90-day extension.

SECTION 3. Authorizes the City Manager to execute the professional services contract on behalf of the City and approve change orders up to ten percent (10%) of the then-current contract amount.

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SECTION 4. Authorizes the Director of Community Services to execute annual Notices of Completion and authorizing the City Clerk to file said notices upon satisfactory completion of work.

ADOPTED by the City Council of the City of Santee, California, at a Regular Meeting thereof held this 10th day of June 2020, by the following roll call vote to wit:

AYES:

NOES:

ABSENT:

APPROVED:

JOHN W. MINTO, MAYOR

ATTEST:

ANNETTE ORTIZ, CMC, CITY CLERK