

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



CITY COUNCIL

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

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

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

**\*\*\*\*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, September 9, 2020, will be conducted via webinar and telephonically.**

**To watch the meeting via webinar please click on this link:  
<https://attendee.gotowebinar.com/register/2809974997488799248>**

**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#.**

**LIVE PUBLIC COMMENT:**

**Members of the public who wish to comment on matters on the City Council agenda or during Non-Agenda Public Comment may register for the webinar with the link above and email the City Clerk at [CITYCLERK@CITYOFSANTEECA.GOV](mailto:CITYCLERK@CITYOFSANTEECA.GOV) with the name that you registered with and the item(s) you wish to speak on. The City Clerk will call the name when it is time to speak.**

**\*\*Public Comment will be limited to 3 minutes and will continue to be accepted until the item is voted on. The timer will begin when the participant begins speaking.**

**Please review the  
COVID-19 webpage (<http://Cityofsanteeca.Gov/Our-City/Public-Notice>)  
for updates both before and during the Council meeting.**

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**Wednesday, September 09, 2020  
6:30 PM**

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

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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:** Deacon Adam Dickenson – World Mission Society Church of God

**PLEDGE OF ALLEGIANCE**

**CONSENT CALENDAR:**

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

- (1) [Approval of Reading by Title Only and Waiver of Reading in Full of Ordinances and Resolutions on the Agenda. \(City Clerk – Ortiz\)](#)
- (2) [Approval of Meeting Minutes of the Santee City Council for the August 26, 2020, Regular Meeting. \(City Clerk – Ortiz\)](#)
- (3) [Approval of Payment of Demands as Presented. \(Finance – McDermott\)](#)
- (4) [Adoption of a Resolution to Increase the Contract Change Order Authorization and Appropriate Reimbursement Revenue from Padre Dam Municipal Water District, in the Amount of \\$31,017.80, for the Citywide Slurry Seal and Roadway Maintenance Program 2020 \(CIP 2020-04\) Project. \(Development Services – Kush\)](#)
- (5) [Adoption of a Resolution Authorizing a Second Amendment to the Agreement with Bound Tree Medical, LLC, for As-Needed Purchases of Medical Supplies for Fiscal Year 2020-21 for a Total Amount Not to Exceed \\$160,021.00. \(Fire – Garlow\)](#)
- (6) [Adoption of a Resolution Authorizing Open Market Purchase of a New 2019 Ford E450 Chassis with Remount of an Existing Ambulance Module onto the New Chassis and Trade-In of a 2015 GMC 4500 Chassis, all with Braun Northwest, Inc. for an Amount Not to Exceed \\$160,191.21. \(Fire – Garlow\)](#)

**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:**

- (7) Conditional Use Permit P2019-3 for a Freestanding Wireless Telecommunication Facility at the Santana Village Shopping Center, Located at 9864 Magnolia Avenue in the Neighborhood Commercial Zone and Finding the Project Categorically Exempt from the California Environmental Quality Act (CEQA) Pursuant to CEQA Guidelines Section 15303. Applicant: Frank B. DePeralta, AT&T. APN 381-031-59. (Development Services – Kush)**

Recommendation:

1. Conduct and close the Public Hearing; and
2. Find Conditional Use Permit P2019-3 Categorically Exempt from the provisions of CEQA pursuant to Section 15303 of the CEQA Guidelines and authorize the filing of a Notice of Exemption; and
3. Approve Conditional Use Permit P2019-3 per the Resolution.

- (8) Public Hearing for the “Lantern Crest Ridge II” General Plan Amendment (GPA2018-1), Rezone (R2018-1), Conditional Use Permit (P2017-4) and Mitigated Negative Declaration (AEIS2018-2) to Permit the Construction of a 50-Unit Senior Care Facility with up to Three Stories and 59 Feet in Height on a 2.74-Acre Vacant Parcel Located at 11000 Sunset Trail in the R-1A/HL (Low Density/Hillside Limited Residential) Zone (APN: 384-142-04). Applicant: Santee Senior Retirement Communities, LLC. (Development Services – Kush)**

Recommendation:

1. Conduct and close the Public Hearing; and
2. Approve the Mitigated Negative Declaration (AEIS2018-2) 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 the General Plan Amendment GPA2018-1 per the Resolution; and
4. Introduce Rezone R2018-1 for first reading per the Ordinance; and
5. Approve the Conditional Use Permit P2017-4 per the Resolution.

**NEW BUSINESS:**

- (9) Resolution Approving the First Amendment to Lien and Development Impact Fee Payment Agreement for Lantern Crest – Phase III, and Authorizing the City Manager to Execute Said Amendment. Location: 8549 Graves Avenue. Developer: Santee Senior Retirement Communities III, LLC (Michael Grant). (Development Services – Kush)**

Recommendation:

Adopt the Resolution:

1. Authorizing the approval of the First Amendment to the Lien and Development Impact Fee Payment Agreement for Lantern Crest – Phase III; and
2. Authorizing the City Manager to execute the First Amendment.

- (10) Resolution Authorizing an Increase in Change Order Authorization for the Design Build Contract with Western Audio Visual for the Council Chamber AV Upgrades (CIP 2016-51) Project and Amending the Project Budget Accordingly. (City Clerk – Ortiz)**

Recommendation:

Adopt the Resolution increasing the City Manager’s change order authorization by \$37,148.00 to a total of \$71,271.00 for the design build contract with Western Audio Visual for the Council Chamber AV Upgrade project and amending the project budget accordingly.

- (11) Resolution Authorizing the City Manager to Execute a Professional Services Agreement with KOA Corporation for Traffic Engineering Services for Developing the Citywide Local Roadway Safety Plan. (Development Services – Kush)**

Recommendation:

Adopt Resolution authorizing the City Manager to execute a professional services agreement with KOA Corporation in an amount not to exceed \$63,819.00.

- (12) A Request for City Manager Authorization to Execute a Cost Share Agreement with Ten Named Parties in the Bacteria Investigative Order R9-2019-0014. (Development Services – Kush)**

Recommendation:

Authorize the City Manager to execute a Cost Share Agreement with ten named parties in the bacteria investigative order R9-2019-0014.



**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:**

**(13) CONFERENCE WITH LEGAL COUNSEL—EXISTING LITIGATION**

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

Name of case: Santee Trolley Square 991, LLP v. City of Santee et al.

Case Number: 37-2020-00007895-CU-WM-CTL

**(14) CONFERENCE WITH REAL PROPERTY NEGOTIATORS**

(Government Code section 54956.8)

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

City Negotiator: City Manager

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

Under Negotiation: Price and terms of payment

**ADJOURNMENT:**

**BOARDS, COMMISSIONS & COMMITTEES**  
**SEPTEMBER & OCTOBER**  
**MEETINGS**

<del>Sept 03</del>	<del>SPARC</del>	<del><b>CANCELLED</b></del>	<del>Civic Center Building 8A</del>
Sept 09	Council Meeting		Virtual/Telephonic
Sept 14	Community Oriented Policing Committee		Virtual/Telephonic
Sept 17	SMHFPC		Virtual/Telephonic
Sept 23	Council Meeting		Virtual/Telephonic
Oct 01	SPARC		TBD
Oct 12	Community Oriented Policing Committee		TBD
Oct 14	Council Meeting		TBD
Oct 28	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](http://www.CityofSanteeCA.gov).**

*The City of Santee complies with the Americans with Disabilities Act. Upon request, this agenda will be made available in appropriate alternative formats to persons with disabilities, as required by Section 12132 of the American with Disabilities Act of 1990 (42 USC § 12132). Any person with a disability who requires a modification or accommodation in order to participate in a meeting should direct such request to the City Clerk’s Office at (619) 258-4100, ext. 112 at least 48 hours before the meeting, if possible.*

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

**AFFIDAVIT OF POSTING AGENDA**

I, Annette Ortiz, City Clerk of the City of Santee, hereby declare, under penalty of perjury, that a copy of this Agenda was posted in accordance with the Brown Act and Santee Resolution 61-2003 on September 4, 2020, at 4:00 p.m.

\_\_\_\_\_  
 Signature 

09/04/2020  
 Date

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

**Item 1**

**MEETING DATE**      September 09, 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**      September 09, 2020

**AGENDA ITEM NO.**

**ITEM TITLE**      APPROVAL OF MEETING MINUTES OF THE SANTEE CITY COUNCIL  
FOR THE AUGUST 26, 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

- August 26, 2020

**Minutes  
Santee City Council  
Council Chamber – Building 2  
10601 Magnolia Avenue  
Santee, California  
August 26, 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 Pastor Gary Lawton – Calvary Chapel of Santee.

**PLEDGE OF ALLEGIANCE** was led by Mayor Minto.

**CONSENT CALENDAR:**

- (1) **Approval of Reading by Title Only and Waiver of Reading in Full of Ordinances and Resolutions on the Agenda. (City Clerk – Ortiz)**
- (2) **Approval of Meeting Minutes of the Santee City Council for the August 12, 2020, Regular Meeting. (City Clerk – Ortiz)**
- (3) **Approval of Payment of Demands as Presented. (Finance – McDermott)**
- (4) **Approval of the Expenditure of \$156,208.02 for July 2020 Legal Services and Related Costs. (Finance – McDermott)**
- (5) **Adoption of a Resolution Authorizing the Purchase of One New X Series EKG Monitor/Defibrillator, One New AutoPulse Automated CPR Board and Related Equipment and Supplies from Zoll Medical Corporation for an Amount Not to Exceed \$51,433.40. (Fire – Garlow)  
(Reso 100-2020)**

**ACTION:** Vice Mayor Koval moved approval of the Consent Calendar.

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.

**NON-AGENDA PUBLIC COMMENT (15 minutes):**

- (A) Karen Schroeder requested the City recirculate the Draft Environmental Impact Report for the proposed Fanita Ranch Development with the exclusion of the Magnolia Avenue extension.
- (B) Dan Bickford thanked City staff and Sheriff's department for their continued work; he stated he was happy to see the Fanita Ranch hearing delayed to allow the improvements to Highway 52 to be completed quicker.
- (C) Janet Garvin spoke regarding the proposed Fanita Ranch development changes to exclude the extension of Magnolia Avenue due to the possible conflict of interest; she requested the revised Draft Environmental Impact Report be recirculated; she requested more action related to racism in the community.
- (D) Michele Perchez commented on the conduct of Council Members; she expressed concerns that citizens voices are not being heard.
- (E) Elizabeth Walk commented on the changes to the proposed Fanita Ranch development to exclude the extension of Magnolia Avenue; she requested the revised Draft Environmental Impact Report be recirculated for public review and comment.

**PUBLIC HEARING:**

- (6) **Continued Public Hearing Considering a Disposition and Development Agreement (DDA) Between the City of Santee and Excel Acquisitions, LLC, for Development of Real Property Known as Parcel 4 of Parcel Map 18857 Located in Trolley Square. (City Manager – Best)**

The Public Hearing was opened at 6:48 p.m. The City Manager presented the Item and responded to questions.

**PUBLIC SPEAKER:**

- Mary Hyder

**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.

The Public Hearing was continued at 6:53 p.m. to November 18, 2020.



**NON-AGENDA PUBLIC COMMENT: (Continued)**

- (A) Mary Hyder expressed concerns with comments made by Council regarding other government agencies such as the State of California and San Diego Association of Governments (SANDAG); she also expressed concerns related to traffic and the proposed Fanita Ranch development.
- (B) Josh Schroeder stated he supports the proposed Fanita Ranch development; he commented on the parks, trails and open space in the proposed plan; he also stated he supports adding funds to Highway 52 improvements in place of the Magnolia Avenue extension.
- (C) Alan Jones expressed his support for the proposed Fanita Ranch development and urged Council to vote in favor of the project.
- (D) Lynda Marrokal spoke in favor of the open space in the proposed Fanita Ranch development; she expressed support for allowing the entire Council the ability to vote on the project; she urged Council to vote in favor of the project.
- (E) Justin Schlaefli spoke in favor of the proposed Fanita Ranch development and the issues related to traffic on Highway 52 being addressed.
- (F) Justin Barrett spoke in favor of HomeFed's proposed Highway 52 improvements related to the proposed Fanita Ranch development.

**CITY COUNCIL REPORTS:**

Vice Mayor Koval reported that she recused herself from a vote at the East County Economic Development Council meeting, where the board heard arguments in favor and against Measure N on the November ballot; the board voted unanimously to not support Measure N.

Mayor Minto commented on a letter written by County of San Diego Board of Supervisors Jim Desmond and Kristin Gaspar; he stated there have been meetings with North County Mayors regarding COVID-19 and what can be done to allow businesses to reopen; he mentioned that he would like to have more autonomy to make decisions based on what is good for the community;; he elaborated on his conversations with the City Manager about collaborating with other East County cities to write a similar letter to the Governor.

Vice Mayor Koval expressed concerns with how community outbreaks are determined and how the definition varies across the state; she urged the County Health Officer to update how the trigger is determined, she stated the trigger determines the duration of the lockdown; she clarified that the County is still required to obtain the Governor's permission to open up certain businesses like hair salons; she expressed support for signing the letter.

The City Manager stated the North County cities have signed on and if the Council supports the direction, staff would draft a similar letter and circulate it to other cities in the County; she stated the letter would request the Governor consider a new paradigm

for locking down businesses.

Council Member McNelis requested that some of the verbiage of the letter focus on ways to help businesses open and not just reasons to shut them down; he stated the City doing what it can to help businesses could be the difference in that business surviving or shutting down forever; he mentioned the City does not have the ability to take care of all of the needs for every single business; he expressed support for sending the letter.

Mayor Minto stated the focus should be on businesses violating the rules, while allowing those adhering to the requirements to conduct business.

Council Member Houlahan stated the City needs to focus on how to open up safely; he expressed concerns with the increase in COVID-19 cases from opening up too quickly the previous time the County opened up; he mentioned parents not being able to go to work as a result of not having kids in school is a hardship; he suggested the importance of a tailored approach with a letter that addresses those aspects for businesses in certain industries; he expressed concerns with a blanket approach to opening everything; he concurs with Vice Mayor Koval that the definition of a community outbreak could be fine-tuned, but does not want to question the science; he expressed support for proceeding with caution.

Mayor Minto concurred with Council Member Houlahan in following the science and stated the letter would be tailored to our community's needs.

Council Member Hall stated he would like to see all 18 cities in San Diego County sign the letter and support opening up; he expressed support for the statements made by Council Members Houlahan and McNelis; he also requested the ability to read the letter before it is sent.

Mayor Minto stated the City has resources and staff to help guide the opening processes.

Vice Mayor Koval stated she does not question the science of COVID-19, but does question the data; she stated most big outbreaks happen at backyard parties and not at businesses.

**CITY MANAGER REPORTS:**

None.

**CITY ATTORNEY REPORTS:**

None.

**CLOSED SESSION:**

None.

**ADJOURNMENT:**

There being no further business, the meeting was adjourned at 7:30 p.m.

Date Approved:

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

DRAFT

City of Santee  
**COUNCIL AGENDA STATEMENT**

Item 3

**MEETING DATE** September 9, 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** *MSB*

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>
08/19/2020	Accounts Payable	\$ 39,571.18
08/19/2020	Accounts Payable	126,061.73
08/20/2020	Accounts Payable	15,132.08
08/20/2020	Accounts Payable	30,044.00
08/26/2020	Accounts Payable	44,469.31
08/26/2020	Accounts Payable	529,782.36
08/26/2020	Accounts Payable	50,127.46
08/27/2020	Payroll	377,615.99
08/31/2020	Accounts Payable	110,950.86
09/01/2020	Accounts Payable	<u>123,008.75</u>
	TOTAL	<u>\$1,446,763.72</u>

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



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

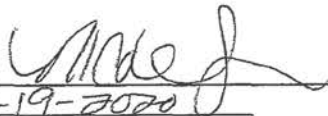
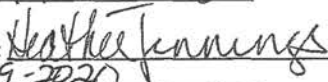
Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
125223	8/19/2020	12701 AMERICAN RADIO INC	S108245 S108246	52564 52676	EQUIPMENT REPAIR RADIO ACCESSORIES	732.70 3,131.70 <b>Total : 3,864.40</b>
125224	8/19/2020	11169 CALIFORNIA WATERS LLC	8151 8371 8547	52679 52679 52679	FOUNTAIN MAINT & REPAIRS FOUNTAIN MAINT & REPAIRS FOUNTAIN REPAIRS	2,609.41 2,609.41 8,000.00 <b>Total : 13,218.82</b>
125225	8/19/2020	10703 EAST COUNTY FAMILY YMCA	06302020 - DAY CAMP	52854	CDBG SUBRECIPIENT	420.09 <b>Total : 420.09</b>
125226	8/19/2020	12224 ENNISS INC.	217318 217617	52691 52691	ROCK & SAND ROCK & SAND	90.34 211.71 <b>Total : 302.05</b>
125227	8/19/2020	10538 MEALS ON WHEELS	04-20-S	52831	CDBG SUBRECIPIENT	2,000.00 <b>Total : 2,000.00</b>
125228	8/19/2020	13992 NORTH COUNTY DISPATCH JPA	201920-194	53167	COVID-19 SUPPLIES	1,680.90 <b>Total : 1,680.90</b>
125229	8/19/2020	10424 SANTEE FIREFIGHTERS	0450		WEARING APPAREL	119.00 <b>Total : 119.00</b>
125230	8/19/2020	10702 SANTEE SANTAS FOUNDATION INC	SSDF 20-002	53080	CDBG SUBRECIPIENT - FOOD DELI	3,865.78 <b>Total : 3,865.78</b>
125231	8/19/2020	10768 SANTEE SCHOOL DISTRICT	FY1920ADJ		CROSSING GUARD BILLING CORRI	1,126.03 <b>Total : 1,126.03</b>
125232	8/19/2020	10121 SUPERIOR READY MIX LP	131291	52678	ASPHALT MATERIALS & SUPPLIES	464.41 <b>Total : 464.41</b>
125233	8/19/2020	10136 WEST COAST ARBORISTS INC	162064-A 162540 162541	52663 52663 52663	URBAN FORESTRY MNGMNT URBAN FORESTRY MANAGEMENT URBAN FORESTRY MNGMNT	2,349.20 473.20 477.40



Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
125233	8/19/2020	10136 WEST COAST ARBORISTS INC	(Continued) 162542	52663	URBAN FORESTRY MANAGEMENT	9,209.90
<b>Total :</b>						<b>12,509.70</b>
11 Vouchers for bank code : ubgen						<b>Bank total : 39,571.18</b>
11 Vouchers in this report						<b>Total vouchers : 39,571.18</b>

Prepared by:   
Date: 8-19-2020  
Approved by:   
Date: 8-19-2020

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
125234	8/19/2020	13456 AGRICULTURAL PEST CONTROL	544543	53045	PEST CONTROL SERVICES	595.00
			545126	53045	PEST CONTROL SERVICES	40.00
			545480	53045	PEST CONTROL SERVICES	125.00
			545664	53045	PEST CONTROL SERVICES	125.00
			545919	53045	PEST CONTROL SERVICES	125.00
					<b>Total :</b>	<b>1,010.00</b>
125235	8/19/2020	11748 BAGLEY, AARON	08072020		PARAMEDIC LICENSE RENEWAL	200.00
					<b>Total :</b>	<b>200.00</b>
125236	8/19/2020	13292 BORDER TIRE	8013829	53081	TIRE SERVICE	128.39
					<b>Total :</b>	<b>128.39</b>
125237	8/19/2020	10021 BOUND TREE MEDICAL LLC	83702072	53076	EMS SUPPLIES	150.31
			83702073	53076	EMS SUPPLIES	266.15
			83708585	53076	EM SUPPLIES	11.31
			83710031	53076	EMS SUPPLIES	162.71
					<b>Total :</b>	<b>590.48</b>
125238	8/19/2020	13842 CARLIN, DAVID AND MONICA	GRD1317A		REFUNDABLE DEPOSIT	252.11
					<b>Total :</b>	<b>252.11</b>
125239	8/19/2020	10299 CARQUEST AUTO PARTS	11102-509481	53083	VEHICLE REPAIR PART	23.91
					<b>Total :</b>	<b>23.91</b>
125240	8/19/2020	10032 CINTAS CORPORATION #694	4057130791	53084	UNIFORM/PARTS CLEANER RNTL	67.97
					<b>Total :</b>	<b>67.97</b>
125241	8/19/2020	10171 COUNTY OF SAN DIEGO AUDITOR &	LC20-74		LAFCO BILLING	16,762.59
					<b>Total :</b>	<b>16,762.59</b>
125242	8/19/2020	10333 COX COMMUNICATIONS	052335901		8950 COTTONWOOD AVE	180.44
			094486701		CITY HALL GROUP BILL	3,141.71
					<b>Total :</b>	<b>3,322.15</b>
125243	8/19/2020	11450 CREATIVE METAL INDUSTRIES INC	12540		DEDICATION PLAQUE	80.81

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
125243	8/19/2020	11450	11450 CREATIVE METAL INDUSTRIES INC (Continued)			Total : 80.81
125244	8/19/2020	10841 DANIELS, ADAM	08092020-JC 08092020-JC/RS 08092020-RS		JULY COMPLEX FIRE JULY CMLPX/RED SALMN FIRES RED SALMON COMPLEX FIRE	224.82 876.92 226.81 Total : 1,328.55
125245	8/19/2020	10251 FEDERAL EXPRESS	7-068-46866		SHIPPING CHARGES	46.08 Total : 46.08
125246	8/19/2020	10065 GLOBAL POWER GROUP INC	69383 69384	53067 53067	ELECTRICAL REPAIRS ELECTRICAL REPAIRS & MAINT	166.67 370.16 Total : 536.83
125247	8/19/2020	13766 HARMONY ENVIRONMENTAL SERVICES	3826 3884	53146 53146	COVID-19 CLEANING & DISINFECT/ COVID-19 CLEANING & DISINFECT/	1,805.00 3,411.00 Total : 5,216.00
125248	8/19/2020	10256 HOME DEPOT CREDIT SERVICES	2150996	53088	SHOP SUPPLIES	42.43 Total : 42.43
125249	8/19/2020	13558 KIFER HYDRAULICS CO, INC	62670	53009	VEHICLE REPAIR	32.48 Total : 32.48
125250	8/19/2020	10203 LAKESIDE EQUIPMENT SALES &	213666 213667	53112 53112	EQUIPMENT RENTAL EQUIPMENT RENTAL	214.42 214.42 Total : 428.84
125251	8/19/2020	10079 MEDICO PROFESSIONAL	20249766	53090	MEDICAL LINEN SERVICE	8.46 Total : 8.46
125252	8/19/2020	10344 PADRE DAM MUNICIPAL WATER DIST	016084-23901603 90000366		TRAILMARK WAY GROUP BILL	2,478.07 53,279.71 Total : 55,757.78
125253	8/19/2020	13530 PERMIT RUNNER	20STE-00570		PERMIT REFUND	248.05 Total : 248.05

Bank code : ubqen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
125254	8/19/2020	10446 PLAY WELL TEKNOLOGIES	DB20050		INSTRUCTOR PAYMENT	315.00
					Total :	315.00
125255	8/19/2020	11225 POPPE, MIKE	2005974		SAFETY GLASSES	300.00
					Total :	300.00
125256	8/19/2020	12062 PURETEC INDUSTRIAL WATER	1815924	53060	DEIONIZED WATER SERVICE	104.18
					Total :	104.18
125257	8/19/2020	10821 RIVERA, FELIX	44514		SAFETY TOE BOOTS	155.86
					Total :	155.86
125258	8/19/2020	10097 ROMAINE ELECTRIC CORPORATION	12-050263	53095	VEHICLE SUPPLIES	1,168.87
					Total :	1,168.87
125259	8/19/2020	13455 ROTO-ROOTER	6288	53043	PLUMBING REPAIRS	125.00
			6289	53043	PLUMBING REPAIRS	125.00
			6355	53043	PLUMBING REPAIRS	2,720.53
			6453	53043	PLUMBING REPAIRS	271.25
					Total :	3,241.78
125260	8/19/2020	10407 SAN DIEGO GAS & ELECTRIC	1727 276 674 2		9050 TRAILMARK WAY	172.83
					Total :	172.83
125261	8/19/2020	13171 SC COMMERCIAL, LLC	1677998-IN	53077	DELIVERED FUEL	454.44
			1679967-IN	53077	DELIVERED FUEL	181.79
					Total :	636.23
125262	8/19/2020	13554 SC FUELS	0269473	53078	FLEET CARD FUELING	1,367.27
					Total :	1,367.27
125263	8/19/2020	11056 STANDARD ELECTRONICS	S44303	53147	SECURITY SYS - MONITOR, MAINT	1,425.00
					Total :	1,425.00
125264	8/19/2020	10217 STAPLES ADVANTAGE	3451927516	53124	OFFICE SUPPLIES	9.49
			3451991265	53098	OFFICE SUPPLIES - CSD	173.97
			3451991266	53097	OFFICE SUPPLIES-FINANCE	280.74
			3451991267	53023	OFFICE SUPPLIES	79.86

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
125264	8/19/2020	10217 STAPLES ADVANTAGE	(Continued) 3452363375	53098	OFFICE SUPPLIES - CSD	14.00
					Total :	558.06
125265	8/19/2020	10119 STEVEN SMITH LANDSCAPE INC	44502 44503	53069 53069	A1 LANDSCAPE SERVICES A1 LANDSCAPE SERVICES	1,364.00 19,178.00
					Total :	20,542.00
125266	8/19/2020	10572 SUNBELT RENTALS INC	103182004 103861984	53148 53148	EQUIPMENT RENTAL EQUIPMENT RENTAL	252.71 852.27
					Total :	1,104.98
125267	8/19/2020	11321 TIP OF SAN DIEGO COUNTY	2020-1024B	53160	ON SCENE RESPONSE SERVICES	8,100.00
					Total :	8,100.00
125268	8/19/2020	10692 UNITED PARCEL SERVICE	000006150X300		SHIPPING CHARGES	28.71
					Total :	28.71
125269	8/19/2020	12480 UNITED SITE SERVICES	114-10555996 114-10651341 114-10698754	53173 53173 53173	PORTABLE TOILET MAST PARK - VAULT TOILET SVC PORTABLE TOILET	205.79 100.00 205.79
					Total :	511.58
125270	8/19/2020	11305 VELOCITY TRUCK CENTERS	XA290067916:01	53028	VEHICLE REPAIR PARTS	33.27
					Total :	33.27
125271	8/19/2020	10148 WESTAIR GASES & EQUIPMENT INC	11088969	53063	WELDING SUPPLIES	126.05
					Total :	126.05
125272	8/19/2020	10537 WETMORES	63115073	53029	VEHICLE REPAIR PARTS	86.15
					Total :	86.15
39 Vouchers for bank code : ubgen						Bank total : 126,061.73
39 Vouchers in this report						Total vouchers : 126,061.73

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08/19/2020 4:41:53PM

Voucher List  
CITY OF SANTEE

Bank code : ubqen

<u>Voucher</u>	<u>Date</u>	<u>Vendor</u>	<u>Invoice</u>	<u>PO #</u>	<u>Description/Account</u>	<u>Amount</u>
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Prepared by: [Signature]  
Date: 8-19-2020

Approved by: [Signature]  
Date: 8-20-2020



Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
125273	8/20/2020	10001 US BANK	0032		MATERIALS & SUPPLIES	59.26
			008684		OFFICE SUPPLIES	23.16
			013118		MATERIALS & SUPPLIES	67.18
			018052		DAY CAMP SUPPLIES	12.93
			02634		BATTERIES	105.90
			027101		DAY CAMP SUPPLIES	11.85
			028837		SUPPLIES	19.47
			030973		DAY CAMP SUPPLIES	125.77
			035126		OFFICE SUPPLIES	5.26
			044224		OFFICE SUPPLIES	25.24
			050646		EQUIPMENT SUPPLIES	86.20
			07132020		BINDING SERVICE	31.25
			0733		BINDING SERVICE	6.47
			074754		OFFICE SUPPLIES	20.67
			076528		OFFICE SUPPLIES	20.19
			07783		DISC GOLF COURSE	130.87
			078620		DAY CAMP SUPPLIES	31.55
			08052020		OFFICE SUPPLIES	30.33
			080826		EQUIPMENT RENTAL	1,257.04
			089988		OFFICE SUPPLIES	53.72
			100		STATION SUPPLIES	12.91
			100909172		ANNUAL MEMBERSHIP DUES	265.00
			1022617		OPS YARD SUPPLIES	121.62
			11322268781293004		OFFICE SUPPLIES	63.96
			11345368253227420		OFFICE SUPPLIES	135.76
			113-5228383-78754		HEADSET REPLACEMENTS	301.70
			113-7668995-13490		OFFICE SUPPLIES	184.24
			1207949398		ONLINE MEETING SOFTWARE	129.35
			1207954531		ONLINE MEETING SOFTWARE	129.35
			1207987810		ONLINE MEETING SOFTWARE	129.35
			1207998865		ONLINE MEETING SERVICES	154.71
			1208063499		ONLINE MEETING SOFTWARE	129.35
			1208068386		ONLINE MEETING SOFTWARE	129.35
			121999		DISC GOLF MACHINE SUPPLIES	496.51
			13071		SHOP SUPPLIES	54.97
			1397764256		NEOGOV VIRTUAL CONFERENCE	147.00

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
125273	8/20/2020	10001 US BANK	(Continued)			
			143470		MEMBERSHIP RENEWAL	150.00
			15212		GRAFFITI ABATEMENT	89.41
			159974		TRAINING MANUALS	756.00
			182787		OFFICE SUPPLIES - CREDIT	-20.67
			183		SANTEE SALUTES	9.98
			19955232		OFFICE SUPPLIES	290.62
			202022291		TOXIC WASTE FEES	207.50
			202470		STAFF MASKS	200.00
			204658		VEHICLE REPAIR PART	797.50
			213389		EQUIPMENT RENTAL	164.87
			23		STATION SUPPLIES	281.28
			23702		DAY CAMP SUPPLIES	10.51
			240700		ANNUAL MEMBERSHIP DUES	75.00
			2692-3		MATERIALS & SUPPLIES	45.86
			2940		DAY CAMP SUPPLIES	192.44
			29646		CITY HALL REPAIRS	20.25
			307022621		DAY CAMP	53.96
			34880		OPS YARD REPAIRS	404.22
			36499		SMALL TOOLS	32.29
			3782651		MAST PARK - REPAIRS	180.56
			38105		CITY HALL REPAIRS	579.67
			39080		ANNUAL MEMBERSHIP DUES	100.00
			39653		FLOOD CONTROL SUPPLIES	49.80
			4031121293		STATION SUPPLIES	519.72
			4325		DAY CAMP SUPPLIES	29.50
			4526649		DAY CAMP SUPPLIES	65.56
			465363		SOCCER NETS FOR TCCP	481.57
			475659		GENERAL SPECIAL EVENTS	731.50
			5011931		GENERAL SPECIAL EVENTS	95.43
			5141844		OFFICE SUPPLIES	87.83
			5141884-A		OFFICE SUPPLIES	10.27
			52084		KEYS COPIES	40.41
			5686		PAPER CUTTING	3.49
			6085064		OFFICE SUPPLIES	32.28
			6192899838		ONLINE MEETING SERVICE	86.78
			6319431		SHOP SUPPLIES	71.00

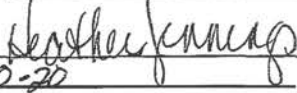
Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
125273	8/20/2020	10001 US BANK	(Continued)			
			674		SANTEE SALUTES	32.33
			6769066		SMALL TOOLS	158.65
			6823		DAY CAMP SUPPLIES	67.20
			6831423		BATTERIES	75.41
			6873001		LAPEL MICROPHONE	24.64
			6L582524YW3041610		ANNUAL MEMBERSHIP DUES	50.00
			702281		ANNUAL MEMBERSHIP DUES	175.00
			702633		TRAINING MANUAL	66.97
			7272020A		WEB CAMERAS	189.60
			7272020B		WEB CAMERAS	16.14
			73443		FOUNTAIN MAINTENANCE	111.72
			7417047		OFFICE SUPPLIES	15.06
			7603524383		NILAND FIRE	76.39
			7607035524		SANTEE SALUTES	108.28
			7877		MEMBERSHIP DUES	70.00
			7886624		DAY CAMP SUPPLIES	21.28
			83810		CITY HALL MAINTENANCE	402.74
			8541866		BATTERIES - ALRAM KEYPADS	209.00
			8660		DAY CAMP SUPPLIES	29.04
			88532		CITY HALL REPAIRS	73.56
			89884		SMALL TOOLS	44.13
			9125835		DAY CAMP SUPPLIES	8.00
			9183017763		FS#5 MAINTENANCE	87.00
			9183102894		CLEANING SUPPLIES	75.92
			9215453		LAPEL MICROPHONES	66.93
			94		ANNUAL MEMBERSHIP DUES	55.00
			99166/99179		RECORDED DOCUMENT	3.02
			ARV/44487701		DIAGNOSTIC SOFTWARE SUB.	687.50
			CA2D33D98		MEMBERSHIP DUES	110.00
			KVJ6		SANTEE SALUTES	150.84
			WG10461189		CAMP STORAGE	117.45
			WJ10737729		SUPPLY STORAGE	117.45
<b>Total :</b>						<b>15,132.08</b>
1 Vouchers for bank code : ubgen						<b>Bank total : 15,132.08</b>

Bank code : ubgen


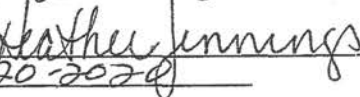
Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
1		Vouchers in this report				Total vouchers : 15,132.08

Prepared by:   
Date: 8-20-2020

Approved by:   
Date: 8-20-20

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
125274	8/20/2020	13870 CHAMPION GYMNASTICS &	RSRP-001		BUSINESS ASSISTANCE GRANT	10,000.00
					<b>Total :</b>	<b>10,000.00</b>
125275	8/20/2020	13868 DR. MARK ROTHSTEIN-	RSRP-002		BUSINESS ASSISTANCE GRANT	3,305.00
					<b>Total :</b>	<b>3,305.00</b>
125276	8/20/2020	11440 FILIPPI'S PIZZA GROTTTO	RSRP-003		BUSINESS ASSISTANCE GRANT	3,571.00
					<b>Total :</b>	<b>3,571.00</b>
125277	8/20/2020	13869 FOREVER HAIR & NAILS INC	RSRP-004		BUSINESS ASSISTANCE GRANT	3,796.00
					<b>Total :</b>	<b>3,796.00</b>
125278	8/20/2020	13871 OFF BROADWAY LIVE, INC.	RSRP-005		BUSINESS ASSISTANCE GRANT	7,635.00
					<b>Total :</b>	<b>7,635.00</b>
125279	8/20/2020	13872 POLISH NAILS SPA & HAIR	RSRP-006		BUSINESS ASSISTANCE GRANT	1,313.00
					<b>Total :</b>	<b>1,313.00</b>
125280	8/20/2020	13873 SIMPLY SPA	RSRP-007		BUSINESS ASSISTANCE GRANT	424.00
					<b>Total :</b>	<b>424.00</b>
<b>7 Vouchers for bank code : ubgen</b>						<b>Bank total : 30,044.00</b>
<b>7 Vouchers in this report</b>						<b>Total vouchers : 30,044.00</b>

Prepared by:   
 Date: 8-20-2020  
 Approved by:   
 Date: 8-20-2020



Voucher List  
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
125281	8/26/2020	13456 AGRICULTURAL PEST CONTROL	540930	52790	PEST CONTROL SERVICES	125.00
			540977	52790	PEST CONTROL SERVICES	125.00
			540978	52790	PEST CONTROL SERVICES	125.00
			541263	52790	PEST CONTROL SERVICES	125.00
			541333	52790	PEST CONTROL SERVICES	125.00
			541510	52790	PEST CONTROL SERVICES	125.00
			541697	52790	PEST CONTROL SERVICES	125.00
					<b>Total :</b>	<b>875.00</b>
125282	8/26/2020	11999 AMERICAN ASPHALT SOUTH INC	CIP 2020-06		RETENTION RELEASE	6,212.65
					<b>Total :</b>	<b>6,212.65</b>
125283	8/26/2020	10876 CANON SOLUTIONS AMERICA INC	4040146662	52669	PLOTTER MAINT & USAGE	17.99
			4040146664	52669	PLOTTER MAINT & USAGE	17.99
			4040146666	52669	PLOTTER MAINT & USAGE	18.48
			4040146668	52669	PLOTTER MAINT & USAGE	18.16
			4040146670	52669	PLOTTER MAINT & USAGE	19.79
			4040146672	52669	PLOTTER MAINT & USAGE	20.33
			4040146674	52669	PLOTTER MAINT & USAGE	19.79
			4040146676	52669	PLOTTER MAINT & USAGE	19.79
			4040146678	52669	PLOTTER MAINT & USAGE	21.41
			4040146680	52669	PLOTTER MAINT & USAGE	36.70
					<b>Total :</b>	<b>210.43</b>
125284	8/26/2020	13044 FIELDTURF USA, INC	666356	52870	SYNTHETIC TURF MAINTENANCE	5,742.72
					<b>Total :</b>	<b>5,742.72</b>
125285	8/26/2020	10063 G.E. BROWN SERVICES INC	26068	52849	ICE MACHINE REPAIRS	458.91
					<b>Total :</b>	<b>458.91</b>
125286	8/26/2020	12828 RICK ENGINEERING COMPANY	18100(23)-2	52939	AS-NEEDED ENGINEERING SERVIC	70.48
					<b>Total :</b>	<b>70.48</b>
125287	8/26/2020	10424 SANTEE FIREFIGHTERS	JAN-MARCH 2020		COX REIMBURSEMENT	356.70
					<b>Total :</b>	<b>356.70</b>



Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
125288	8/26/2020	12223 SITEONE LANDSCAPE SUPPLY LLC	101154425	52825	IRRIGATION SUPPLIES	936.10
<b>Total :</b>						<b>936.10</b>
125289	8/26/2020	12223 SITEONE LANDSCAPE SUPPLY LLC	101154425-002	52825	IRRIGATION SUPPLIES	38.97
<b>Total :</b>						<b>38.97</b>
125290	8/26/2020	10119 STEVEN SMITH LANDSCAPE INC	44238	52789	AREA 3 LANDSCAPE SERVICES	1,536.00
			44268	52789	AREA 3 LANDSCAPE SERVICES	7,050.00
			44314	52789	AREA 3 LANDSCAPE SERVICES	9,555.00
			44369	52789	AREA 3 LANDSCAPE SERVICES	2,970.00
			44370	52789	AREA 3 LANDSCAPE SERVICES	770.00
			44371	52789	AREA 3 LANDSCAPE SERVICES	1,085.00
			44372	52789	AREA 3 LANDSCAPE SERVICES	2,820.00
			44386	52789	AREA 3 LANDSCAPE SERVICES	1,800.00
<b>Total :</b>						<b>27,586.00</b>
125291	8/26/2020	12480 UNITED SITE SERVICES	114-10823153	52648	PORTABLE TOILETS	62.02
			114-10823172	52648	PORTABLE TOILETS	150.81
<b>Total :</b>						<b>212.83</b>
125292	8/26/2020	11194 USAFACT INC	50873		BACKGROUND CHECK	18.52
<b>Total :</b>						<b>18.52</b>
125293	8/26/2020	10136 WEST COAST ARBORISTS INC	160654-A-A	52663	URBAN FORESTRY MANAGEMENT	1,750.00
<b>Total :</b>						<b>1,750.00</b>
<b>13 Vouchers for bank code : ubgen</b>						<b>Bank total : 44,469.31</b>
<b>13 Vouchers in this report</b>						<b>Total vouchers : 44,469.31</b>

Prepared by: *[Signature]*

Date: 8-26-2020

Approved by: *[Signature]*

Date: 8-26-2020

Voucher List  
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
125294	8/26/2020	11445 AMERICAN MESSAGING	L1072898UH		PD PAGER SERVICE	162.86
					<b>Total :</b>	<b>162.86</b>
125295	8/26/2020	12951 BERRY, BONNIE F.	September 1, 2020		RETIREE HEALTH PAYMENT	91.00
					<b>Total :</b>	<b>91.00</b>
125296	8/26/2020	10020 BEST BEST & KRIEGER LLP	LEGAL SVCS JULY 2020		LEGAL SVCS JULY 2020	156,208.02
					<b>Total :</b>	<b>156,208.02</b>
125297	8/26/2020	11513 BOND, ELLEN	09012020-263		MEADOWBROOK HARDSHIP PROC	58.05
					<b>Total :</b>	<b>58.05</b>
125298	8/26/2020	10021 BOUND TREE MEDICAL LLC	83717694	53076	EMS SUPPLIES	0.06
			83719448	53076	EMS SUPPLIES	411.91
			83721245	53076	EMS SUPPLIES	1,782.95
			83723026	53076	EMS SUPPLIES	312.19
			83723027	53076	EMS SUPPLIES	122.08
					<b>Total :</b>	<b>2,629.19</b>
125299	8/26/2020	10693 BOYS & GIRLS CLUB OF EAST	RD080320	53154	CARES ACT CHILD CARE SCHOLAF	5,000.00
					<b>Total :</b>	<b>5,000.00</b>
125300	8/26/2020	11653 CALIFORNIA FIRE CHIEFS ASSOC	FY20-21		ANNUAL MEMBERSHIP FEE	150.00
					<b>Total :</b>	<b>150.00</b>
125301	8/26/2020	10299 CARQUEST AUTO PARTS	11102-509563	53083	VEHICLE REPAIR PART	75.94
					<b>Total :</b>	<b>75.94</b>
125302	8/26/2020	11402 CARROLL, JUDI	09012020-96		MEADOWBROOK HARDSHIP PROC	58.19
					<b>Total :</b>	<b>58.19</b>
125303	8/26/2020	10032 CINTAS CORPORATION #694	4057792938	53084	UNIFORM/PARTS CLENER RNTL	87.08
					<b>Total :</b>	<b>87.08</b>
125304	8/26/2020	11409 CLAYTON, SYLVIA	09012020-340		MEADOWBROOK HARDSHIP PROC	60.90
					<b>Total :</b>	<b>60.90</b>

Voucher List  
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
125305	8/26/2020	10268 COOPER, JACKIE	September 1, 2020		RETIREE HEALTH PAYMENT	91.00
					Total :	91.00
125306	8/26/2020	12153 CORODATA RECORDS	RS4613072	53104	RECORD STORAGE & RETRIEVAL	437.42
					Total :	437.42
125307	8/26/2020	11862 CORODATA SHREDDING INC	DN1278459	53115	SECURE DESTRUCTION SERVICES	42.87
					Total :	42.87
125308	8/26/2020	10358 COUNTY OF SAN DIEGO	21CTOFSAN01 21CTOFSASN01	53156 53143	SHERIFF RADIOS 800 MHZ ACCESS (FIRE/PS)	4,503.00 1,623.58
					Total :	6,126.58
125309	8/26/2020	10333 COX COMMUNICATIONS	063453006 064114701 066401501		9534 VIA ZAPADOR 8115 ARLETTE ST 10601 N MAGNOLIA AVE	92.03 194.19 8.56
					Total :	294.78
125310	8/26/2020	12593 ELLISON WILSON ADVOCACY, LLC	2020-08-10	53132	LEGISLATIVE ADVOCACY SERVICE	1,500.00
					Total :	1,500.00
125311	8/26/2020	10057 ESGIL CORPORATION	07/2020		SHARE OF FEES	115,489.66
					Total :	115,489.66
125312	8/26/2020	11119 FERGUSON ENTERPRISES INC	9098862	53002	PLUMBING SUPPLIES	221.20
					Total :	221.20
125313	8/26/2020	10368 FIREWORKS & STAGE FX AMERICA	19862 19863	53031 53031	2020 FIREWORKS 2020 FIREWORKS	15,000.00 15,000.00
					Total :	30,000.00
125314	8/26/2020	12760 FOCUS PSYCHOLOGICAL	SANTEE2020-7	53032	COUNSELING SERVICES	750.00
					Total :	750.00
125315	8/26/2020	12638 GEORGE HILLS COMPANY, INC.	INV1018422	53118	LIABILITY CLAIMS ADMINISTRATIOI	1,514.96
					Total :	1,514.96
125316	8/26/2020	13072 GOVERNMENT TRAINING AGENCY	15743		ANNUAL MEETING FEES	1,500.00

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
125316	8/26/2020	13072	13072 GOVERNMENT TRAINING AGENCY (Continued)			Total : 1,500.00
125317	8/26/2020	13223 KOVAL, LAURA	08132020		CANDIDATE STATEMENT REFUND	1,300.00
						Total : 1,300.00
125318	8/26/2020	14041 M. GRANT REAL ESTATE, INC.	TM15001A		REFUNDABLE DEPOSIT	3,148.40
						Total : 3,148.40
125319	8/26/2020	13777 NETFILE, INC.	6788-1		SOFTWARE SUBSCRIPTION	6,000.00
						Total : 6,000.00
125320	8/26/2020	13056 PACIFIC SWEEPING	152139	53073	STREET SWEEPING SVCS	15,839.98
						Total : 15,839.98
125321	8/26/2020	10344 PADRE DAM MUNICIPAL WATER DIST	90000367		GROUP BILL	36,980.11
						Total : 36,980.11
125322	8/26/2020	11442 PATTERSON, LUANNE	09012020-225		MEADOWBROOK HARDSHIP PROG	56.14
						Total : 56.14
125323	8/26/2020	13669 PORTILLO CONCRETE, INC	CIP 2020-07		RETENTION RELEASE	8,837.69
						Total : 8,837.69
125324	8/26/2020	10101 PROFESSIONAL MEDICAL SUPPLY	B011249	53094	OXYGEN CYLINDERS & REFILLS	78.12
			B011250	53094	OXYGEN CYLINDERS & REFILLS	71.61
						Total : 149.73
125325	8/26/2020	10221 QUALITY CODE PUBLISHING LLC	2020-279	53109	MUNICIPAL CODE SERVICES	841.50
						Total : 841.50
125326	8/26/2020	12237 RAYON, KYLE	September 1, 2020		RETIREE HEALTH PAYMENT	91.00
						Total : 91.00
125327	8/26/2020	12256 ROE, DARLENE	09012020-318		MEADOWBROOK HARDSHIP PROG	59.01
						Total : 59.01
125328	8/26/2020	10097 ROMAINE ELECTRIC CORPORATION	12-050315	53095	VEHICLE SUPPLIES	1,181.74
			12-050361	53095	VEHICLE SUPPLIES	787.82

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
125328	8/26/2020	10097	10097 ROMAINE ELECTRIC CORPORATION (Continued)			Total : 1,969.56
125329	8/26/2020	13903 SAM-SANTEE, LLC	08062020		OVERPMT OF BUILDING FEES	215.35
						Total : 215.35
125330	8/26/2020	12587 SDCFA - ADMIN SECTION	FY2020-21		ANNUAL MEMBERSHIP DUES	30.00
						Total : 30.00
125331	8/26/2020	10109 SAN DIEGO COUNTY FIRE CHIEFS'	07012020.6		FY 20/21 MEMBERSHIP FEES	50.00
						Total : 50.00
125332	8/26/2020	13061 SAN DIEGO HUMANE SOCIETY &	AUG-20	53110	ANIMAL CONTROL SERVICES	36,250.00
						Total : 36,250.00
125333	8/26/2020	13171 SC COMMERCIAL, LLC	1682874-IN 1684744-IN 1688161-IN	53077 53077 53077	DELIVERED FUEL DELIVERED FUEL DELIVERED FUEL	247.05 760.68 48.85
						Total : 1,056.58
125334	8/26/2020	13554 SC FUELS	0273757	53078	FLEET CARD FUELING	1,236.53
						Total : 1,236.53
125335	8/26/2020	10110 SECTRAN SECURITY INC	20070426 20080421	53176 53176	ARMORED CAR TRANSPORT SVC ARMORED CAR TRANSPORT SVC	129.16 129.16
						Total : 258.32
125336	8/26/2020	13206 SHARP BUSINESS SYSTEMS	9002888176	53139	SHARP MAINTENANCE/COPIES	932.80
						Total : 932.80
125337	8/26/2020	12223 SITEONE LANDSCAPE SUPPLY LLC	101287593 101438072 101572678 101585174 101618166 101747893 101748141 101880704-001 101880704-002	53066 53066 53066 53066 53066 53066 53066 53066 53066	IRRIGATION SUPPLIES (90 DAY EX IRRIGATION SUPPLIES IRRIGATION SUPPLIES IRRIGATION SUPPLIES (90 DAY EX IRRIGATION SUPPLIES IRRIGATION SUPPLIES IRRIGATION SUPPLIES IRRIGATION SUPPLIES IRRIGATION SUPPLIES	147.48 366.75 28.65 111.02 96.01 119.07 1,071.70 50.15 200.38

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
125337	8/26/2020	12223 SITEONE LANDSCAPE SUPPLY LLC	(Continued)			
			101909851	53066	IRRIGATION SUPPLIES	83.79
			102029460	53066	IRRIGATION SUPPLIES	605.33
			1021082585-001	53066	IRRIGATION SUPPLIES	334.04
					<b>Total :</b>	<b>3,214.37</b>
125338	8/26/2020	10837 SOUTHWEST TRAFFIC SIGNAL	80510	53159	USA MARKOUTS	240.00
			80511	53159	TRAFFIC SIGNAL MAINTENANCE	3,965.00
			80512	53159	TRAFFIC SIGNAL SERVICE CALLS	1,761.47
					<b>Total :</b>	<b>5,966.47</b>
125339	8/26/2020	11403 ST. JOHN, LYNNE	09012020-78		MEADOWBROOK HARDSHIP PROG	58.30
					<b>Total :</b>	<b>58.30</b>
125340	8/26/2020	10217 STAPLES ADVANTAGE	3452558202	53097	OFFICE SUPPLIES-FINANCE	59.80
					<b>Total :</b>	<b>59.80</b>
125341	8/26/2020	10119 STEVEN SMITH LANDSCAPE INC	445759	53069	A1 LANDSCAPE SERVICES	450.00
			44580	53069	A1 LANDSCAPE SERVICES	1,120.00
			44582	53044	A2 LANDSCAPE SERVICES	360.00
			44584	53068	A3 LANDSCAPE SERVICES	150.00
			44586	53068	A3 LANDSCAPE SERVICES	135.00
			44587	53068	A 3 LANDSCAPE SERVICES	462.00
			44589	53068	A3 LANDSCAPE SERVICES	308.00
			44708	53069	A1 LANDSCAPE SERVICES	44,811.36
			44709	53044	A2 LANDSCAPE SERVICES	18,341.00
			44710	53068	A3 LANDSCAPE SERVICES	11,256.23
			44760	53069	A1 LANDSCAPE SERVICES	135.00
			44761	53069	A 1 LANDSCAPE SERVICES	45.00
			44762	53069	A 1 LANDSCAPE SERVICES	90.00
			44763	53044	A2 LANDSCAPE SERVICES	450.00
			44767	53068	A3 LANDSCAPE SERVICES	270.00
					<b>Total :</b>	<b>78,383.59</b>
125342	8/26/2020	10250 THE EAST COUNTY	97751		INVITATION TO BID	220.50
					<b>Total :</b>	<b>220.50</b>

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount	
125343	8/26/2020	10520 TRAFFIC SAFETY MATERIALS LLC	8953	52980	DISC GOLF SPONSOR SIGN	62.80	
					Total :	62.80	
125344	8/26/2020	10133 UNDERGROUND SERVICE ALERT	720200694 dsb20194324	53172 53172	DIG ALERT SERVICES DIG ALERT SERVICES - STATE FEE	198.10 70.85	
					Total :	268.95	
125345	8/26/2020	11194 USAFACT INC	80811		BACKGROUND CHECK	47.44	
					Total :	47.44	
125346	8/26/2020	10475 VERIZON WIRELESS	9860500910 9860500911		CELL PHONE SERVICE WIFI SERVICE	1,383.30 988.26	
					Total :	2,371.56	
125347	8/26/2020	12930 WILLIAMS, ROCHELLE M.	September 1, 2020		RETIREE HEALTH PAYMENT	91.00	
					Total :	91.00	
125348	8/26/2020	12641 WITTORFF, VICKY DENISE	September 1, 2020		RETIREE HEALTH PAYMENT	31.00	
					Total :	31.00	
125349	8/26/2020	10317 WM HEALTHCARE SOLUTIONS INC	0493418-2793-6 0493419-2793-4	53030 53030	BIOMEDICAL WASTE DISPOSAL BIOMEDICAL WASTE DISPOSAL	104.60 104.53	
					Total :	209.13	
125350	8/26/2020	10232 XEROX CORPORATION	011015215 011015216 011015217	53161 53040 53041	COPIER LEASE & CHARGES-PSD COPIER LEASE- STATION 4 COPIER LEASE - STATION 5	318.10 318.10 308.85	
					Total :	945.05	
57 Vouchers for bank code : ubgen						Bank total :	529,782.36
57 Vouchers in this report						Total vouchers :	529,782.36



Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
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Prepared by: [Signature]

Date: 8-26-2020

Approved by: [Signature]

Date: 8-26-2020

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
125351	8/26/2020	12724 AMERICAN FIDELITY ASSURANCE	D200165		VOLUNTARY BENEFITS - AM FIDEL	5,542.94
					<b>Total :</b>	<b>5,542.94</b>
125352	8/26/2020	12903 AMERICAN FIDELITY ASSURANCE CO	2078451		FLEXIBLE SPENDING ACCOUNT	2,843.38
					<b>Total :</b>	<b>2,843.38</b>
125353	8/26/2020	12722 FIDELITY SECURITY LIFE	164433628		EYEMED - VOLUNTARY VISION	886.16
					<b>Total :</b>	<b>886.16</b>
125354	8/26/2020	10508 LIFE INSURANCE COMPANY OF	August 2020		LTD/LIFE INSURANCE	2,753.71
					<b>Total :</b>	<b>2,753.71</b>
125355	8/26/2020	10784 NATIONAL UNION FIRE INSURANCE	August 2020		VOLUNTARY AD&D	91.80
					<b>Total :</b>	<b>91.80</b>
125356	8/26/2020	10335 SAN DIEGO FIREFIGHTERS FEDERAL	August 2020		LONG TERM DISABILITY-SFFA	1,475.00
					<b>Total :</b>	<b>1,475.00</b>
125357	8/26/2020	10424 SANTEE FIREFIGHTERS	PPE 08/19/20		DUES/PEC/BENEVOLENT/BC EXP	2,984.49
					<b>Total :</b>	<b>2,984.49</b>
125358	8/26/2020	12892 SELMAN & COMPANY	August 2020		ID THEFT PROTECTION	200.00
					<b>Total :</b>	<b>200.00</b>
125359	8/26/2020	10776 STATE OF CALIFORNIA	PPE 08/19/20		WITHHOLDING ORDER	308.30
					<b>Total :</b>	<b>308.30</b>
125360	8/26/2020	10001 US BANK	PPE 08/19/20		PARS RETIREMENT	358.48
					<b>Total :</b>	<b>358.48</b>
125361	8/26/2020	10959 VANTAGE TRANSFER AGENT/457	PPE 08/19/20		ICMA - 457	28,481.37
					<b>Total :</b>	<b>28,481.37</b>
125362	8/26/2020	10782 VANTAGEPOINT TRNSFR AGT/801801	PPE 08/19/20		RETIREMENT HSA	4,201.83
					<b>Total :</b>	<b>4,201.83</b>
<b>12 Vouchers for bank code : ubgen</b>						<b>Bank total : 50,127.46</b>

Bank code : ubgen

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

Total vouchers : 50,127.46

Prepared by: *Made*


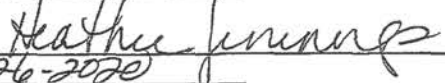
Date: 8-26-2020

Approved by: *Heather Jennings*

Date: 8-26-2020

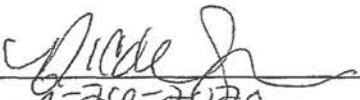
Bank code : ubgen

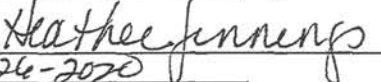
Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
62923	8/31/2020	10955 DEPARTMENT OF THE TREASURY	PPE 08/19/20		FED WITHHOLD & MEDICARE	82,744.41
					Total :	82,744.41
62933	8/31/2020	10956 FRANCHISE TAX BOARD	PPE 08/19/20		CA STATE TAX WITHHELD	28,206.45
					Total :	28,206.45
2 Vouchers for bank code : ubgen						Bank total : 110,950.86
2 Vouchers in this report						Total vouchers : 110,950.86

Prepared by:   
Date: 8-20-2020  
Approved by:   
Date: 8-26-2020

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount	
8204	9/1/2020	10353 PERS	08.20 4		RETIREMENT PAYMENT	123,008.75	
						Total :	123,008.75
1 Vouchers for bank code : ubgen						Bank total :	123,008.75
1 Vouchers in this report						Total vouchers :	123,008.75

Prepared by:   
Date: 8-20-2020

Approved by:   
Date: 8-26-2020


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

**Item 4**

**MEETING DATE**      September 9, 2020

**AGENDA ITEM NO.**

**ITEM TITLE**      **RESOLUTION TO INCREASE THE CONTRACT CHANGE ORDER AUTHORIZATION AND APPROPRIATE REIMBURSEMENT REVENUE FROM PADRE DAM MUNICIPAL WATER DISTRICT FOR THE CITYWIDE SLURRY SEAL AND ROADWAY MAINTENANCE PROGRAM 2020 (CIP 2020-04) PROJECT**

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

**SUMMARY**

This item requests City Council to appropriate funds in the amount totaling \$31,017.80 from reimbursement revenue to be received from Padre Dam Municipal Water District (PDMWD) to the Citywide Slurry Seal and Roadway Maintenance Program 2020 Project (CIP 2020-04) and authorize an increase in change order authorization to the contract with American Asphalt South, Inc. currently underway with the project. This contract was awarded by the City Council on July 22, 2020 in the amount of \$627,832.20 and the Director of Development Services was authorized to approve change orders in a total amount not to exceed \$94,174.83.

During the design phase of the project, the City coordinates with the utility companies regarding the project street limits in order to allow the utility companies time to perform any repair work to be performed prior to resurfacing of the streets. There are PDMWD items of work that are required to be performed, such as asphalt patching around water and sewer facilities. PDMWD requested the asphalt patching to be performed by the City contractor. This work will be performed concurrently with other items of work and poses no impact to the construction schedule.

Staff requests City Council appropriate funds in the amount of \$31,017.80 which will be reimbursed by PDMWD. As a result of the additional work requested by PDMWD, staff also requests City Council authorize an increase in construction change order authorization for the current contract with American Asphalt South, Inc. from \$94,174.83 to \$125,192.63, an increase of \$31,017.80, to complete the necessary additional repairs for PDMWD. An agreement has been reviewed and approved by the City Attorney and will be executed by both the City and PDMWD for reimbursement of costs for the additional work incurred by the City under the contract with American Asphalt South, Inc.

**ENVIRONMENTAL REVIEW**      N/A

**FINANCIAL STATEMENT** 

Funding in the amount of \$31,017.80 will be reimbursed by Padre Dam Municipal Water District for the additional work.

**CITY ATTORNEY REVIEW**       N/A       Completed

**RECOMMENDATION** 

Adopt the attached Resolution 1) Appropriating funds in the amount of \$31,017.80 which will be reimbursed by PDMWD to the Citywide Pavement Repair and Rehabilitation Program 2020 Project; and 2) Authorizing the Director of Development Services to approve change orders in a total amount not to exceed \$125,192.63 for unforeseen items and additional work on the Citywide Slurry Seal and Roadway Maintenance Program 2020 (CIP 2020-04) Project.

**ATTACHMENTS**      Resolution

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

**RESOLUTION TO INCREASE THE CONTRACT CHANGE ORDER AUTHORIZATION AND APPROPRIATE REIMBURSEMENT REVENUE FROM PADRE DAM MUNICIPAL WATER DISTRICT FOR THE CITYWIDE SLURRY SEAL AND ROADWAY MAINTENANCE PROGRAM 2020 (CIP 2020-04) PROJECT**

**WHEREAS**, City Council awarded the construction contract for the Citywide Slurry Seal and Roadway Maintenance Program 2020 (CIP 2020-04) Project in the amount of \$627,832.20 to American Asphalt South, Inc. on July 22, 2020; and

**WHEREAS**, City Council authorized the Director of Development Service to approve construction change orders in a total amount not to exceed \$94,174.83 for unforeseen items and additional work; and

**WHEREAS**, Padre Dam Municipal Water District has requested the City to perform repairs related to their facilities in conjunction with the project in order to maintain the current construction schedule; and

**WHEREAS**, staff recommends City Council appropriate funds in the amount of \$31,017.80 which will be reimbursed by Padre Dam Municipal Water District as required per a reimbursement agreement between the City and Padre Dam Municipal Water District; and

**WHEREAS**, staff recommends City Council approve an increase in the total not to exceed construction change order authorization for the current contract with American Asphalt South, Inc. from \$94,174.83 to \$125,192.63, an increase of \$31,017.80 to complete the necessary repairs.

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

**SECTION 1:** The appropriation of funds in the amount of \$31,017.80 which will be reimbursed by Padre Dam Municipal Water District to the Citywide Slurry Seal and Roadway Maintenance Program 2020 (CIP 2020-04) Project is approved; and

**SECTION 2:** The Director of Development Services is authorized to approve construction change orders to American Asphalt South, Inc. in a total amount not to exceed \$125,192.63 for the Citywide Slurry Seal and Roadway Maintenance Program 2020 (CIP 2020-04) Project and the City Manager is authorized to execute the agreement on behalf of the City.

**ADOPTED** by the City Council of the City of Santee, California, at a Regular meeting thereof held this 9<sup>th</sup> day of September 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 5

**MEETING DATE** September 9, 2020

**AGENDA ITEM NO.**

**ITEM TITLE** RESOLUTION AUTHORIZING A SECOND AMENDMENT TO THE AGREEMENT WITH BOUND TREE MEDICAL, LLC, FOR AS-NEEDED PURCHASES OF MEDICAL SUPPLIES FOR FISCAL YEAR 2020-21

**DIRECTOR/DEPARTMENT** Chief John Garlow, Fire Department *20*

**SUMMARY**

The City's as-needed medical supply contract with Bound Tree Medical, LLC, will expire on September 28, 2020. The City is currently in the final 90-day extension period allowed under the contract. Due to the COVID-19 pandemic, staff recommends postponing a request for bids process for a new as-needed medical supplies contract until early in 2021. Staff is requesting that the City Council authorize a Second Amendment to the current contract with Bound Tree Medical, LLC, which would provide for an additional extension through June 30, 2021, with the total authorized spending for Fiscal Year 2020-21 in an amount not to exceed \$160,021. This is equal to the approved amount for Fiscal Year 2019-20.

**FINANCIAL STATEMENT** *jm*

Sufficient funds are included in the adopted FY 2020-21 Fire Department Emergency Medical Services operating budget for the requested extension. Reimbursement will be sought for costs directly related to the COVID-19 response. All other costs will be covered through the County Service Area 69 contract.

**CITY ATTORNEY REVIEW**

N/A

Completed

**RECOMMENDATION** *MdB*

Adopt the resolution authoring the City Manager to execute a Second Amendment to the agreement with Bound Tree Medical, LLC, to provide for an extension through June 30, 2021 of the current contract for the as-needed purchase of medical supplies and pharmaceuticals for a total amount not to exceed \$160,021 for Fiscal Year 2020-21.

**ATTACHMENTS**

Resolution

**RESOLUTION AUTHORIZING A SECOND AMENDMENT TO THE AGREEMENT WITH BOUND TREE MEDICAL, LLC, FOR AS-NEEDED PURCHASES OF MEDICAL SUPPLIES FOR FISCAL YEAR 2020-21**

**WHEREAS**, on October 26, 2016, the City Council authorized the award of a contract for emergency medical supplies and pharmaceuticals with Bound Tree Medical, LLC, through June 30, 2017, pursuant to formal Bid 16/17-20024; and

**WHEREAS**, the City Council also authorized the City Manager to approve three additional 12-month options to renew the contract, including allowable annual cost increases, and authorized the City Manager to approve annual change orders up to 10% of the then-current contract amount; and

**WHEREAS**, the City is currently in the final optional ninety (90) day extension period for this agreement, which will expire on September 28, 2020; and

**WHEREAS**, in anticipation of a potential call volume surge in the number of patients and increased patient acuity levels, and to provide for the advance procurement of emergency medical supplies that may become difficult to obtain based on the severity of the COVID-19 pandemic, additional emergency medical supplies and pharmaceuticals will likely need to be purchased in FY 2020-21; and

**WHEREAS**, on April 8, 2020, the City Council authorized an increase in the City Manager's authorization to approve purchases of medical supplies and pharmaceuticals as needed from Bound Tree Medical, LLC, for a total amount not to exceed \$160,021.00 for FY 2020-21.

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

1. Authorizes an extension of the current contract with Bound Tree Medical, LCC, for the time period of September 29, 2020, through June 30, 2021, for a total not-to-exceed amount of \$160,021 for FY 2020-21.
2. Authorizes the City Manager to execute all necessary documents.

**ADOPTED** by the City Council of the City of Santee, California, at a Regular Meeting thereof held this 9<sup>th</sup> day of September 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**     September 9, 2020

**AGENDA ITEM NO.**

**ITEM TITLE**     **RESOLUTION AUTHORIZING OPEN MARKET PURCHASE OF A NEW 2019 FORD E450 CHASSIS WITH REMOUNT OF AN EXISTING AMBULANCE MODULE ONTO THE NEW CHASSIS AND TRADE-IN OF A 2015 GMC 4500 CHASSIS, ALL WITH BRAUN NORTHWEST, INC.**

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

**SUMMARY**

This item requests Council authorization to utilize an open market purchase process to acquire a new 2019 Ford E450 chassis from Braun Northwest, Inc. Braun Northwest, Inc., will remove the existing ambulance module from its 2015 GMC 4500 chassis, Vehicle #171 (V-171), and remount the ambulance module onto the new chassis. Braun Northwest, Inc., will also accept V-171 as trade-in. Special circumstances justify use of an open market sole source purchase under Santee Municipal Code Sections 3.24.120.B and 3.24.020, whereby the replacement chassis must match or be compatible with the existing ambulance module and will be purchased from an authorized retailer. Details are contained in the attached staff report.

**FINANCIAL STATEMENT** *jm*

The total not-to-exceed cost of \$187,468.73, including select add-ons to be purchased from other vendors in an amount not to exceed \$6,422.92, is included in the FY 2020-21 Vehicle Replacement Fund budget. The cost of this purchase will be reimbursed from the County of San Diego's CSA 69 contract over the next three (3) years.

**CITY ATTORNEY REVIEW**      N/A      Completed

**FLEET MANAGER REVIEW**      N/A      Completed

**RECOMMENDATION** *MDB*

Adopt Resolution:

1. Finding that special circumstances justify the use of an open market purchase of equipment proposed that must match or be compatible with existing Fire Department equipment based on the factors included in the staff report; and
2. Authorizing purchase of a new 2019 Ford E450 chassis from Braun Northwest, Inc., and removal and remount of V-171 ambulance module onto the new chassis for an amount not to exceed \$160,191.21; and
3. Authorizing the City Manager to approve additional expenditures for unforeseen changes in an amount not to exceed \$21,354.60 (15% contingency); and
4. Authorizing the open market purchase of select add-ons, such as graphics, replacement radios, computer, modem and installation, etc., in an amount not to exceed \$6,422.92;
5. Authorizing the trade-in of V-171, a 2015 GMC 4500 chassis, for the amount of \$500; and
6. Authorizing the City Manager to execute all necessary documents to accomplish the purchase, trade-in and remount with Braun Northwest, Inc.

**ATTACHMENTS**

Staff Report  
Resolution

## STAFF REPORT

### RESOLUTION AUTHORIZING OPEN MARKET PURCHASE OF A NEW 2019 FORD E450 CHASSIS WITH REMOUNT OF AN EXISTING AMBULANCE MODULE ONTO THE NEW CHASSIS AND TRADE-IN OF A 2015 GMC G4500 CHASSIS, ALL WITH BRAUN NORTHWEST, INC.

SEPTEMBER 9, 2020

Funding is included in the FY 2020-21 Vehicle Replacement Fund budget to replace the cab and chassis of a 2015 GMC G4500 ambulance and remount/refurbish the medic unit module onto a new 2019 Ford E450 chassis. The medic module is in good condition and can be reused an additional time.

The purchasing ordinance requires City Council approval on all purchases that exceed \$25,000, pursuant to Section 3.24.120.B of the Santee Municipal Code, equipment may be purchased on the open market without compliance with the bidding procedure when the commodity qualifies as a sole source purchase pursuant to Section 3.24.020 and the sole source procurement method is approved by the City Council. In this case, the replacement chassis must match or be compatible with the existing ambulance module and others currently utilized by the Fire Department. Based on the City's ongoing problems with the current make and model of vehicle utilized for ambulance transport, the compatibility and reliability requirements for emergency response equipment, and positive feedback from the City's 2018 and 2019 gasoline Ford E450, the Ford chassis provides the best option for remounting the City's existing medic module. It is, therefore, in the City's best interest to purchase the Ford chassis utilizing the open market.

Braun Northwest, Inc., of Chehalis, Washington, is a certified Qualified Vehicle Modifier (QVM). It is the only West Coast vendor that sells and mounts the Braun Northwest North Star medic unit modules which the City now uses exclusively for its ambulances. Braun Northwest, Inc., is also an authorized Ford vendor.

The total purchase amount is for an amount not to exceed \$187,468.73, as follows, which includes inspections, delivery and add-ons purchased from separate vendors, and a 15% contingency for any unforeseen changes:

1. Base Price 2019 Ford E450 Chassis	\$142,364.00
2. CA sales tax @ 7.75%	11,033.21
3. Ford Premium Care Extended Warranty (per quote)	6,794.00
4. Add-ons (separate vendors)	6,422.92
5. 15% Contingency	21,354.60
6. Trade-In Credit	- 500.00
<b>TOTAL COST:</b>	<b>\$187,468.73</b>

Staff requests authorization to purchase a new 2019 Ford E450 chassis and remount of an existing ambulance module onto the new chassis from Braun Northwest, Inc., for an amount not to exceed \$187,468.73. The City will also receive a trade-in credit of \$500.00 for the 2015 GMC G4500 chassis (V-171).



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

**RESOLUTION AUTHORIZING OPEN MARKET PURCHASE OF A NEW 2019 FORD E450 CHASSIS WITH REMOUNT OF AN EXISTING AMBULANCE MODULE ONTO THE NEW CHASSIS AND TRADE-IN OF A 2015 GMC 4500 CHASSIS, ALL WITH BRAUN NORTHWEST, INC.**

**WHEREAS**, the City of Santee FY 2020-21 budget includes an appropriation of \$190,470.00 to replace the chassis of V-171, a 2015 GMC 4500 ambulance and to remount and refurbish its ambulance module; and

**WHEREAS**, pursuant to Santee Municipal Code Section 3.24.120(B), equipment may be purchased on the open market without compliance with the bidding procedure when the commodity qualifies as a sole source purchase pursuant to Section 3.24.020 and the sole source procurement method is approved by the City Council; and

**WHEREAS**, pursuant to Santee Municipal Code Section 3.24.020, a purchase qualifies as a sole source purchase when the commodity (i) is not for a public work as defined in Public Contract Code Section 20161; (ii) must match or be compatible with other supplies, equipment or material presently used; and (iii) will be purchased from an authorized manufacturer or authorized retailer; and

**WHEREAS**, Braun Northwest, Inc., of Chehalis, Washington, is a certified Qualified Vehicle Modifier (QVM) and the only West Coast vendor that sells and mounts the Braun Northwest North Star medic unit modules, which the City now uses exclusively for its ambulances; and

**WHEREAS**, the age of V-171, normal mileage and wear and tear have compromised the Fire Department's ability to deliver potential life-saving emergency medical response and transport.

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

1. Finds and determines that special circumstances justify the use of an open market purchase of equipment proposed that must match or be compatible with existing Fire Department equipment; and
2. Authorizes the purchase of a new 2019 Ford E450 chassis from Braun Northwest, Inc., and the removal and remount of the existing ambulance module onto the new Ford chassis by Braun Northwest, Inc., in an amount of \$160,191.21 and
3. Authorizes the City Manager to approve additional expenditures for unforeseen changes in an amount not to exceed \$21,354.60 (15%); and
4. Authorizes the open market purchase of select add-ons, such as graphics, radios, computers, modems and installation, etc., in an amount not to exceed \$6,422.92; and
5. Authorizes the trade-in of V-171, a 2015 GMC 4500 chassis; and

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

6. Authorizes the City Manager to execute all necessary documents to accomplish the purchase, trade-in and remount with Braun Northwest, Inc.

**ADOPTED** by the City Council of the City of Santee, California, at a Regular Meeting thereof held this 9th day of September, 2020, by the following roll call vote, to wit:

**AYES:**

**NOES:**

**ABSENT:**

**APPROVED:**

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**JOHN W. MINTO, MAYOR**

**ATTEST:**

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**ANNETTE ORTIZ, CMC, CITY CLERK**

City of Santee  
**COUNCIL AGENDA STATEMENT**

Item 7

**MEETING DATE** September 9, 2020

**AGENDA ITEM NO.**

**ITEM TITLE** CONDITIONAL USE PERMIT P2019-3 FOR A FREESTANDING WIRELESS TELECOMMUNICATION FACILITY AT THE SANTANA VILLAGE SHOPPING CENTER, LOCATED AT 9864 MAGNOLIA AVENUE IN THE NEIGHBORHOOD COMMERCIAL ZONE AND FINDING THE PROJECT CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTION 15303. APPLICANT: FRANK B. DEPERALTA, AT&T. APN 381-031-59

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

**SUMMARY** The subject project consists of a proposed wireless telecommunication facility designed as a shopping center tower feature, 55 feet in height. It would be located in the northwest portion of the site, adjacent to the Dollar Tree. The tower would have a square plan measuring 15 feet wide on either side and be 55 feet tall at the roof peak. Exterior building materials would match the adjacent building with split-faced block used on the base and stucco above. Upper portions of the tower would have insets, wall plane changes, decorative stucco accents, and corbels under the roof eaves to add visual interest. All of the telecommunication equipment would be located inside the tower. The ground level would contain cabinets, electric equipment, and a backup generator. A ladder accessed from inside the tower would lead to the upper antenna arrays. The arrays would contain a total of 12 antennas, each measuring six feet tall, and grouped into a typical triangular fashion. As a freestanding facility, the project is required to obtain a Conditional Use Permit, with required findings pursuant to Section 13.06.030 of the Santee Municipal Code.

**ENVIRONMENTAL REVIEW** The project is Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to section 15303 "New Construction or Conversion of Small Structures" of the CEQA Guidelines as the project is consistent with the requirements of a Class 3 CEQA Exemption.

**FINANCIAL STATEMENT** <sup>from</sup> Staff costs for application processing are paid on an actual cost recovery basis. No impact fees apply to this project as there is no expansion of building or hardscape areas.

**CITY ATTORNEY REVIEW**  N/A  Completed

**RECOMMENDATIONS** *MAB*

1. Conduct and close the Public Hearing; and
2. Find Conditional Use Permit P2019-3 Categorically Exempt from the provisions of CEQA pursuant to section 15303 of the CEQA Guidelines and authorize the filing of a Notice of Exemption; and
3. Approve Conditional Use Permit P2019-3 per the attached Resolution.

**ATTACHMENTS**

Staff Report  
CUP Resolution  
Project Plans  
Photosimulations



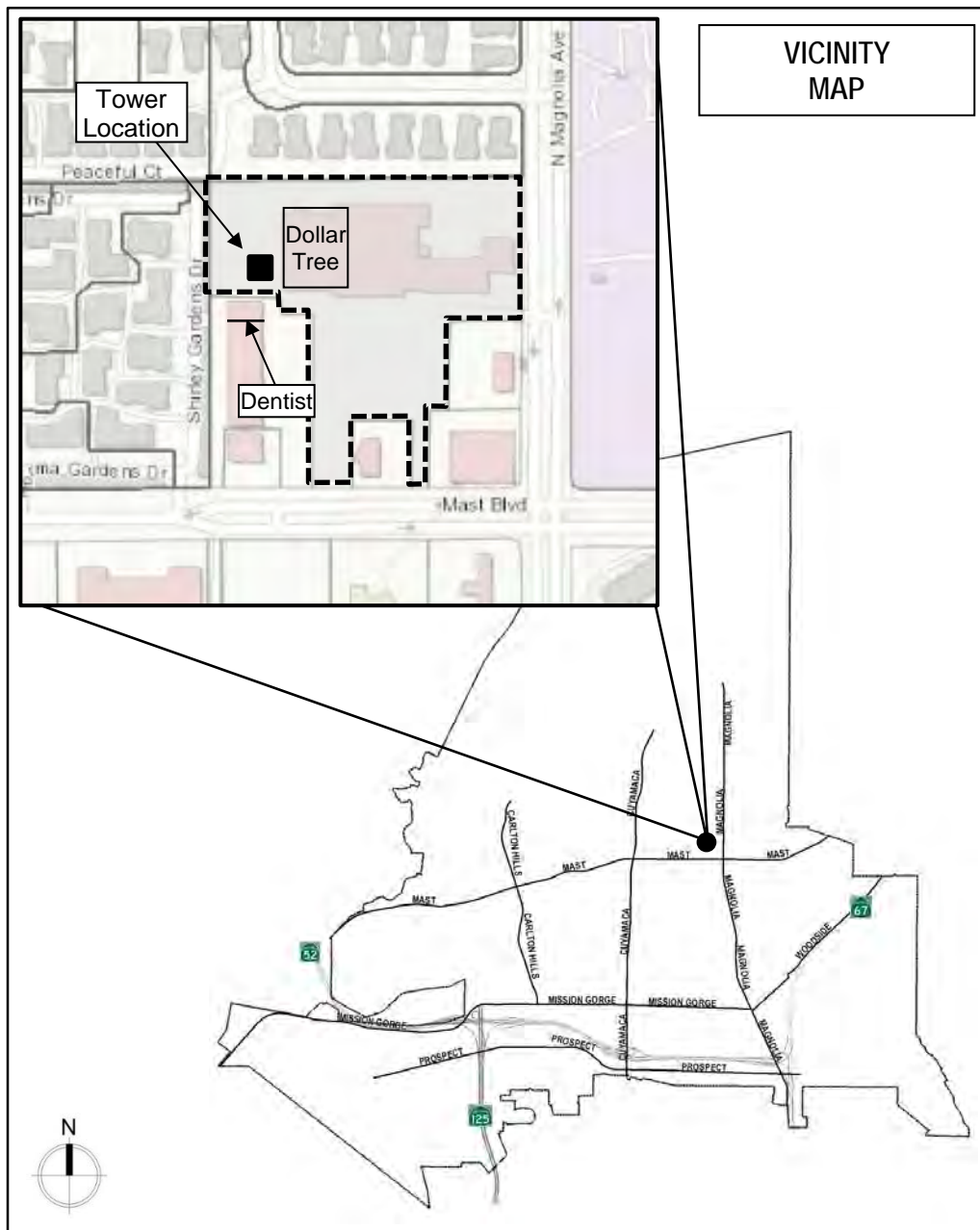
## STAFF REPORT

**CONDITIONAL USE PERMIT P2019-3 FOR A FREESTANDING WIRELESS TELECOMMUNICATION FACILITY AT THE SANTANA VILLAGE SHOPPING CENTER, LOCATED AT 9864 MAGNOLIA AVENUE IN THE NEIGHBORHOOD COMMERCIAL ZONE AND FINDING THE PROJECT CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTION 15303 (APN 381-031-59).**

**APPLICANT: FRANK B. DEPERALTA, AT&T**

**CITY COUNCIL MEETING: SEPTEMBER 9, 2020**

A Public Hearing Notice was published in the East County Californian on August 28, 2020, and 816 adjacent owners or residents of property within 300 feet of the request were notified by U.S. Mail on August 28, 2020.



**A. SITUATION AND FACTS**

1. Requested by ..... Frank B. DePeralta, AT&T
2. Land Owner ..... Smart & Final Stores LLC Redwood Santana LLC
3. Type and Purpose of Request..... Conditional Use Permit for a new,  
freestanding wireless telecommunication  
facility and associated equipment
4. Location..... 9864 Magnolia Avenue
5. Site Area ..... 5.28 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..... NC Neighborhood Commercial
11. Surrounding Zoning..... North: R-7 Medium Density Residential  
South: NC Neighborhood Commercial  
East: R-2 Low-Medium Density Residential  
West: R-7 Medium Density Residential
12. General Plan Designation ..... NC Neighborhood Commercial
13. Existing Land Use..... Santana Village Shopping Center
14. Surrounding Land Use ..... North: Multi-family residential  
South: Shopping center and church  
East: Shopping center and Santana H.S.  
West: Multi-family residential
15. Terrain..... Paved
16. Environmental Status ..... CEQA exempt per section 15303
17. APN..... 381-031-59
18. Within Airport Influence Area ..... Yes, within Airport Influence Area 2; not  
within an Airport Safety Zone.

## **B. PROJECT DESCRIPTION**

**Site Description:** The subject parcel is part of the Santana Village Shopping Center, a neighborhood commercial hub in the northeast portion of the City with a variety of retail, services, and restaurants. Multi-tenant buildings comprise a majority of the leasable commercial space but the center also has three buildings that house stand-alone businesses. The gross size of the shopping center property is nearly 8.5 acres.

There are a total of six vehicular entrances, three each from Magnolia Avenue and Mast Boulevard. There are two entrances from each street that lead into the main customer parking area and one entrance from each street that leads to the non-customer facing business access points. Both street frontages are landscaped with mature trees, shrubs, and grass. All six buildings share a common aesthetic featuring stucco and split faced concrete masonry unit (CMU) walls with a white and tan color scheme, a mixture of parapet and sloped roofs with Spanish roof tiles, and tower features located mostly at building corners.

**Surrounding Land Uses:** The shopping center is bordered by a variety of uses. Along the entire northern and western property lines are multi-family residential developments. The subject property sits approximately three to four feet below both residential sites, and there is a concrete berm leading up to each. The residential property to the west has connected garages sited along the entire shared property line. The residential property to the north has a seven-foot wood fence along the property line and 42 feet of separation between residences and the fence. To the east, across a landscaped median and Magnolia Avenue is Santana High School. To the south, across Mast Boulevard is a gas station, a church, and an undeveloped parcel.

**Project Overview:** The subject project consists of a proposed wireless telecommunication facility designed as a shopping center tower feature. It would be located in the northwest portion of the site, adjacent to the Dollar Tree. The tower would have a square plan measuring 15 feet wide on either side and be 55 feet tall at the roof peak. Exterior building materials would match the adjacent building with split-faced block used on the base and stucco above. Upper portions of the tower would have insets, stepped depth changes, and decorative stucco accents to add visual interest. The roof would have a shallow slope, corbels under the eaves, and utilize Spanish roof tiles to match the other tower features in the shopping center. The attached photosimulations depict the proposed tower.

All of the telecommunication equipment would be located inside the tower. The ground level would contain cabinets, electric equipment, and a backup generator contained within the tower. Electric power to the facility would be from SDG&E, and the backup generator would only be used when primary power wasn't available. A ladder accessed from inside the tower

would lead to the upper antenna array. The array would contain a total of 12 antennas, each measuring six feet tall. They would be grouped into a typical triangular design with four antennas along each side. The applicant has also designed the facility to accommodate two potential future arrays at lower elevations within the tower structure.

### **C. ANALYSIS**

**General Plan Compatibility:** The General Plan land use designation for this property is Neighborhood Commercial. This land use designation is applied to areas which provide for a range of necessary day-to-day retail goods and services. It encourages concentrated and consolidated shopping opportunities including personal services, restaurants, retail, and other neighborhood serving uses. As this designation provides for a variety of commercial development, the addition of a commercial tower feature functioning as a wireless facility would be consistent with the visual and operational development of a shopping center.

The General Plan does not directly address wireless communication facilities, but one policy in the Community Enhancement Element (CEE) is relevant to proposed wireless facilities. Policy 6.1 of the CEE recommends that all commercial developments should contribute towards an overall positive and cohesive visual identity. The proposed facility is consistent with this policy because it integrates the design features of the shopping center. The various buildings that comprise the shopping center share common design features, including: building materials (CMU and stucco), color (tan and white), roof types (parapet and shallow-sloped), and the use of tower features with Spanish tile roofs throughout the center. The proposed facility is designed to match the tower features found at this shopping center and would utilize identical building materials and color scheme, and would have a shallow-sloped roof covered with Spanish tiles.

**Zoning Code Compatibility:** Wireless facility regulations are located in Chapter 13.34 of the Zoning Code. This chapter has both broad recommendations and specific operational and design requirements for proposed facilities.

The proposed facility meets both the site location and antenna mounting preferences as stated in the Zoning Code. The siting recommendations in Zoning Code Section 13.34.040 are that new facilities should be on properties with commercial zoning, adjacent to existing buildings, and in an area not highly visible from adjacent roadways. The proposed facility is on a commercially-zoned property, would be adjacent to an existing building, and would be nearly 500 feet from both adjacent roadways. The antenna mounting preferences in Section 13.34.050 of the Zoning Code include freestanding towers that utilize stealthing techniques. The proposed tower would be considered a stealth tower because the outward appearance would be that of a shopping center design feature.

**FCC Compliance:** The Zoning Code requires that the applicant show compliance with radio frequency emission limits set by the Federal Communication Commission (FCC). The applicant demonstrated compliance with these requirements by modeling emissions based on the antenna heights and their operational characteristics. The Radio Frequency Safety Survey Report Prediction prepared by Waterford Consultants, LLC, dated January 31, 2020, concluded that adjacent to the tower at ground-level the power generation would be between 0.74% and 2.18% of the allowable limit the FCC sets for the general public. The power density levels reduce significantly when moving away from the antennas and are also shown to be within the allowable limit at all property lines.

**Noise Ordinance:** A Noise Impact Analysis prepared by HELIX Environmental Planning, Inc., dated April 2020, was completed to assess potential impacts from the proposed 20-kilowatt backup generator and the air-cooled cabinets which would both be located inside the tower. A modeled receiver at the western property line calculated operational noise levels at a maximum of 45.1 dBA, and 41.6 dBA at the northern property line. Both are below the 65 dBA threshold outlined in the Noise Ordinance. The southern property line is the nearest to the facility at 32 feet, and would have a noise level of 53.6 dBA. The noise level at the eastern property line would be 28.9 dBA. Noise reducing measures outlined in the analysis are provided by the solid stucco walls of the tower and a silencer attached to the exhaust of the generator. Both are conditions of approval contained in the City Council resolution.

#### **D. ENVIRONMENTAL REVIEW**

Staff has determined that the project will not result in a significant adverse impact upon the environment and is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines section 15303, "New Construction or Conversion of Small Structures", Class 3, as the project is consistent with the described criteria for such an exemption. This exemption applies to projects that will construct a limited number of new, small facilities or structures, including commercial structures not exceeding 2,500 square feet in floor area.

#### **E. STAFF RECOMMENDATION**

1. Conduct and close the public hearing; and
2. Find Conditional Use Permit P2019-3 Categorically Exempt from the provisions of CEQA pursuant to section 15303 of the CEQA Guidelines and authorize the filing of a Notice of Exemption; and
3. Approve Conditional Use Permit P2019-3 per the attached Resolution.

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

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA  
APPROVING CONDITIONAL USE PERMIT P2019-3 FOR A FREESTANDING  
WIRELESS TELECOMMUNICATION FACILITY AT THE SANTANA VILLAGE  
SHOPPING CENTER, LOCATED AT 9864 MAGNOLIA AVENUE, IN THE  
NEIGHBORHOOD COMMERCIAL (NC) ZONE.**

**APPLICANT: FRANK B. DEPERALTA, AT&T  
APN: 381-031-59**

**WHEREAS**, on July 7, 2020, Frank B. DePeralta submitted a complete application for Conditional Use Permit P2019-3 to construct a new, freestanding wireless telecommunications facility at the Santana Village Shopping Center, located at 9864 Magnolia Avenue, in the City of Santee, County of San Diego, State of California; and

**WHEREAS**, staff has determined that the project is Categorically Exempt from further environmental review under the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines section 15303, "New Construction or Conversion of Small Structures" as the project is consistent with the described criteria for such an exemption; and

**WHEREAS**, the development site is located in Airport Influence Area (AIA) 2 of the Gillespie Field Airport Land Use Compatibility Plan which does not require a compatibility review by the Airport Land Use Commission; and

**WHEREAS**, the project will be required to obtain a Determination of No Hazard to Air Navigation from the Federal Aviation Administration; 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 intensify use as described in the Proposed Initiative because it does not increase residential density, change the General Plan land use designations, or change a residential land use designation to commercial/ industrial or vice versa; and

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

**WHEREAS**, the Director of Development Services scheduled Conditional Use Permit P2019-3 for a public hearing on September 9, 2020; and

**WHEREAS**, on September 9, 2020, the City Council held a duly advertised public hearing on Conditional Use Permit P2019-3; and

**WHEREAS**, the City Council considered the Staff Report, all recommendations by staff, public testimony; and

**WHEREAS**, the determination that the project is not subject to CEQA review reflects the City Council's independent judgment and analysis.

**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:** Conditional Use Permit P2019-3 will not result in a significant adverse impact upon the environment and is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines section 15303, "New Construction or Conversion of Small Structures", Class 3, as the project is consistent with the described criteria for such an exemption. This exemption applies to projects that will construct a limited number of new, small facilities or structures, including commercial structures not exceeding 2,500 square feet in floor area.

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

A. *The proposed 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 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. Policy 6.1 of the Community Enhancement Element of the general plan recommends that commercial development contribute towards an overall positive and cohesive visual identity. The proposed facility is visually consistent with the existing commercial development of the Santana Village shopping center, contributing to the cohesive visual identity. The building materials and colors coincide with those of adjacent buildings, architectural features provide shadow and depth, and the roof style and decorative corbels and materials match architectural features of the shopping center. The zoning ordinance allows wireless telecommunication facilities in commercial zoning districts with a Conditional Use Permit. The Conditional Use Permit process provides for special consideration to be given to certain types of uses in order to ensure compatibility with surrounding uses. As shown in the project drawings, photo simulations, and related technical studies, the proposed use as conditioned is compatible with surrounding uses.

B. *That the proposed use, together with the conditions applicable thereto, will not be*



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

*detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.*

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. The proposed use is consistent with the General Plan, the regulations for wireless telecommunications facilities in the Zoning Ordinance, and the noise regulations outlined in Chapter 5.04 of the SMC. The new wireless facility will be located within an existing commercial shopping center and will utilize design features found on the surrounding buildings for visual continuity. The facility will be sited away from public entrances to the site and behind existing buildings, helping to obscure its presence when approaching from Magnolia Avenue and Mast Boulevard. The facility would be partially obscured from residences to the north and west due to a slight depression in the site elevation, carports to the west, and a fence to the north. A Noise Impact Analysis prepared by HELIX Environmental Planning, Inc., dated April 2020, concluded that the operation of mechanical equipment associated with the wireless facility would not generate noise in excess of the allowable limit found in the SMC.

- C. *That the proposed use complies with each of the applicable provisions of the zoning ordinance.*

The proposed use, as designed and conditioned, complies with each of the provisions of the zoning ordinance. The proposed facility complies with all of the operational requirements found in Chapter 13.34 of the zoning ordinance and is consistent with the aesthetic recommendations. With the approval of a Conditional Use Permit, the use of the site would be consistent with the Neighborhood Commercial (NC) zoning district.

**SECTION 3:** The Conditional Use Permit P2019-3 for a new, freestanding wireless telecommunication facility at the Santana Village Shopping Center, located at 9864 Magnolia Avenue on property further identified by Assessor's Parcel Number 381-031-59, 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. Minor Revisions to the Conditional Use Permit, such as changes to the facility elevations, site design, and number or size of antennas, shall be approved by the Director of Development Services. Major Revisions, shall be reviewed by the City Council.
- C. 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 Section 9.04) and State law.
- D. Prior to Building Permit Issuance:
  - 1. All construction shall be in substantial conformance with the approved project plans dated March 2, 2020, as amended by this Resolution.

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

2. The applicant shall obtain a Determination of No Hazard to Air Navigation from the Federal Aviation Administration that is consistent with the site elevation and ultimate structure height shown on the building plans.
  3. The tower shall be of construction type V-B and have a stucco exterior, per the modeled structure characteristics found in the Noise Impact Analysis prepared by HELIX Environmental Planning, Inc., dated April 2020.
  4. The generator exhaust shall be fitted with an enhanced exhaust silencer such as the Silex JBPR-6 Critical Plus Cylindrical silencer or by using the silencer recommended by the generator manufacturer.
  5. If a generator is proposed that is more powerful than the 20-kW DC assessed in the Noise Impact Analysis, an updated noise analysis indicating compliance with noise requirements in the Municipal Code shall be submitted to the Director of Development Services for review and approval.
  6. The corbels shown underneath the roof eaves on the project plans shall be included on all four sides of the tower.
  7. Safety signage shall be shown on building plans in accordance with the recommendations of the Radio Frequency Safety Survey Report Prediction prepared by Waterford Consultants, dated January 31, 2020.
  8. Doors on rooms containing items such as electrical equipment, generators, and batteries shall be clearly marked with signage to identify potential hazards.
  9. A fire department Knox Box shall be shown on the plans to provide for emergency response to equipment that is behind locked doors and gates.
  10. The generator inside the proposed tower shall have a secondary containment to prevent contaminating any runoff.
  11. The tower facility shall have positive drainage towards the access gate to prevent water from ponding inside the tower.
- E. Upon Establishment of the Use:
1. Testing and maintenance of the generator must occur between the hours of 7:00 a.m. and 7:00 p.m.
  2. All improvements, including foundations and appurtenant ground wires, shall be removed from the property and the site restored to its original, pre-installation condition within one hundred and eighty (180) days of cessation of operation or abandonment of the facility.
  3. A fire department Knox Box shall be provided for emergency response to equipment that is behind locked doors and gates.
  4. Cellular towers shall not interfere with or block public safety communications systems. If it is identified that a cell tower is creating interference of any kind to the public safety communication system the cell tower shall be placed out of service for further examination and any corrective action will be required of the cell tower vendors prior to being placed back into service.

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

**SECTION 4:** Pursuant to section 13.34.130 of the zoning ordinance, this Conditional Use Permit, P2019-3, will expire on September 9, 2030, ten years after the issuance date of September 9, 2020.

**SECTION 5:** The terms and conditions of this Conditional Use Permit P2019-3 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 6:** In addition to all other available remedies, the City of Santee Municipal Code, Chapter 1.08, 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 7:** Pursuant to Government Code Section 66020, the 90-day approval period in which the applicant may protest the imposition of any fees, dedications, reservations, or exactions imposed pursuant to this approval, shall begin on September 9, 2020.

**SECTION 8:** 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 arising out of its approval.

**SECTION 9:** This Conditional Use Permit P2019-3 shall expire on September 9, 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 of the Santee Municipal Code, when a request for an extension is filed 60 days prior to the original expiration date.

**SECTION 10:** Staff is directed to file a Notice of Exemption for approval of the project with the San Diego County Clerk. The City of Santee hereby notifies the applicant that the County Clerk collects a documentary handling fee for the processing of CEQA documents. 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 \$50.00. Failure to remit the required fee in full within the time specified above will result in a delay of the start of the thirty-five (35) day statute of

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

limitations on court challenges to the approval under CEQA.

**SECTION 11:** 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 9th day of September 2020, by the following roll call vote to wit:

**AYES:**

**NOES:**

**ABSENT:**

**APPROVED:**

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

**ATTEST:**

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

NO. 1	DATE	BY	REVISION
1	11-21-19	CSW	ISSUE FOR PERMITS
2	06-08-19	CSW	ISSUE FOR PERMITS
3	05-08-18	CSW	ISSUE FOR PERMITS
4	02-08-18	CSW	ISSUE FOR PERMITS
5	02-14-18	CSW	ISSUE FOR PERMITS



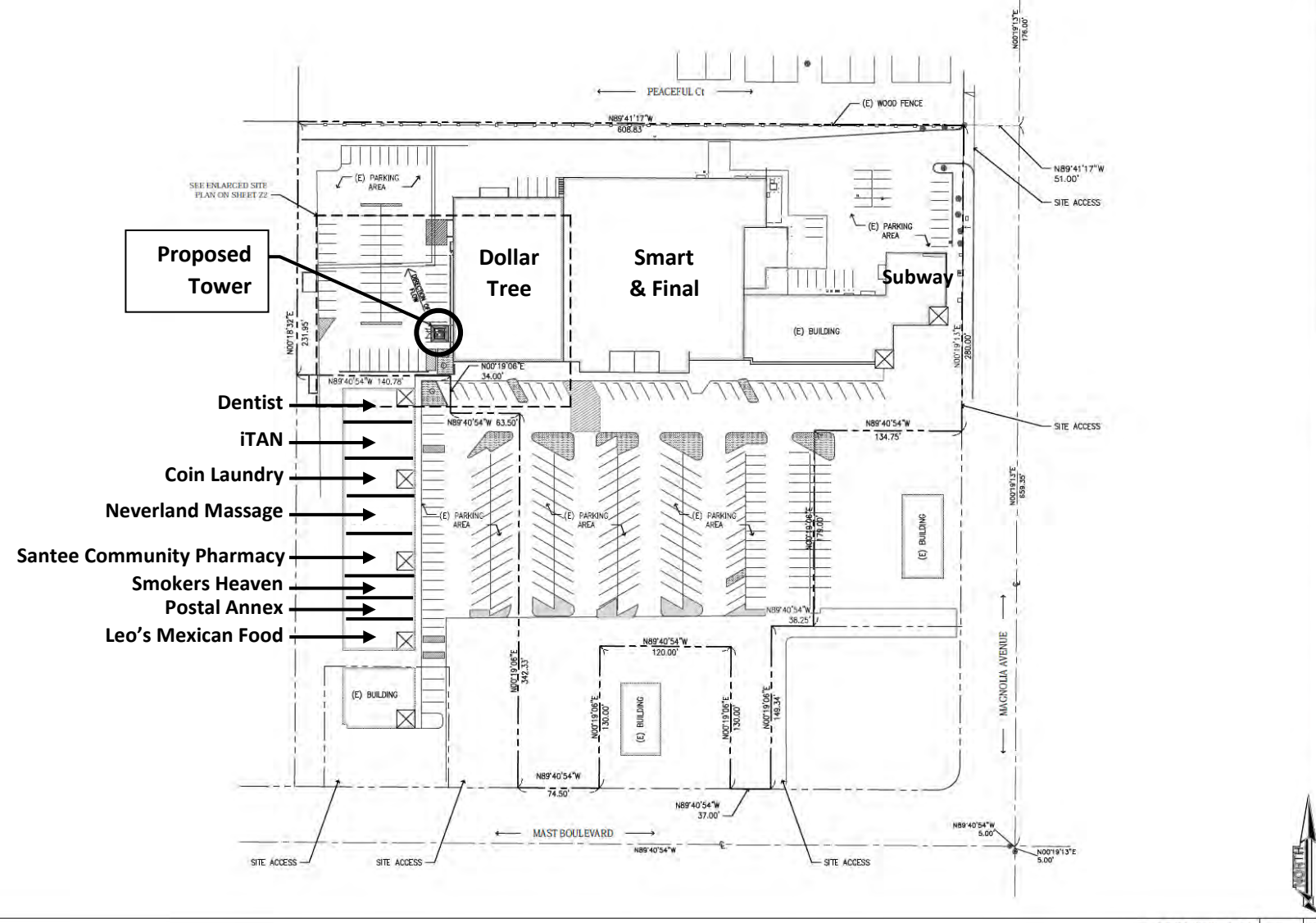
SITE PLAN

PROJECT NUMBER:  
 CAL02216  
 SANTEE SHOPPING CENTER  
 3870 MACGOLIA AVENUE  
 SANTEE, CA 92071  
 NEW SITE BUILD

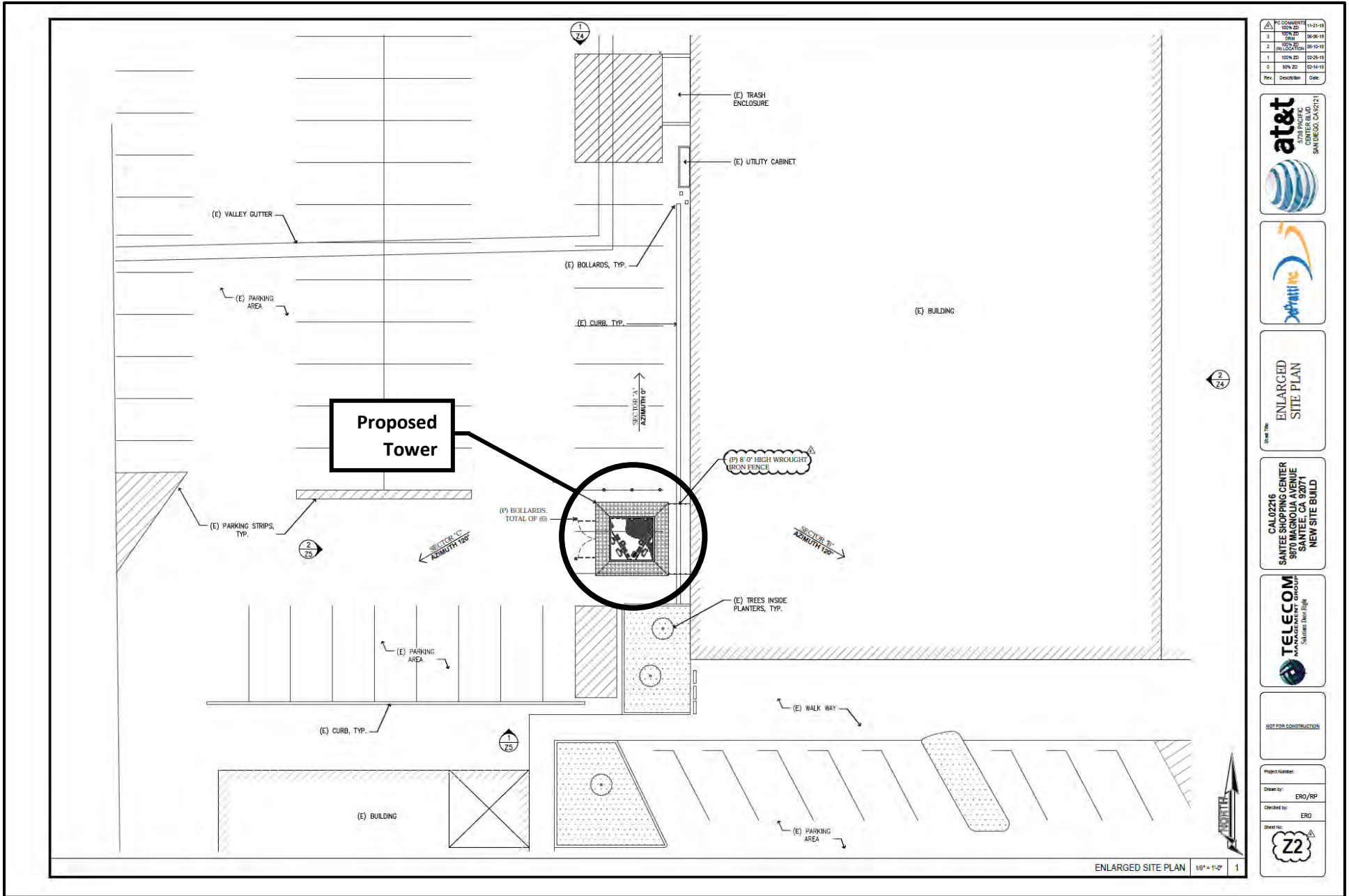


NOT FOR CONSTRUCTION

Project Number:  
 Drawn by: ERO/RP  
 Checked by: ERO  
 Sheet No. 21



BOUNDARY SITE PLAN 1" = 40'-0" 1



PC COMMENTS	REV	DATE	BY
100% CD	11-21-18		
95% CD	08-08-18		
80% CD	03-10-18		
50% CD	02-22-18		
30% CD	02-14-18		



CAL02216  
 SANTEE SHOPPING CENTER  
 3870 MAGNOLIA AVENUE  
 SANTEE, CA 92071  
 NEW SITE BUILD



NOT FOR CONSTRUCTION

Project Number:	
Drawn by:	ERO/RP
Checked by:	ERO
Sheet No.:	22



PC COMMENTS	11/21/14
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99	10/28/14
100	10/28/14



Sheet No: **EQUIPMENT PLAN AND ANTENNA PLAN**

CALL 02/16  
SANTEES SHOPPING CENTER  
9870 MAGNOLIA AVENUE  
SANTITAS, CA 92071  
NEW SITE BUILD



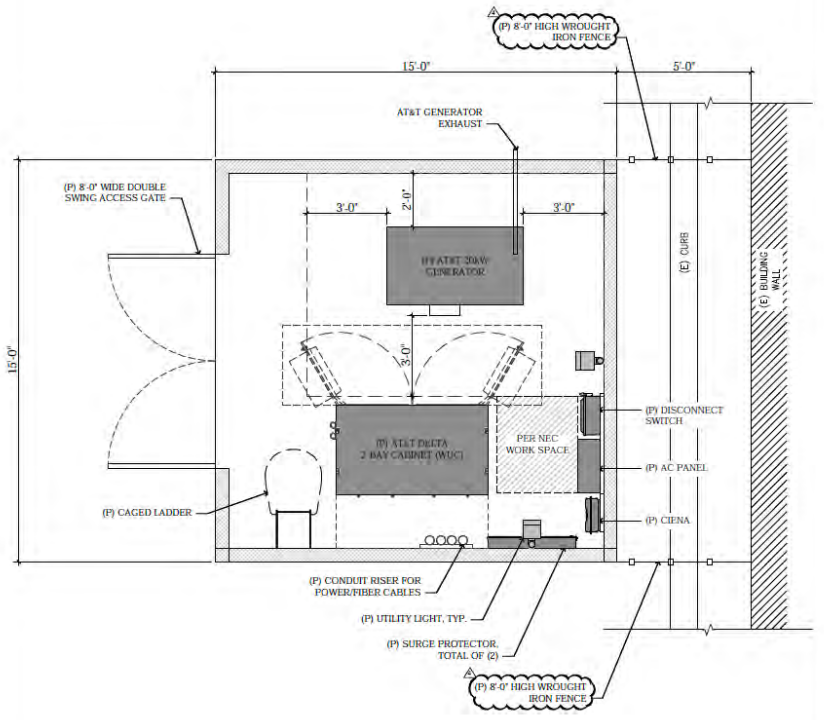
NOT FOR CONSTRUCTION

Project Number:  
Drawn by: ERO/RP  
Checked by: ERO

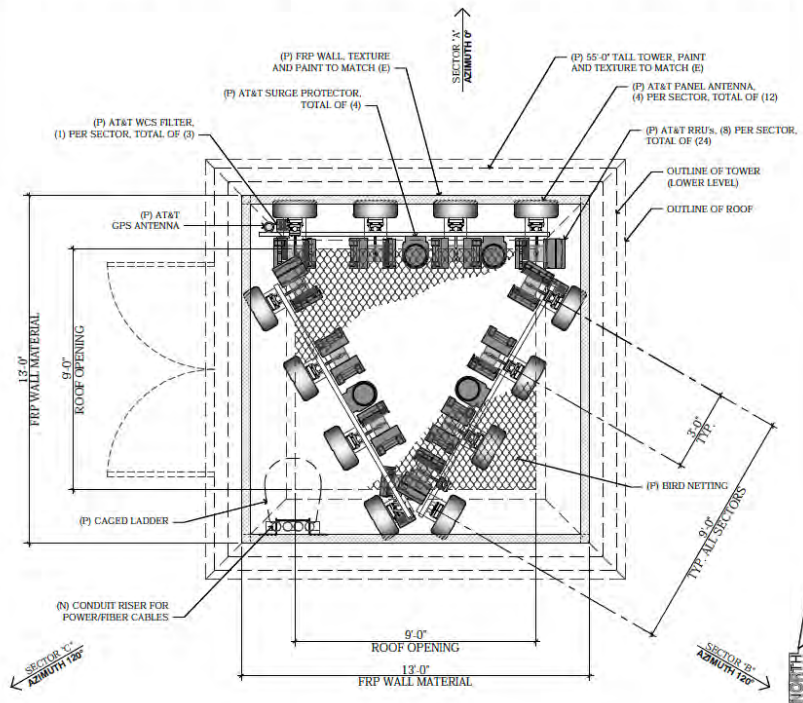
Sheet No: **Z3**

### PROPOSED ANTENNA / RRU SCHEDULE

SECTOR	TECHNOLOGY	ANTENNA			RRU MODEL / QTY.	TMA / FILTER MODEL / QTY.	TRANSMISSION LINES FIBER / POWER (LENGTH FT +/- 5)	
		MODEL	AZIMUTH	RAD CENTER TIP HEIGHT				
ALPHA SECTOR	A1	LTE	NNH-65B-R6	0°	49'-6" 52'-6"	4449 B5/B12 (1) / 8843 (1)	FIBER ±50'	
	A2	LTE	NNH-65B-R6	0°	49'-6" 52'-6"	RRU (2)	FIBER ±50'	
	A3	LTE	NNH-65B-R6	0°	49'-6" 52'-6"	RRU (2)	WCS-IMFQ-AMT-43 (1)	FIBER ±50'
	A4	LTE	NNH-65B-R6	0°	49'-6" 52'-6"	4478 B14 (2)	FIBER ±50'	
BETA SECTOR	B1	LTE	NNH-65B-R6	120°	49'-6" 52'-6"	4478 B14 (2)	FIBER ±50'	
	B2	LTE	NNH-65B-R6	120°	49'-6" 52'-6"	RRU (2)	FIBER ±50'	
	B3	LTE	NNH-65B-R6	120°	49'-6" 52'-6"	RRU (2)	WCS-IMFQ-AMT-43 (1)	FIBER ±50'
	B4	LTE	NNH-65B-R6	120°	49'-6" 52'-6"	4449 B5/B12 (1) / 8843 (1)	FIBER ±50'	
GAMMA SECTOR	C1	LTE	NNH-65B-R6	240°	49'-6" 52'-6"	4478 B14 (2)	FIBER ±50'	
	C2	LTE	NNH-65B-R6	240°	49'-6" 52'-6"	RRU (2)	FIBER ±50'	
	C3	LTE	NNH-65B-R6	240°	49'-6" 52'-6"	4449 B5/B12 (1) / 8843 (1)	FIBER ±50'	
	C4	LTE	NNH-65B-R6	240°	49'-6" 52'-6"	RRU (2)	WCS-IMFQ-AMT-43 (1)	FIBER ±50'



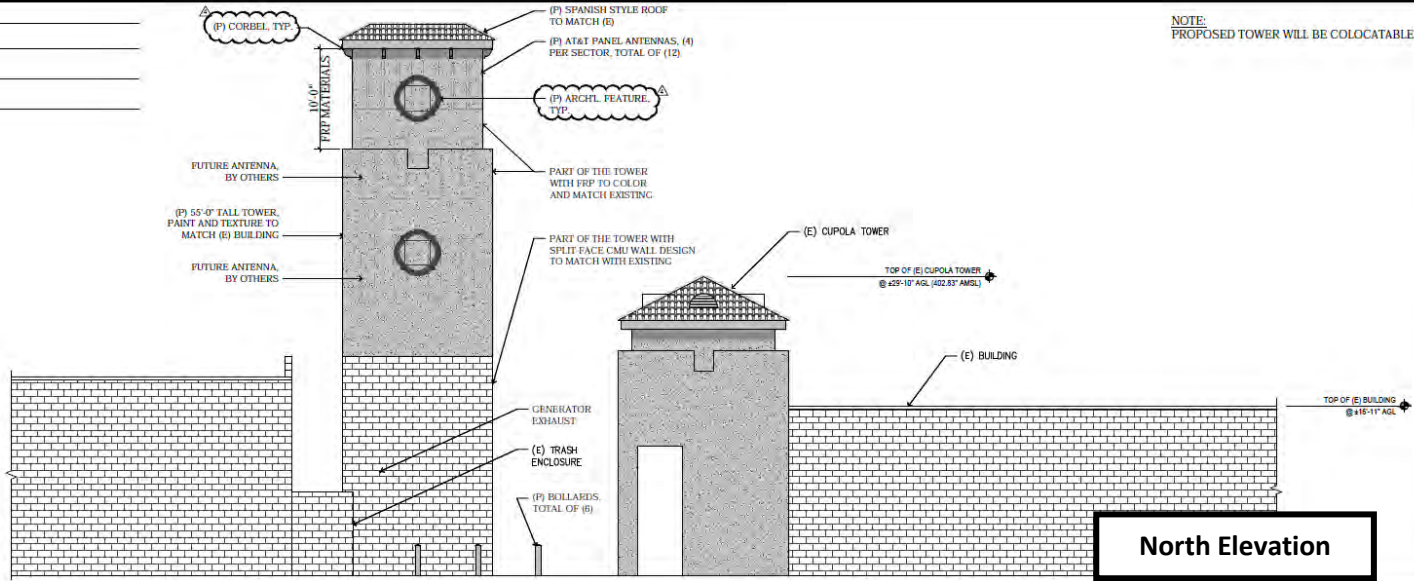
EQUIPMENT PLAN 1/2" = 1'-0" 1



ANTENNA PLAN 1/2" = 1'-0" 2

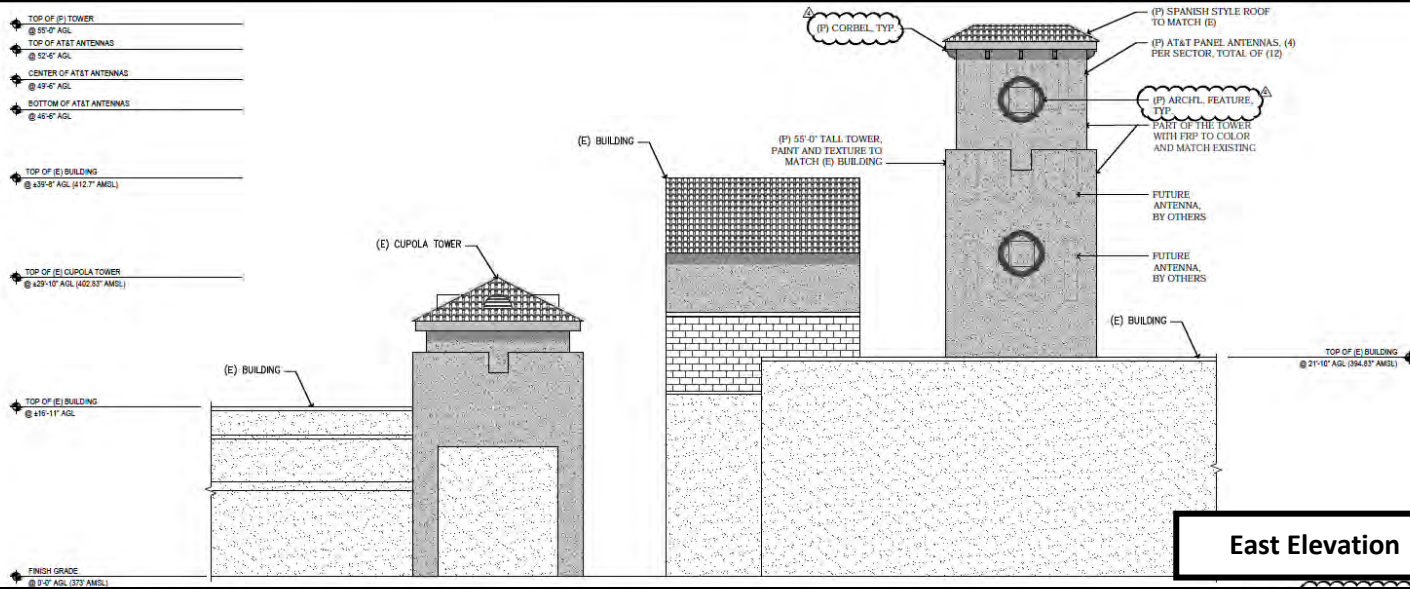


- TOP OF (P) TOWER @ 55'-0" AGL
- TOP OF AT&T ANTENNAS @ 52'-0" AGL
- CENTER OF AT&T ANTENNAS @ 49'-0" AGL
- BOTTOM OF AT&T ANTENNAS @ 46'-0" AGL



**North Elevation**

- TOP OF (P) TOWER @ 55'-0" AGL
- TOP OF AT&T ANTENNAS @ 52'-0" AGL
- CENTER OF AT&T ANTENNAS @ 49'-0" AGL
- BOTTOM OF AT&T ANTENNAS @ 46'-0" AGL



**East Elevation**

NOTE:  
PROPOSED TOWER WILL BE COLOCATABLE.

Rev.	Description	Date
1	PC COMMENTS	11-21-18
2	REVISED	02-26-19
3	REVISED	09-16-19
4	REVISED	02-26-19
5	REVISED	02-26-19



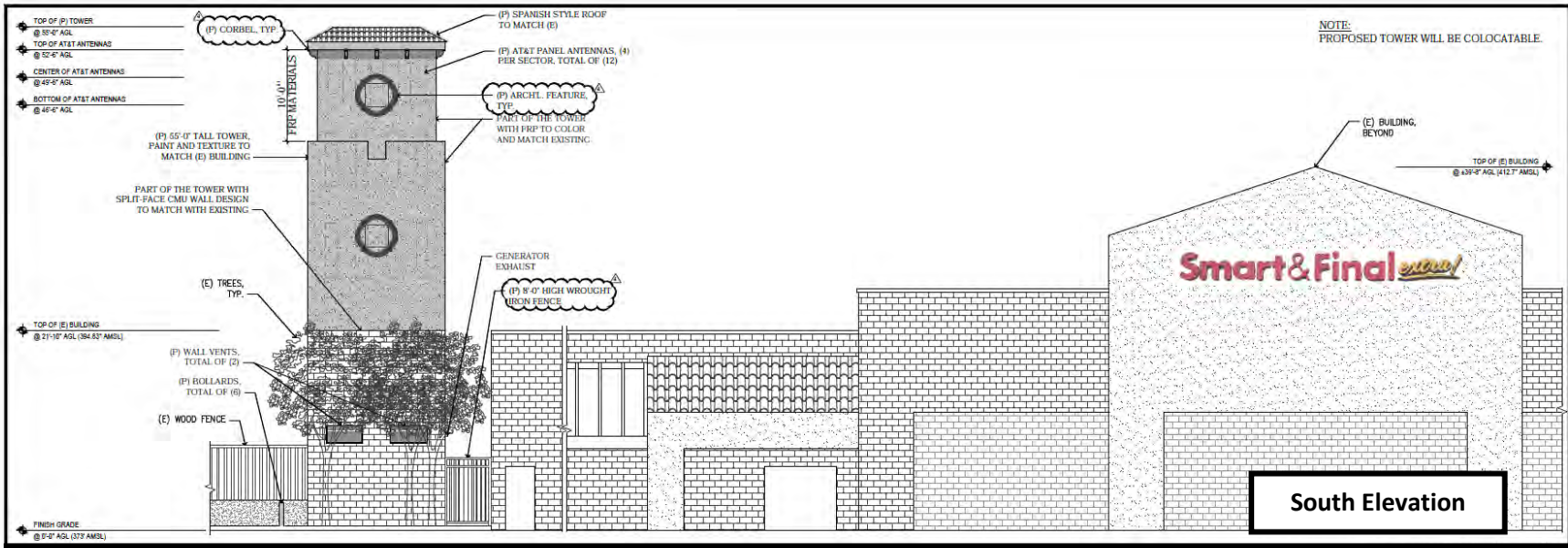
CAL02716  
SANTITAS SHOPPING CENTER  
9870 MAGNOLIA AVENUE  
SANTITAS, CA 92071  
NEW SITE BUILD



NOT FOR CONSTRUCTION

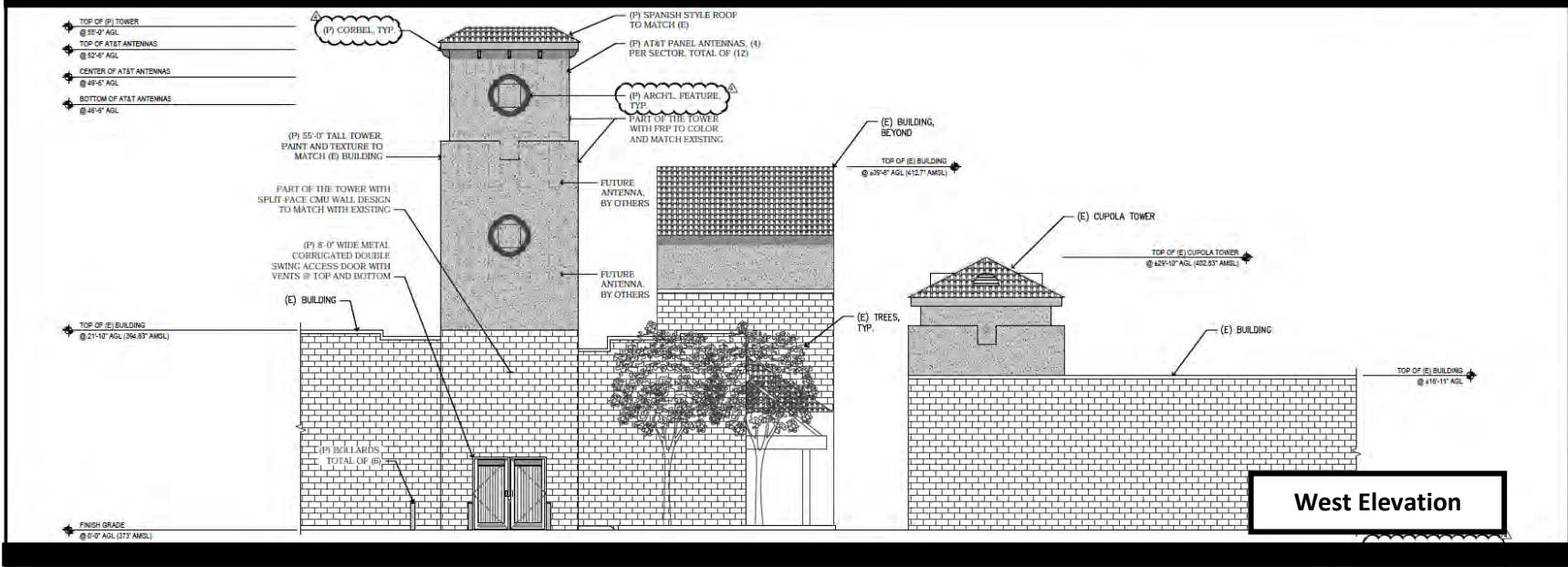
Project Number:  
Drawn by: ERO/RF  
Checked by: ERO

Sheet No:  
**24**



NOTE:  
PROPOSED TOWER WILL BE COLOCATABLE.

South Elevation



West Elevation

PC COMMENTS	REV	DATE
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99	100% ZP	20-10-13
100	100% ZP	20-10-13



SITE ELEVATIONS

CAL 02216  
SANTÉE SHOPPING CENTER  
9870 MAGNOLIA AVENUE  
SANTÉE, CA 92071  
NEW SITE BUILD



NOT FOR CONSTRUCTION

Project Number:  
Drawn by: ERO/JP  
Checked by: ERO  
Sheet No: Z5





Proposed 55' tall tower







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

Item 8

**MEETING DATE**      September 9, 2020

**AGENDA ITEM NO.**

**ITEM TITLE**      PUBLIC HEARING FOR THE “LANTERN CREST RIDGE II” GENERAL PLAN AMENDMENT (GPA2018-1), REZONE (R2018-1), CONDITIONAL USE PERMIT (P2017-4) AND MITIGATED NEGATIVE DECLARATION (AEIS2018-2) TO PERMIT THE CONSTRUCTION OF A 50-UNIT SENIOR CARE FACILITY WITH UP TO THREE STORIES AND 59 FEET IN HEIGHT ON A 2.74-ACRE VACANT PARCEL LOCATED AT 11000 SUNSET TRAIL IN THE R-1A/HL (LOW DENSITY/HILLSIDE LIMITED RESIDENTIAL) ZONE (APN: 384-142-04). APPLICANT: SANTEE SENIOR RETIREMENT COMMUNITIES, LLC


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

**SUMMARY**      A request by Santee Senior Retirement Communities, LLC for a General Plan Amendment (GPA2018-1), Rezone (R2018-1), Conditional Use Permit (P2017-4) and Mitigated Negative Declaration (AEIS2018-2) for a 50-unit senior assisted care facility with structures up to three stories and 59 feet in height. Approval of the General Plan Amendment and Rezone would change the land use designation and zoning district of the subject property from the R-1A (Low Density Residential) and HL (Hillside/Limited) to R-14 (Medium High Density Residential). The proposal would be integrated with the adjacent Lantern Crest development with an enclosed bridge that would link the proposed project to the existing Ridge at Lantern Crest senior care facility to the north.

**ENVIRONMENTAL REVIEW**      Pursuant to the requirements of the California Environmental Quality Act (CEQA), an Initial Study (AEIS2018-2) was completed for the project, which determined that all environmental impacts of the project would be less than significant with mitigation. A Mitigated Negative Declaration (State Clearinghouse Number 2020029092) was prepared and advertised for public review from February 27, 2020 to March 27, 2020. Responses have been provided to comments received during the public review period and none of the comments have raised any new environmental issues disclosed in the Mitigated Negative Declaration.

**FINANCIAL STATEMENT**      Staff costs for application processing are paid on an actual cost recovery basis. Development Impact Fees are estimated to be \$1,061,341.00 which includes drainage, traffic, traffic signal, park in-lieu, public facility, and Regional Transportation Congestion Improvement Program (RTCIP) fees.

**CITY ATTORNEY REVIEW**       N/A       Completed

- RECOMMENDATION** 
1. Conduct and Close the Public Hearing; and
  2. Approve the Mitigated Negative Declaration (AEIS2018-2) 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 General Plan Amendment GPA2018-1 per the attached Resolution; and
  4. Introduce Rezone R2018-1 for first reading per the attached Ordinance; and
  5. Approve Conditional Use Permit P2017-4 per the attached Resolution.

**ATTACHMENTS**

Staff Report	Zoning Map	Aerial Vicinity Map	Project Plans
GPA Resolution	Rezone Ordinance	CUP Resolution	
MND Resolution	Final MND	MMRP	

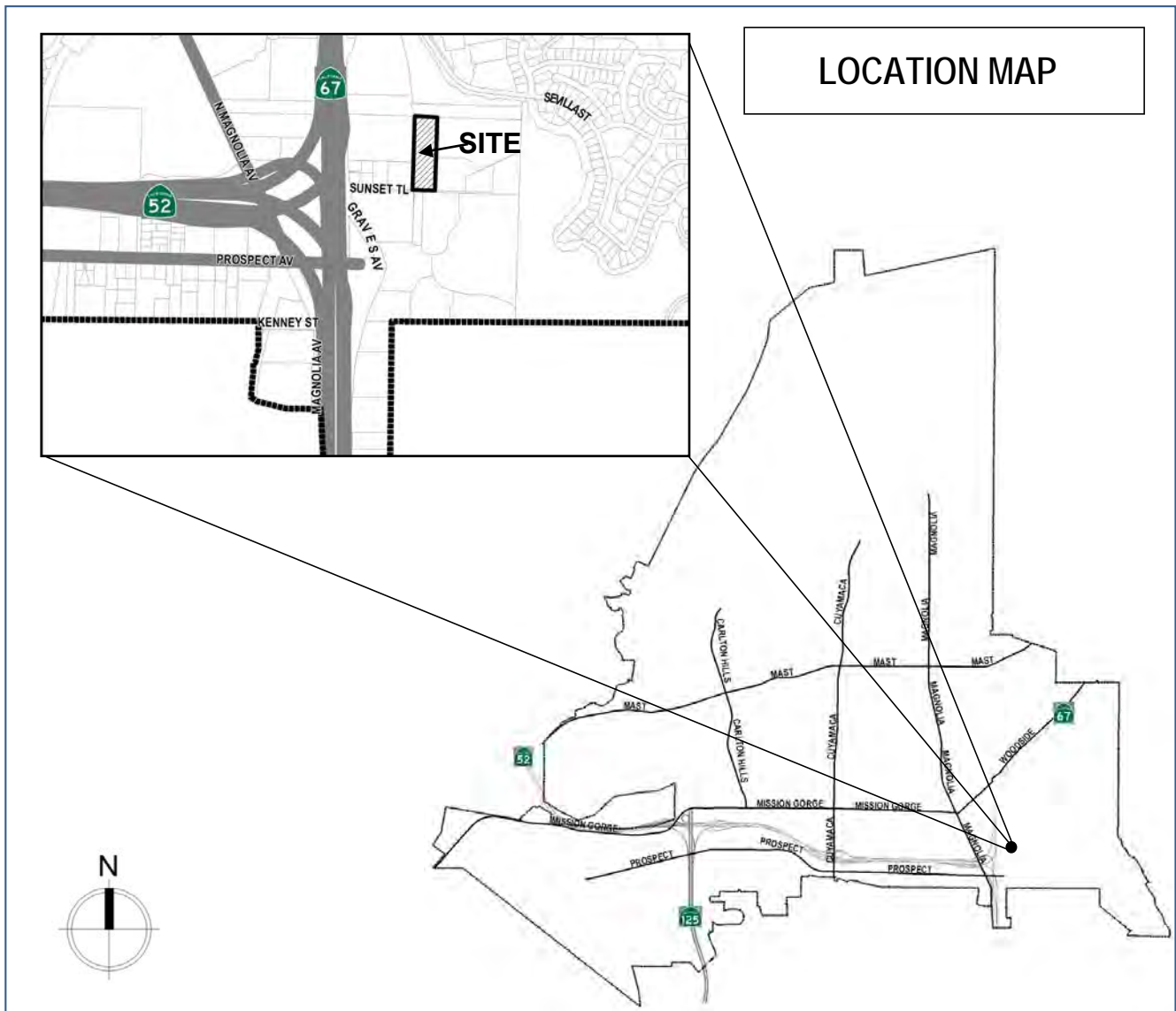
## STAFF REPORT

**PUBLIC HEARING FOR THE “LANTERN CREST RIDGE II” GENERAL PLAN AMENDMENT (GPA2018-1), REZONE (R2018-1), CONDITIONAL USE PERMIT (P2017-4) AND MITIGATED NEGATIVE DECLARATION (AEIS2018-2) TO PERMIT THE CONSTRUCTION OF A 50-UNIT SENIOR CARE FACILITY WITH UP TO THREE STORIES AND 59 FEET IN HEIGHT ON A 2.74-ACRE VACANT PARCEL LOCATED AT 11000 SUNSET TRAIL IN THE R-1A/HL (LOW DENSITY/HILLSIDE LIMITED RESIDENTIAL) ZONE (APN 384-142-04).**

**APPLICANT: SANTEE SENIOR RETIREMENT COMMUNITIES, LLC**

**CITY COUNCIL MEETING SEPTEMBER 9, 2020**

A Notice of Intent to Adopt a Mitigated Negative Declaration was published in the East County Californian on February 27, 2020 for a 30-day public review period and Notice of the Public Hearing was published in the East County Californian on August 28, 2020. A total of 83 adjacent owners or residents of property within 300 feet of the project site and other interested parties were notified by U.S. Mail on August 28, 2020.





**A. SITUATION AND FACTS**

1. Requested by ..... Santee Senior Retirement Communities, LLC
2. Land Owner ..... Santee Senior Retirement Communities, LLC
3. Type and Purpose of Request ..... General Plan Amendment, Rezone, and Conditional Use Permit for a 50-unit senior care facility
4. Location ..... 11000 Sunset Trail
5. Site Area ..... 2.74 Acres
6. Existing Zoning..... R-1A Low Density Residential (2-4 dwelling units per acre) (Hillside Overlay); HL Hillside Limited (0-1 dwelling units per acre)
7. Surrounding Zoning ..... North HL Hillside Limited (0-1 dwelling units per acre) and PD Planned Development (Sky Ranch)  
South: R-22 High Density Residential (22 to 30 du/ac)  
East: P/OS Park Open Space and R-22  
West: R-14 Medium-High Density Residential (14-22 du/ac)
8. General Plan Designation R-1A Low Density Residential (2-4 dwelling units per acre) (Hillside Overlay); HL Hillside Limited (0-1 dwelling units per acre)
9. Existing Land Use ..... Vacant undeveloped site
10. Surrounding Land Use ..... North: Sky Ranch Open Space Preserve and Sky Ranch development; single-family home  
South: Lantern Crest  
East: Lantern Crest Ridge I and Lantern Crest Open Space Preserve  
West: Single-family homes and Highline Apartments
11. Terrain..... Moderate east to west slope with a high point of 580 above mean sea level (AMSL) to a low point of 490 AMSL
12. Environmental Status: ..... Mitigated Negative Declaration (SCH 2020029092)
13. APN:..... 384-142-04
14. Within Airport Influence Area ..... Yes, within Safety Zone 4 of Gillespie Field Airport Land Use Compatibility Plan; deemed consistent by San Diego Airport Land Use Commission on October 7, 2019.

## **B. BACKGROUND**

On July 14, 2017, Santee Senior Retirement Communities, LLC, submitted a request for consideration of a General Plan Amendment, Rezone, and Conditional Use Permit for a proposed senior care facility on a 2.74-acre property located approximately 600 feet east of Graves Avenue at 11000 Sunset Trail. The property is currently zoned R-1A (Low Density Residential 2-4 units per acre) and HL (Hillside Limited 0-1 unit per acre). There are no provisions for senior care facilities in the R-1A or HL Zones, hence the requested General Plan Amendment and Rezone. The proposed senior care facility requires a Conditional Use Permit (CUP) within multiple-family zones. The City Council authorized staff to consider a General Plan Amendment and Rezone in connection with the proposed senior care facility on August 23, 2017.

### **Project Description**

The applicant is proposing to change the land use designation and zoning on the property from Low-Density Alternative Residential (R-1A) and Hillside/Limited Residential (HL) to Medium-High Density Residential (R-14) to allow a 50-unit senior care facility (known as Lantern Crest Ridge II) which would serve as an extension to the Ridge at Lantern Crest and focus on providing memory care to prospective residents. The senior care facility is a residential development that requires a Conditional Use Permit (CUP) in the R-14 zone. The proposed density is 18.24 dwelling units per acre which would be consistent with the requested R-14 Land Use and Zoning, which allows a range of 14 to 22 dwelling units per gross acre.

This request is similar to earlier requests for General Plan land use designation changes and zone base district map changes that were granted in the development of the existing Lantern Crest facility. In two separate actions in 2008 and 2010, the City Council adopted changes to the General Plan land use designation and Zone Base District Map from the same two low-density zones (R-1A and HL) to High Density Residential (R-22) for other parcels on the Lantern Crest campus.

As shown on the attached plans, the proposal would consist of a three-story, 46-unit memory care facility, four independent senior living units (contained within two single-story duplex villas) and a surface parking area consisting of 21 spaces. The three-story structure would include an enclosed pedestrian access bridge on the third floor that would connect with the existing Ridge at Lantern Crest building to the east. The project is conditioned to file a lot line adjustment with the Department of Development Services – Engineering Division in order to create one legal lot on which the existing Ridge building and the proposed Ridge II building would be located.

The highest point of the proposed three-story building would be 59 feet, which includes up to 15 feet in architectural projections (rooflines and bell towers). The site slopes upward and diagonally across the lot from the southwest corner to the northeast corner. Balanced grading in the amount of 1,500 cubic yards of cut and

1,500 cubic yards of fill is proposed for the development of the site.

Access to the project is provided from Sunset Trail, which is a private street. Internal vehicle circulation would be provided by a proposed 30-foot wide drive located between the villas and the parking area with a vehicle turnaround at the entrance to the facility. A 12-foot wide drive aisle is provided along the west side of the facility that leads to parking located at the rear with a 65-foot-long firetruck turn around area at the terminus of the driveway. Additional parallel parking is provided along the drive aisle. The applicant would provide the following off-site improvements:

- Underground existing overhead wires and remove existing poles located in the vicinity of the south and west property lines of the project site and along Sunset Trail;
- Dedicate and widen Sunset Trail to local street standards with curbs, gutter, sidewalks, street lighting, fire hydrants and pedestrian ramps at curbs.

### **C. ANALYSIS**

**Compatibility with Adjacent Land Uses:** The project site is surrounded by existing and planned multiple-family residential development and represents an isolated low-density zone with medium to high residential zoning (R-14 & R-22) to the east, west, and south as shown in the attached Zoning Map. The proposed land use redesignation and zoning reclassification from Low Density Residential (R-1A/HL) to Medium High Density Residential (R-14) would improve the compatibility of the subject property with current and planned multiple-family residential development on adjoining properties.

**Single-Family Residential Compatibility:** A cluster of seven single-family homes is located directly west of the project site. Although these properties are developed with single-family homes they are located within the R-14 (Medium-High Density Residential) Zone and the proposed project would be compatible with the planned multiple-family residential uses near these properties. The proposed project would provide a 60-foot setback between the proposed main three-story building and the western property boundary as shown in the attached Site Plan, exceeding the minimum building setback requirement of 10 feet.

**Multiple-Family Residential Compatibility:** The Highline Apartments are located directly west of the project site and the existing Lantern Crest buildings are located to the south and east as shown in the attached Lantern Crest Aerial Vicinity Map. The Highline Apartments consist of two-story apartment buildings. The existing buildings at Lantern Crest include one-story villas and three- and four-story main buildings.

The project's perimeter retaining walls adjacent to the Highline Apartments and single-family residential properties to the west would vary from approximately 6.7 feet in height to 24.1 feet in height and be constructed of decorative block. A 20-foot

landscape strip with shrubbery and a row of Coast Live Oaks would be planted along the proposed retaining wall softening the interface between the proposed project and existing Highline Apartments and single-family residences to the west.

All buildings would exceed the minimum 10-foot set back requirement of the Medium-High Density Residential (R14). The project would be compatible with surrounding multiple-family residential uses because it provides adequate spacing and buffering consistent with the existing pattern of neighboring residential development.

**Architectural Design:** The project is designed according to the Spanish Mission style with variegated roofing tiles, arched window and façade accent features, defined gable ends and dormer features supported by stone veneer, signature bell tower architectural appurtenances, decorative block retaining walls, and a primarily white color scheme with earth-tone accents.

**Building Height:** Proposed buildings would vary in height from less than 20 feet (single-story duplex villas) to a maximum of 59 feet (main three-story, 46-unit memory care facility). The base height of the three-story memory care facility would be 44 feet; however, with the proposed gabled roofline variations and bell towers the total height would be up to 59 feet high. The building would nevertheless conform to the Zoning Ordinance maximum height of 45 feet for the R-14 Zone as architectural projects of up to 15 feet above the 45-foot base height allowance are permitted; the proposed bell towers would project 15 feet above the proposed 44-foot base height of the building. As provided in the City of Santee Municipal Code, Section 13.30.020.B, extensions above the maximum permitted base height may be allowed when architectural interest consistent with building scale is achieved. Building height extensions are not intended to be habitable space and the proposed architectural projections would not contain habitable space. A recommended condition of approval would restrict the height of architectural appurtenances and projections above the maximum height limit to 15 feet.

**Traffic and Circulation:** Senior care facilities are generally considered to generate low amounts of traffic relative to other residential uses. The anticipated age range of future residents would be from approximately 75 years to 95 years. Most residents of senior care facilities no longer drive. The applicant has indicated that van service would be available to provide for most of the transportation needs of residents.

The project would generate approximately 125 average daily vehicle trips, with approximately five morning peak hour trips and 10 afternoon peak hour trips based on the traffic study prepared for the project by Darnell and Associates, Inc. on April 30, 2018. Primary access to the site would be provided from Lantern Crest Way, a private road that crosses through the Lantern Crest campus, and connects to the Graves Avenue/Prospect Avenue signalized intersection. Ongoing improvements to the Graves Avenue/Prospect Avenue intersection, including restriping and traffic signal upgrades, would help alleviate some of the congestion at this intersection.

With the minor addition of peak hour trips the project would not significantly impact any roadway segment or any intersection within the vicinity.

**Parking:** The parking needs of senior care residents in independent living are different from the parking needs of residents in assisted living or memory care. The proposed facility will primarily serve residents with memory care. A parking demand study was prepared for the project to determine the project's overall parking need based on the proposed unit types. The parking study determined that a total of 16 spaces would be required to meet the project's anticipated parking demand. The project has been conditioned to meet the 16-space parking requirement.

**Fire Safety Requirements:** The project includes the construction of an internal access road and cul-de-sac, along with a 65-foot-long firetruck turn-around area to allow for adequate emergency fire access to the facility. A 20-foot fire lane would be provided to the rear of the property. The project has been conditioned to meet fuel modification zone requirements to the satisfaction of the Fire Marshal. The Padre Dam Municipal Water District has determined that adequate pressure exists to supply fire flow at the proposed fire hydrant locations. All structures would be constructed with automatic fire sprinklers, hood and duct protection systems, fire resistant roof covering, eaves and soffit protection, noncombustible gutters and downspouts, minimum 1-hour fire-resistance-rated construction of exterior walls, underfloor areas, and appendages and projections, minimum 20-minute fire-resistance-rated exterior window glazing and doors, and non-combustible vents with corrosive-resistant mesh. Based on these measures adequate fire protection of the proposed structures would be provided.

**Grading and Soils:** The City's Geotechnical/Seismic Hazard Study that was prepared for the safety element of the Santee General Plan identifies the project site is located in type "A" and Type "C" soil. Type "A" soil is defined as granitic rock being least susceptible to landslide, having nominal liquefaction hazard, and a very low expansion condition. Type "C" soil is the least stable type of soil. Type C includes granular soils in which particles do not adhere to each other. Group Delta Consultants, Inc. prepared a preliminary geotechnical investigation regarding the feasibility of the proposed project. The geotechnical report states that the proposed development is feasible for the site. However, cuts up to 20 feet into the granitic rock materials are shown on the preliminary grading plans. Consequently, excavations extending into granitic rock are anticipated to be very difficult, and heavy ripping, rock hammering, and/or controlled blasting may be needed. A recommended condition of approval addresses City blasting requirements and protocols.

**Drainage and Water Quality:** The drainage study prepared for the project found that, with the addition of on-site detention facilities, the peak runoff from the project site would be reduced with development of the site as proposed. The proposed site design/structural Best Management Practices (BMPs) include the collection of the on-site surface water throughout the property by overland flow, curb/gutter, and brow

ditches, which would be directed into three proposed biofiltration basins located in the southeast corner of the property that would capture and treat the collected runoff. The existing downstream drainage system has been analyzed for the ability to handle the upstream runoff produced by this site at full development during the 100-year storm event in accordance with City Public Works Standards. The downstream facilities have been determined to be adequate to convey the anticipated flows from the development as the three proposed biofiltration basins would reduce post-project peak flow rates to below pre-project peak flow rates. In addition, the proposed project would not result in storm water runoff onto adjacent properties.

**Undergrounding of Utilities:** Recommended conditions of approval would require the applicant to place all new utilities required to serve the project underground. All existing and new utilities along the property frontage of Sunset Trail would be installed underground. The existing overhead utilities along Sunset Trail would be undergrounded in order to widen Sunset Trail to local street standards as conditioned for the project.

**Gillespie Field Airport:**

**Federal Aviation Administration (FAA):** The subject site is within the FAA Notification Area, given its proximity to Gillespie Field (approximately 2 miles) and building height above ground level. The FAA Code of Federal Regulations required the applicant to submit a notice to determine whether the proposed building heights, and construction equipment, such as cranes, could affect the safe and efficient use of navigable airspace. The FAA conducted an aeronautical study for the project which resulted in a Determination of No Hazard to Air Navigation, dated April 2, 2018, 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.

**Airport Land Use Planning:** The project site is located within Safety Zone 4 of the Gillespie Field Airport Land Use Compatibility Plan (ALUCP) and as such required consultation with the San Diego County Airport Land Use Commission for a determination of consistency with the ALUCP. On October 7, 2019 the San Diego County Airport Land Use Commission issued a letter finding the proposed project to be conditionally consistent with the ALUCP. Requirements from the Airport Land Use Commission have been incorporated as a condition of project approval which require the project applicant to incorporate risk reduction measures into the project design, such as hardening of the proposed buildings.

**Open Space/Biological Resources:** As the project site contains 1.01 acres of Diegan coastal sage scrub (northern portion of site) and 1.30 acres of non-native grassland (southern portion of site), off-site mitigation offsetting the loss of these habitats is required. Prior to grading, the applicant would be required to secure no less than 2.02 acres of Diegan coastal sage scrub habitat (at a 2:1 mitigation ratio) and no less no less than 1.30 acres of non-native grassland habitat (at a 1:1

mitigation ratio) on off-site mitigation banks. These measures have been incorporated into project conditions of approval.

**Santee Sustainable Plan:** The project would provide a minimum of two level-2 electric vehicle charging stations (40 amp minimum) and a solar photovoltaic system with a 50kw (1kw per unit) target. The project would also be required to comply with the mandatory measures included in the current Energy Code and the CALGreen standards. These standards require energy-efficient measures such as increased lighting efficiency, low water use fixtures, and the installation of Energy Star® appliances. The project would also provide 62,863 square feet of drought-tolerant landscaping, including 31 trees for carbon uptake and reduction of the heat island effect from rooftops and paved surfaces.

#### **D. ENVIRONMENTAL REVIEW**

A Mitigated Negative Declaration (State Clearinghouse No. 2020029092) was available for public review and comment from February 27, 2020 to March 27, 2020 and is recommended for approval. A full discussion of the environmental issues is found in the attached revised Initial Study/Environmental Checklist Form. The Initial Study/Environmental Checklist Form identified biological resources, cultural resources, geology/soils, noise and tribal cultural resources as potentially significant, but mitigable impacts. The recommended Resolution includes the mitigation measures as conditions of approval. A Mitigation and Monitoring Program (MMRP) is attached to the Mitigated Negative Declaration Resolution as Exhibit "B".

During the public review period, the City received five letters: one from the Governor's Office of Planning and Research, dated March 30, 2020, one from the California Department of Transportation (Caltrans), dated March 30, 2020, one from the California Department of Fish and Wildlife, dated March 27, 2020, one letter from Stratford Partners, dated March 25, 2020, representing the adjoining Highline Apartments, and one letter from Reza Banan, dated March 27, 2020, property owner of adjoining property at 10952-66 Sunset Trail. These letters did not raise new issues, but rather, provide the basis for clarifications to the Mitigated Negative Declaration and associated environmental documentation. Written responses have been provided to each of the five letters in a Responses to Comments document, which is included as an attachment to the final Mitigated Negative Declaration (Exhibit A).

Specific to the Caltrans letter, the City has provided clarification in the final Mitigated Negative Declaration regarding potential impacts from project-related storm water runoff to Caltrans facilities, specifically to a cross-culvert and has demonstrated that the provision of three biofiltration basins with the project would reduce post-project peak flow rates to below pre-project peak flow rates and the development would result in a reduction in the flow rate to the Caltrans cross-culvert.



**Staff Report, September 9, 2020**

**Title: GPA2018-1, R2018-1, P2017-4 and AEIS2018-2**

**Page 9**

Specific to the Department of Fish and Wildlife letter, clarification has been incorporated in the Mitigated Negative Declaration that specifies the location of the off-site mitigation banks required for mitigating the loss of the on-site coastal sage scrub and non-native grasslands and greater detail has been provided regarding thresholds for bird nesting surveys required as a mitigation measure for disturbing coastal sage scrub.

Specific to the letters from the adjoining property owners (Mr. Banan and Stafford Partners) the responses to comments reiterate that the project will not be designed with any storm water run-off from the project site to their respective properties post-development.

**E. ESTIMATED FEES**

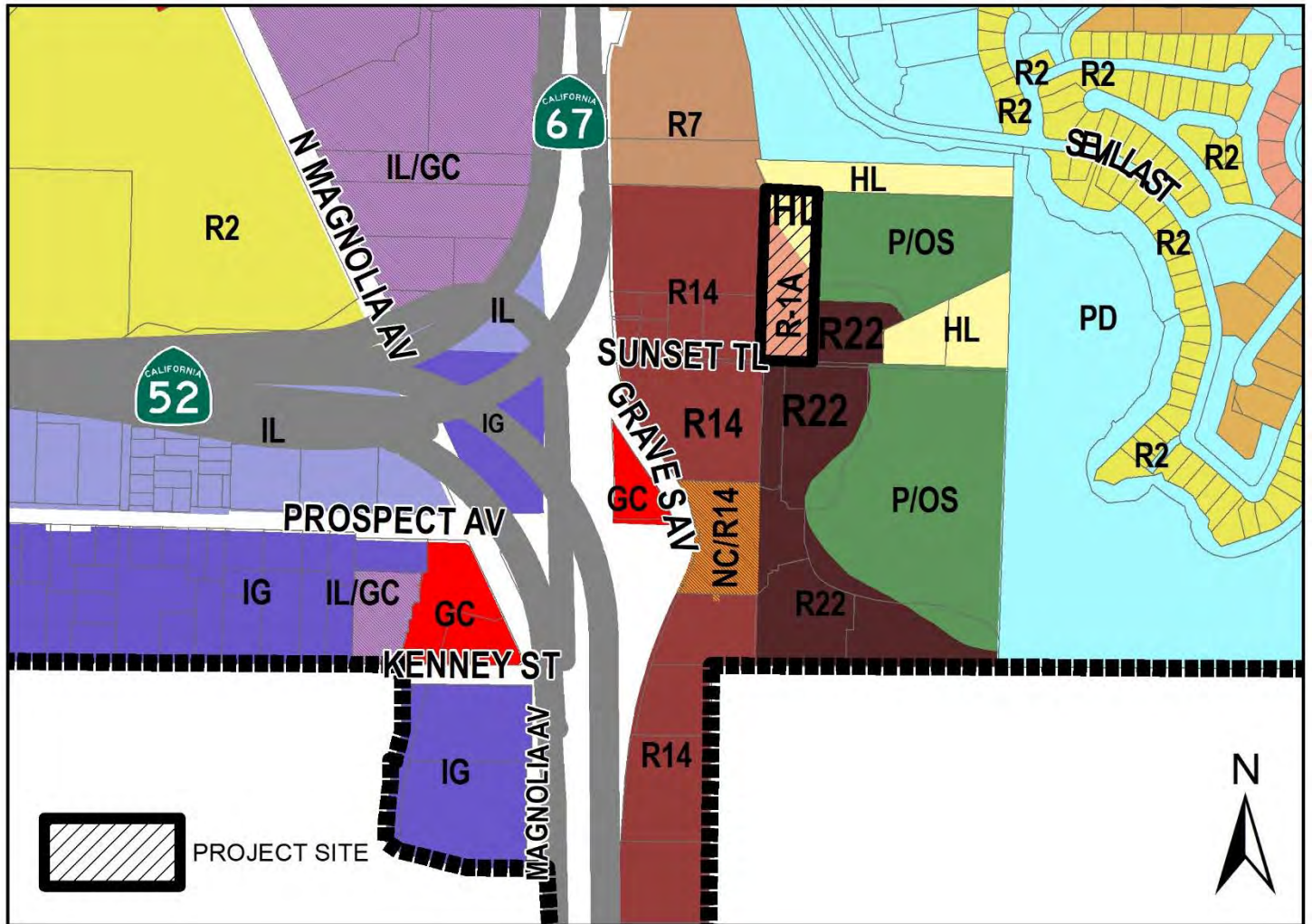
Development of the proposed project will require the payment of the following Development Impact Fees.

Drainage Fees .....	\$105,750.00
Traffic Impact Fees ...	\$121,750.00
Traffic Signal Fees ...	\$12,600.00
Park In-Lieu Fees .....	\$379,900.00
Public Facility Fee ....	\$312,150.00
<u>RTCIP Fee .....</u>	<u>\$129,191.00</u>
Total .....	\$1,061,341.00

**F. STAFF RECOMMENDATION**

1. Conduct and Close the Public Hearing; and
2. Approve the Mitigated Negative Declaration (AEIS2018-2) 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 General Plan Amendment GPA2018-1 per the attached Resolution; and
4. Introduce Rezone R2018-1 for first reading per the attached Ordinance; and
5. Approve Conditional Use Permit P2017-4 per the attached Resolution.

# Zoning Map





# Lantern Crest Aerial Vicinity Map





GPA2018-1, R2018-1, P2017-4  
PROJECT PLANS

# LANTERN CREST RIDGE II

SUNSET TRAIL  
SANTEE, CA 92071



ARCHITECT

Todd B.  
**SPIEGEL**  
architects  
31822 Village Center Road #202  
Westlake Village, CA 91381-6175

**City Council Meeting Date:  
September 9, 2020**







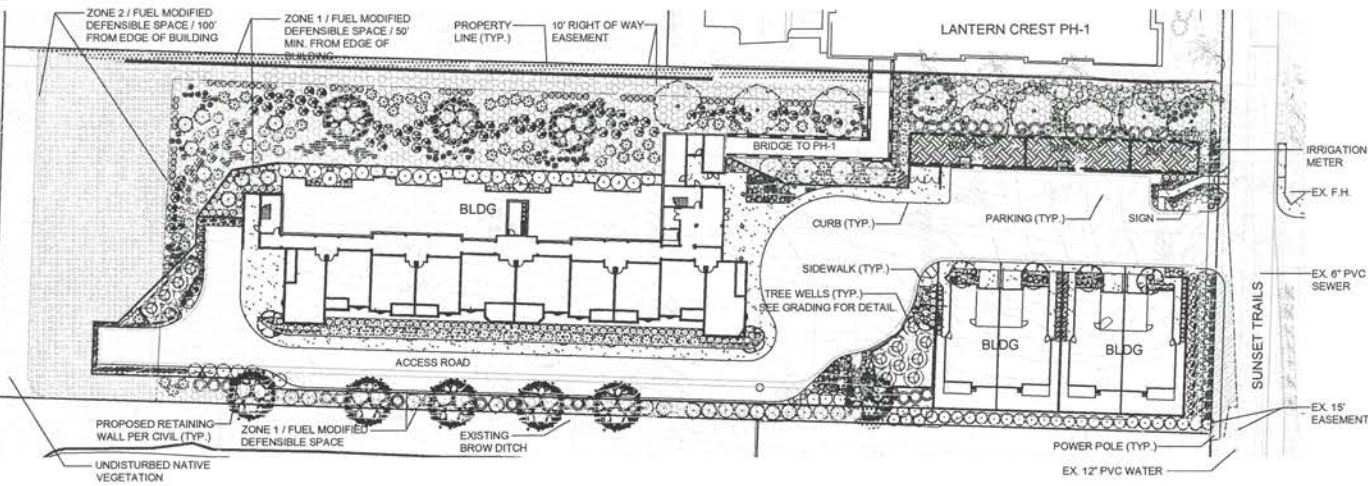
**PLANT LEGEND**

TREES	BOTANICAL NAME / COMMON NAME	CONT.
	<i>Platanus chinensis</i> / Chinese Platanus	24" box
	<i>Lagerstroemia indica</i> 'White II' / Dynamite Grape Myrtle	24" box
	<i>Quercus agrifolia</i> / Coast Live Oak	24" box
	<i>Rhus texana</i> / African Sumac	24" box
	<i>Sambucus mexicana</i> / Blue Elderberry - to be used in tree wells	15 gal
SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE
	<i>Encelia californica</i> / Coast Sunflower	5 gal
	<i>Dianella caerulea</i> 'DDB07' / Ocea Blue Flax Lily	1 gal
	<i>Heteromeles arbutifolia</i> / Toyon	5 gal
	<i>Pyracantha kotschyana</i> 'Santa Cruz' / Santa Cruz Pyracantha	5 gal
	<i>Iva hayesiana</i> / poverty weed	1 gal
	<i>Rhamnus californica</i> / Coffeeberry	5 gal
	<i>Rhapidotheca</i> x 'Mistic' / Mistic Beauty Indian Hawthorn	5 gal
	<i>Rhapidotheca indica</i> 'Conor' / Eleanor Taber Indian Hawthorn	5 gal
	<i>Rosa</i> x 'Nouveau' / Flower Carpet Yellow Rose	1 gal
	<i>Lantana moribundensis</i> / Trailing Lantana	1 gal
	<i>Tournefortia bicolor</i> 'Azuleum' / Azure Bush Germander	1 gal
	<i>Lantana</i> x 'New Gold' / Lantana	1 gal
	<i>Mycrsine africana</i> / African Boxwood	5 gal
	<i>Antigonon leptopus</i> / San Miguel Coral Vines	5 gal
	<i>Rosa</i> x flower carpet 'Amber' / Flower Carpet Amber Rose	1 gal @ 2' x 0" C.
	<i>Baccharis</i> 'Pigeon Point' / Dwarf Coyote Brush	feet 2' O.C.
	4" (min.) shredded wood mulch	

**BIORETENTION BASIN**

	<i>Carex praegracilis</i> / California Field Sedge and <i>Juncus patens</i> / California Rush	1 gal @ 18" o.c. 1 gal @ 24" o.c.
--	---	--------------------------------------

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



**HYDROSEED MIX FOR DEFENSIBLE SPACE**

Scientific Name	Common Name	PLS Lbs/Acre
<i>Diplocis aur. longiflorus</i>	Southern Monkeyflower	0.25
<i>Eriophyllum confertiflorum</i>	Golden Yarrow	1.0
<i>Eschscholzia californica</i>	California Poppy	1.0
<i>Gutierrezia californica</i>	Malchweed	0.1
<i>Helianthemum scoparium</i>	Peak Rush-Rose	2.0
<i>Lotus heermanni</i>	Heermann's Birdfoot Trefoil	1.0
<i>Lupinus bicolor</i>	Pygmy-Leaf Lupine	2.0
<i>Lupinus nanus</i>	Sky Lupine	2.0
<i>Nasella pulchra</i>	Purple Needlegrass	4.0
<i>Phacelia campanularia</i>	California Bluebells	2.0
<i>Sisyrinchium bellum</i>	Blue-eyed Grass	3.0
<i>Vulpia microstachys</i>	Small Fescue	4.0
<i>Yucca whipplei</i>	Our Lord's Candle	2.0
<b>TOTAL SEED</b>		<b>24.35</b>

Stabilized Fiber Matrix: 'EarthGuard' and wood fiber mulch	10 gal/acre 3,500 lb/acre
OR 'Ecomatrix' stabilized fiber matrix	3,500 lb/acre
Commercial Fertilizer 0-45-0 with 19% popcom sulfur	300 lb/acre

- NOTES:**
1. PLS (Pure Live Seed) = % Purity X % Germination; percentage is minimum.
  2. Seed mix is suitable for use in areas with no irrigation (non-irrigated).
  3. Seed mix is suitable for use within 100 feet of open space and riparian areas.
  4. Hydroseed mix should be applied between October 1 and January 15.
  5. All slopes 2:1 and steeper shall be irrigated with the above seed mix.

**DEFENSIBLE SPACE NOTES**

**FUEL MODIFIED DEFENSIBLE SPACE**  
ALL NEW DEVELOPMENTS, SUBDIVISIONS OR TRACTS THAT ARE PLANNED IN FIRE SEVERITY ZONES AND OR WILDLAND URBAN INTERFACE AREAS SHALL HAVE A MINIMUM 100' HORIZONTAL FEET OF FUEL MODIFIED DEFENSIBLE SPACE BETWEEN STRUCTURES AND WILDLAND AREAS. DEPENDING ON THE PERCENTAGE OF SLOPE AND OTHER WILDLAND AREA CHARACTERISTICS, THE FUEL MODIFIED DEFENSIBLE SPACE MAY BE INCREASED BEYOND 100 FEET. FUEL MODIFIED DEFENSIBLE SPACE SHALL BE COMPRISED OF TWO DISTINCT BRUSH MANAGEMENT AREAS REFERRED TO AS ZONE 1 AND ZONE 2.

**FUEL MODIFIED DEFENSIBLE SPACE, ZONE 1**  
ZONE 1 IS THE FIRST 50 FEET MEASURED FROM THE STRUCTURE TOWARDS THE WILDLAND. THIS AREA IS THE LEAST FLAMMABLE AND CONSISTS OF PAVEMENT, WALKWAYS, TURF AND PERMANENTLY LANDSCAPED, IRRIGATED AND MAINTAINED ORNAMENTAL PLANTING. THE VEGETATION SHALL BE KEPT IN A WELL IRRIGATED CONDITION AND CLEARED OF DEAD MATERIAL. THIS AREA REQUIRES YEAR ROUND MAINTENANCE. FIRE RESISTIVE TREES ARE ALLOWED IF PLACED OR TRIMMED SO THAT CROWNS ARE MAINTAINED 10 FEET FROM STRUCTURES. HIGHLY FLAMMABLE TREES SUCH AS, BUT LIMITED TO CONIFERS, EUCALYPTUS, CYPRESS, JUNIPERS AND PEPPER TREES ARE NOT ALLOWED IN WUI AREAS. THIS AREA SHALL BE MAINTAINED BY THE PROPERTY OWNER OR APPLICABLE HOA.

**FUEL MODIFIED DEFENSIBLE SPACE, ZONE 2**  
ZONE 2 IS THE SECOND FIFTY FEET OF THE 100 FEET TOTAL FEET OF DEFENSIBLE SPACE AND IS MEASURED 50 FEET FROM THE STRUCTURE TO A TOTAL OF 100 FEET TOWARD THE WILDLAND. ZONE 2 SHALL CONSIST OF LOW GROWING, FIRE RESISTANT SHRUBS AND GROUNDCOVERS. AVERAGE HEIGHT OF NEW PLANTS FOR RE-VEGETATION SHALL BE LESS THAN 24 INCHES. IN THIS ZONE NO MORE THAN 30 PERCENT OF THE NATIVE, NON-IRRIGATED VEGETATION SHALL BE RETAINED. THIS AREA REQUIRES INSPECTION AND PERIODIC MAINTENANCE. THIS AREA SHALL BE MAINTAINED BY THE PROPERTY OWNER OR APPLICABLE HOA.



**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 SPADRE DAM LANDSCAPE STANDARDS AND WATER USE REQUIREMENTS.

**LANDSCAPE WATER BUDGET CALCULATIONS**

MAWA = (51.2) (0.62) [(0.45 X 62,863) + (0.3 X 0)] = 896,741

ETWU = (51.2) (0.62)  $\left( \frac{0.3 \times 12,175}{0.8} + 0 \right)$  = 144,730

ETWU = (51.2) (0.62)  $\left( \frac{0.3 \times 48,355}{0.75} + 0 \right)$  = 613,141

TOTAL ETWU = 757,871

TOTAL MAWA = 896,741

Gary F. Hoyt  
landscape architecture, inc.  
Poway CA 92064  
tel: (858) 486-4931  
fax: (858) 486-1457

**LANDSCAPE CONCEPT PLAN**

CONTRACTOR	INSPECTOR	DATE COMPLETED	REFERENCES	DATE	BY	REVISIONS	ASPTD	REVISIONS	ASPTD	REVISIONS	ASPTD	REVISIONS	ASPTD	REVISIONS	ASPTD	REVISIONS	ASPTD	REVISIONS	ASPTD	

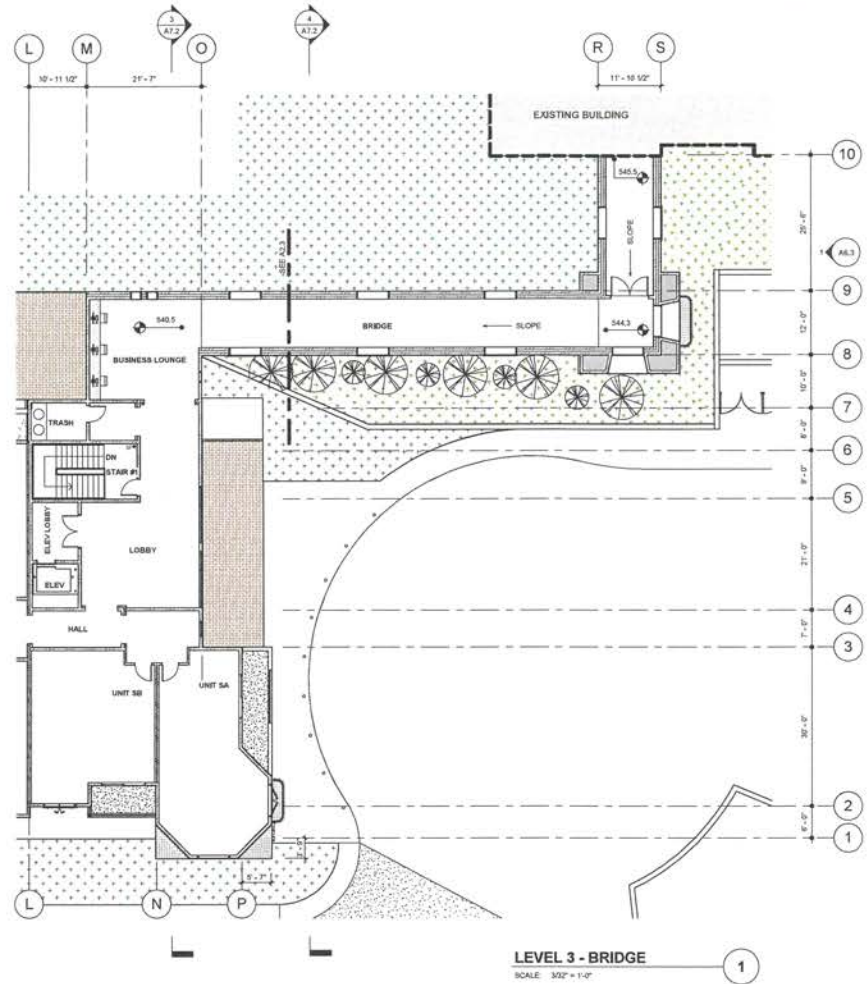
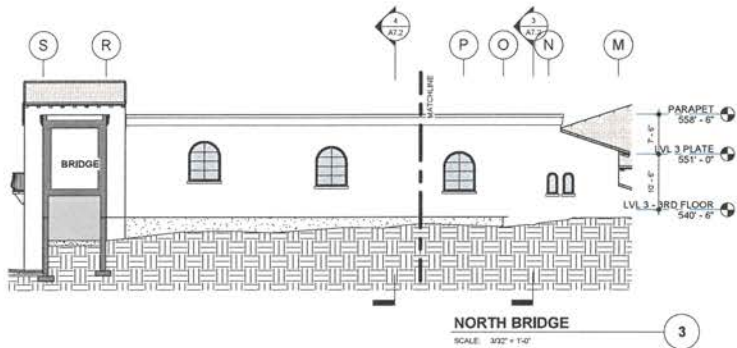
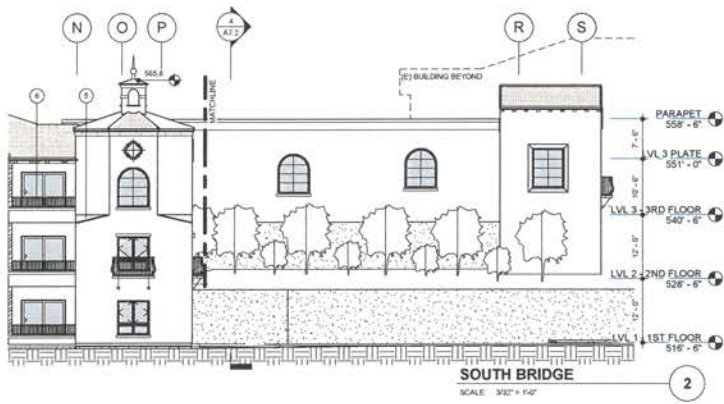
CITY OF SANTEE DEPARTMENT OF DEVELOPMENT SERVICES  
LANDSCAPE CONCEPT PLAN  
**LANTERN CREST RIDGE II**

DATE: 07-23-2019  
CITY W.D. NO. G-  
DRAWING NO. 2017-  
SHEET 1 OF 1

DESIGNED BY: PNL  
DRAWN BY: PNL  
CHECKED BY: GPH  
PLANS PREPARED UNDER THE SUPERVISION OF GARY HOYT  
DATE: 08/20/19  
REV. NO. 001  
EXPIRES: 02/28/20

REVISIONS:  
BY: PROJECT PLANNER





\*FOR KEYNOTE LEGEND SEE A6.1



SEALS AND SIGNATURES

**Todd B. SPIEGEL**  
architects

31822 Village Center Road #202  
Westlake Village, CA 91361-5713

## LANTERN CREST RIDGE II

SUNSET TRAIL  
SANTEE, CA 92071

Issued for	Rev	Date
PLANNING SUBMIT #1		07/25/19
PLANNING SUBMIT #2		07/25/19
PLANNING SUBMIT #3		09/15/19
PLANNING SUBMIT #4		09/15/19
ISSUE		

DRAWING TITLE	
LEVEL 3 - BRIDGE	
SCALE	1/8" = 1'-0"
PROJECT NUMBER	1703
PLOT DATE	7/30/2019 9:58:27 AM
<b>A2.3.1</b>	
DRAWING #	



**SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"

**MATERIALS LEGEND**

<p>1 WROUGHT IRON RAILING PAINTED</p> 	<p>2 SALTILLO ACCENT TILES</p> 	<p>3 EXPOSED WOOD FASCIA AND OUTRIGGERS SEMI-TRANSPARENT STAIN</p> 	<p>4 STONE VENEER BY EL DORADO STONE MOUNTAIN LEDGE SERIES - BACKSKIN</p> 	<p>5 INTEGRALLY COLORED STUCCO "LACE" TEXTURE FINISH</p> 	<p>6 CONCRETE TILE ROOF BY GABLE ROOFING CAPSTRANO SERIES - ADRBE BLEND</p> 
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**Todd B. SPIEGEL**  
architects  
31822 Village Center Road #202  
Westlake Village, CA 91381-8175

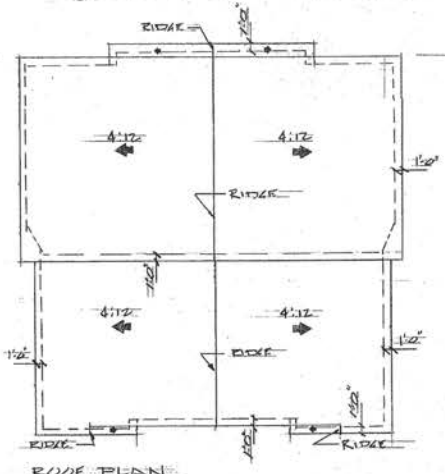
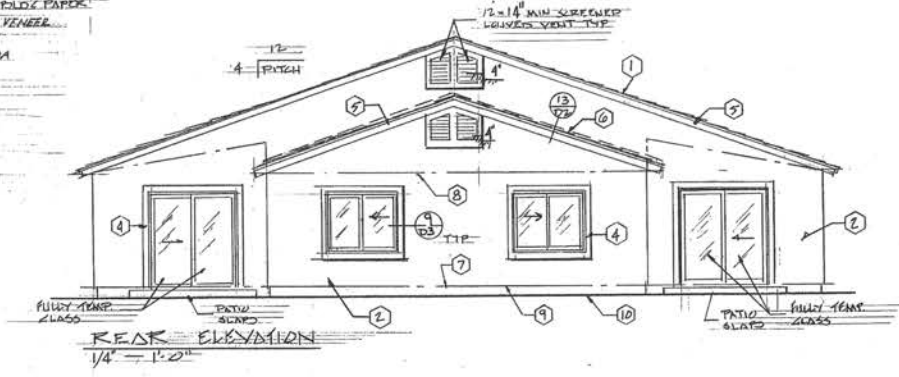
**LANTERN CREST RIDGE II**  
SUNSET TRAIL  
SANTEE, CA 92071

Issued for	Rev	Date	DRAWING TITLE
			EXTERIOR ELEVATIONS
			SCALE: 1/8" = 1'-0"
			PROJECT NUMBER: 1703
			PLOT DATE: 7/30/2019 9:56:36 AM
PLANNING SUBMIT #1		07/20/19	<b>A6.1</b>
PLANNING SUBMIT #2		07/22/19	
PLANNING SUBMIT #3		09/15/19	
PLANNING SUBMIT #4		01/15/20	
ISSUE			DRAWING #



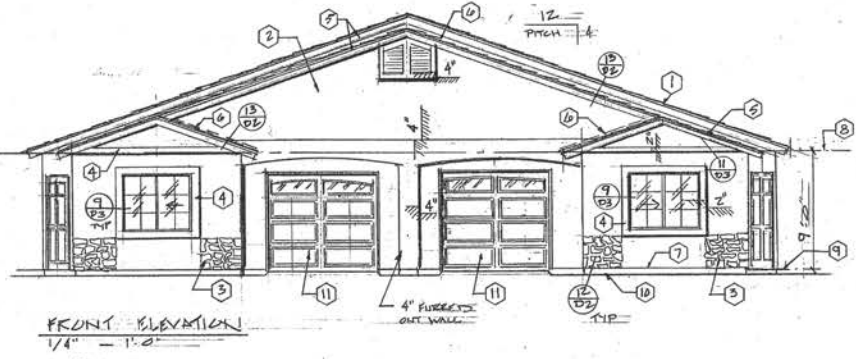
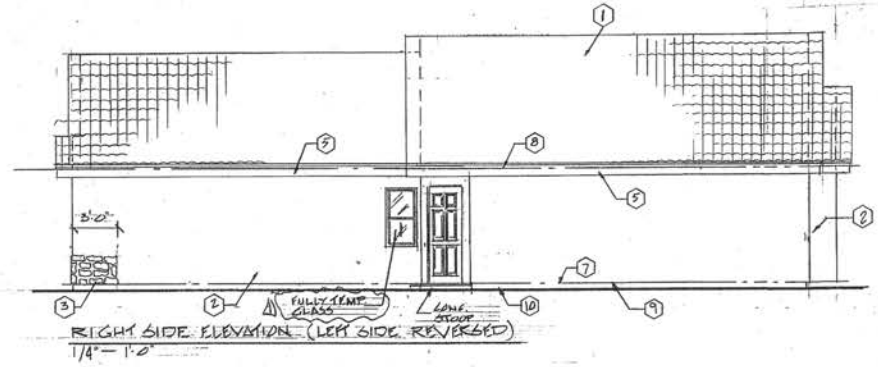


- ELEVATION KEY NOTES**
- 1 CLASS 'A' LONG TILE ROOFING
  - 2 ARCHITECTURAL STONE VENEER
  - 3 STILTED 2" x 2" PLANTING
  - 4 2" x 6" RESAMBLE FIBER
  - 5 4.1 FLASHING
  - 6 METAL WEEP SCREED
  - 7 FINISH CEILING
  - 8 FINISH FLOOR
  - 9 FINISH GRADE
  - 10 METAL SECTIONAL DOOR



- ROOFING NOTES**
- 1 ROOFING TO THE EDGE "WALKOFF" ALL "AGCO" CLASS 'A' LONG TILE OVER 50% PITCH
  - 2 ALL PITCHES TO BE 4:12
  - 3 PROVIDE DOWNWARD SLOPING ALUMINUM GUTTERS WITH DOWNSPOUTS AT ALL PAVES
  - 4 ALL FINISHING OF ALL LADYMAKERS REST IN AND VENTS; TYPED TO MATCH ROOFING MATERIAL IN COLOR
  - 5 PROVIDE LEAKS MOVED AT CURVED TILE END AT PAVES
  - 6 USE ZINC IRON ROOF FLASHING AT VALLEY AND WALL INTERSECTIONS
  - 7 WATER FACED INSULATION PREHITCHED IN AREAS OR OTHER VENTILATED SPACES
- \*Also ventilation openings shall be covered with corrosion-resistant metal mesh with 1/8" minimum to 1/2" maximum openings Section R308.1

- LATTICE VENTILATION**
- 1 LATTICE VENTILATION TO BE FOR 1/2" OF THE ROOF AREA  
1166 SQ FT x 300 = 350 SFT OR 547 SQ IN.
  - 2 VENTED AREA  
6 - 14x14 SINGLE VENTS  
C 196 SQ IN. = 588 SQ IN.



**NOTES**

Contiguous villa structures shall use different window treatments and different garage door and front design and colors to provide adequate aesthetic variation between structures.

**roy johnson a.i.a.**  
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ARCHITECTURE & PLANNING  
1001 W. WASHINGTON ST. #110  
DANA POINT, CA 92629

**Lantern Crest**  
DCI, INC  
1000 CENTER PARKWAY  
DANA POINT, CA 92629

JOB NO.  
DATE 11/7/15  
DRAWN BY

**REVISIONS**

NO.	DATE	DESCRIPTION
1	11/23/15	CITY REVISION
2	11/23/15	REV. 1
3	12/24/15	REV. 2



**SHEET TITLE**  
BRIDGE KLINGENS  
ROOF PLAN  
VILLAS - PD

**SHEET NUMBER**  
2 - 2

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

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE,  
CALIFORNIA APPROVING A GENERAL PLAN AMENDMENT GPA2018-1 TO  
AMEND THE LAND USE ELEMENT OF THE SANTEE GENERAL PLAN TO  
CHANGE THE LAND USE DESIGNATION FROM HILLSIDE/LIMITED AND LOW  
DENSITY RESIDENTIAL TO MEDIUM HIGH DENSITY RESIDENTIAL OF  
PROPERTY AT 11000 SUNSET TRAIL FURTHER IDENTIFIED BY  
ASSESSOR'S PARCEL NUMBER 384-142-04**

**(RELATED CASE FILES: R2018-1, P2017-4, AND AEIS2018-2)**

**APPLICANT: SANTEE SENIOR RETIREMENT COMMUNITIES, LLC**

**WHEREAS**, on August 23, 2017, the City Council authorized staff to consider a General Plan Amendment and Rezone in connection with a proposed senior congregate care facility on Sunset Trail; and

**WHEREAS**, on September 24, 2019, Santee Senior Retirement Communities, LLC submitted a complete application for a General Plan Amendment (GPA 2018-1), Rezone (R2018-1), Conditional Use Permit (P2017-4), and Mitigated Negative Declaration (AEIS 2018-2) for the development of a 50-unit senior care facility on a 2.74-acre vacant parcel located at 11000 Sunset Trail in the City of Santee, County of San Diego, State of California; and

**WHEREAS**, the Director of Development Services scheduled General Plan Amendment (GPA 2018-1), Rezone (R2018-1), Conditional Use Permit (P2017-4), and Mitigated Negative Declaration (AEIS 2018-2) for a public hearing on September 9, 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 October 7, 2019; and

**WHEREAS**, pursuant to the requirements of the California Environmental Quality Act (CEQA), an Initial Study was conducted for General Plan Amendment GPA2018-1, Rezone R2018-1 and Conditional Use Permit P2017-4 that determined the potential significant environmental effect for biological resources, cultural resources, geology/soils, noise and tribal cultural resources could be mitigated below a level of significance and a Mitigated Negative Declaration (SCH#: 2020029092) was prepared and advertised for public review from February 27, 2020 to March 27, 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

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

**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 proposed General Plan Amendment (GPA 2018-1), is subject to the Proposed Initiative because the General Plan Amendment will increase residential density beyond that which is already allowed by the General Plan; and

**WHEREAS**, on September 9, 2020, the City Council held a duly advertised public hearing on General Plan Amendment (GPA 2018-1), Rezone (R2018-1), Conditional Use Permit (P2017-4), and Mitigated Negative Declaration (AEIS 2018-2); and

**WHEREAS**, the City Council considered the staff report, all recommendations by staff, the Final Mitigated Negative Declaration, the entire record, and all public testimony; and

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

**SECTION 1:** The requested amendment to change the land use designation of approximately 2.74 acres of land currently designated R-1A (Low Density Residential) and HL (Hillside/Limited) to R-14 (High Medium Density Residential) located along Sunset Trail as depicted in **Exhibits A and B**, attached hereto and incorporated herein, is compatible with surrounding residential uses and development in accordance with the Land Use Element, and as conditioned.

**SECTION 2:** The General Plan Amendment GPA2018-1 is consistent with goals, objectives, and polices of the General Plan, including the Land Use Element goals and the Housing Element objectives and policies.

**SECTION 3:** The General Plan Amendment GPA2018-1 will not result in a significant adverse impact upon the environment and the Mitigated Negative Declaration and associated Mitigation Monitoring Program have been approved by separate resolution.

**SECTION 4:** The requested amendment is hereby approved subject to the following condition:

- A. The approximately 2.74 acre area designated R-14 (Medium High Density Residential), as identified in **Exhibit B**, shall be developed with a congregate care facility or similar use, such as a convalescent facility. Specifically excluded from a determination of "similar use" is a multiple-family, high density residential use.

**SECTION 5:** The General Plan Amendment (GPA 2018-1) to the Santee General Plan

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

as depicted in **Exhibit B**, is hereby approved. The City Clerk is directed to remove the existing Land Use Map as depicted in **Exhibit A** and add the revised Land Use Map as depicted in **Exhibit B**.

**ADOPTED** at a Regular Meeting of the City Council of the City of Santee, California, at a Regular Meeting thereof held this 9<sup>th</sup> day of September, 2020, by the following roll call vote, to wit:

**AYES:**

**NOES:**

**ABSENT:**

**APPROVED:**

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

**ATTEST:**

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

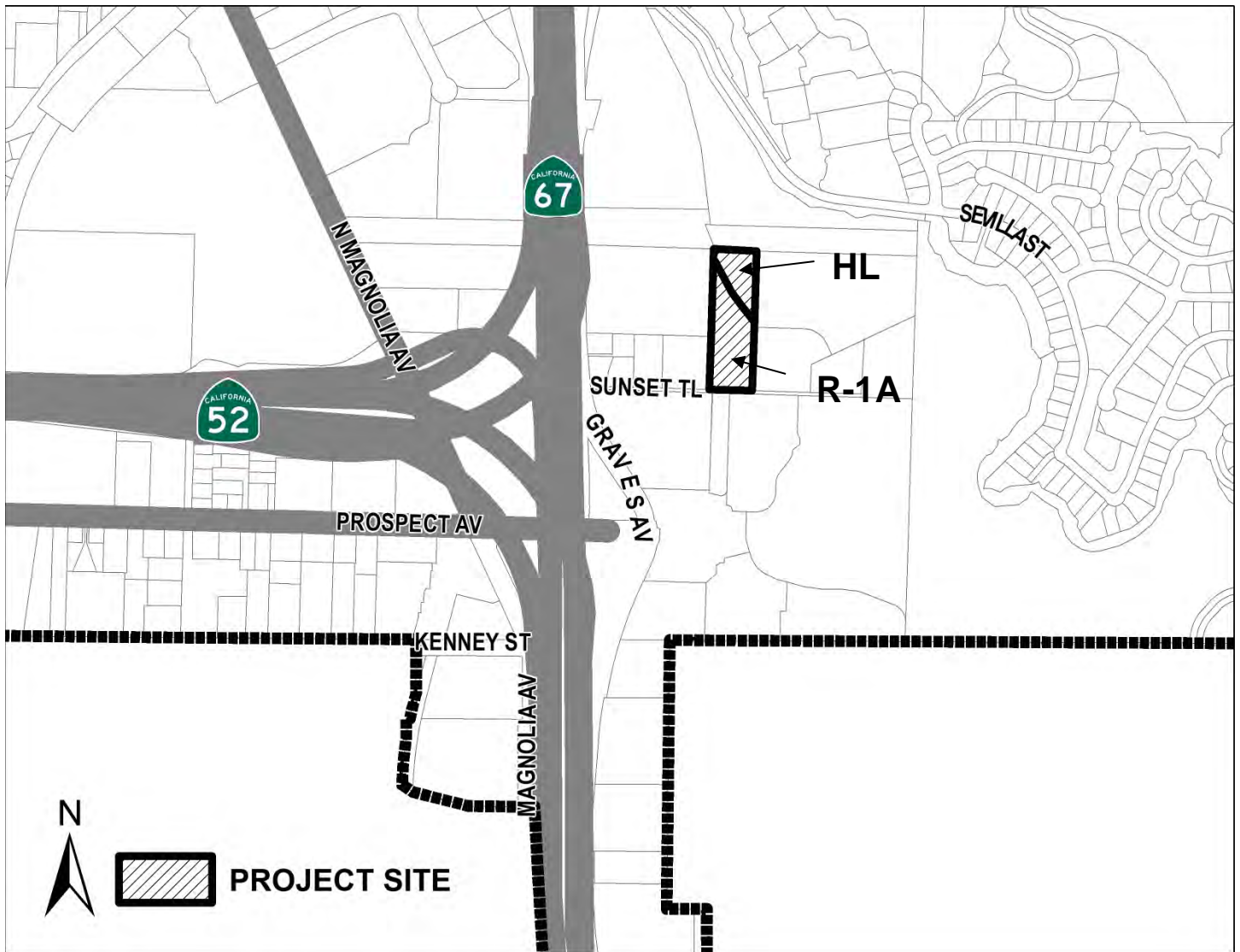
**Attachment:**

Exhibit A – Existing Land Use Designations

Exhibit B – Proposed Land Use Designations

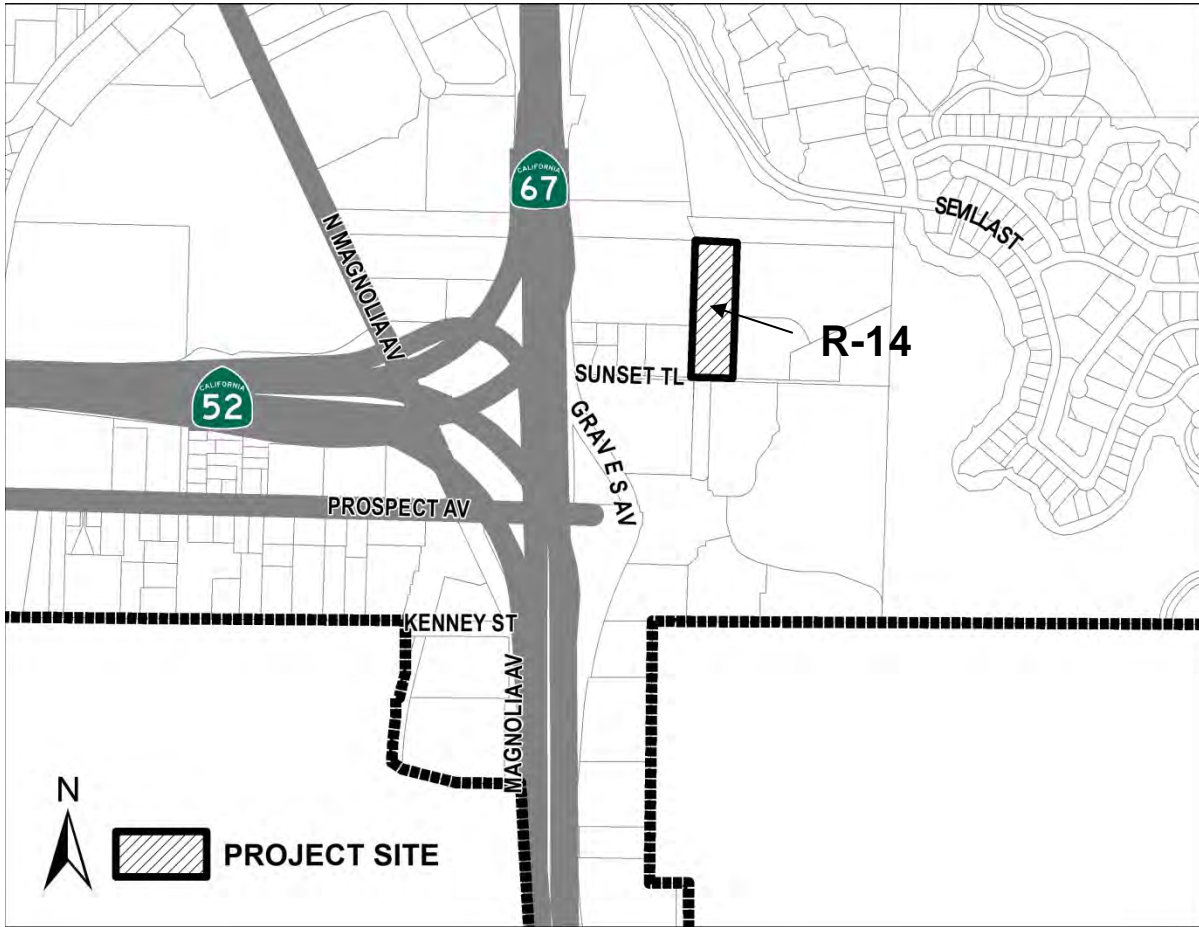


## Exhibit A: Existing General Plan Land Use Designation



GENERAL PLAN DESIGNATION	
HL – Hillside/Limited Residential	This designation is intended for residential development in areas that exhibit steep slopes, rugged topography and limited access. Residential uses are characterized by rural large estate lots, with significant permanent open space area, consistent with the constraints of slope gradient, soil and geotechnical hazards, access, availability of public services, biological resources and other environmental concerns. This designation has primarily been applied in the steeply sloped extreme southwest and northeast portions of the City.
R-1A – Low Density Residential	This designation is intended for residential development characterized by single family homes on one-half acre lots or larger, which are responsive to the natural terrain and minimize grading requirements. This designation has been located in steeply sloped hillside and canyon areas in the southwest, southeast, northeast and north central portions of the City.

**Exhibit B: Proposed General Plan Land Use Designation**



GENERAL PLAN DESIGNATION	
R-14 – Medium High Density Residential	This designation is intended is for residential development characterized at the lower end of the density range by multiple family attached units and at the upper end of the density range by apartment and condominium buildings. It is intended that this category utilize innovative site planning, provide on-site recreational amenities and be located in close proximity to major community facilities, business centers and streets of at least major capacity.

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

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTEE,  
CALIFORNIA APPROVING REZONE R2018-1 TO AMEND THE ZONE DISTRICT  
MAP FROM HILLSIDE/LIMITED (HL) AND LOW DENSITY RESIDENTIAL TO  
MEDIUM HIGH DENSITY RESIDENTIAL FOR PROPERTY AT 11000 SUNSET TRAIL  
FURTHER IDENTIFIED BY ASSESSOR'S PARCEL NUMBER 384-142-04**

**(RELATED CASE FILES: GPA2018-1, R2018-1, P2017-4, AND AEIS2018-2)**

**APPLICANT: SANTEE SENIOR RETIREMENT COMMUNITIES, LLC**

**WHEREAS**, on August 23, 2017, the City Council authorized staff to consider a General Plan Amendment and Rezone in connection with a proposed senior congregate care facility on Sunset Trail; and

**WHEREAS**, on September 24, 2019, Santee Senior Retirement Communities, LLC submitted a complete application for a General Plan Amendment (GPA 2018-1), Rezone (R2018-1), Conditional Use Permit (P2017-4), and Mitigated Negative Declaration (AEIS 2018-2) for the development of a 50-unit senior care facility on a 2.74-acre vacant parcel located at 11000 Sunset Trail in the City of Santee, County of San Diego, State of California; and

**WHEREAS**, the Director of Development Services scheduled General Plan Amendment (GPA 2018-1), Rezone (R2018-1), Conditional Use Permit (P2017-4), and Mitigated Negative Declaration (AEIS 2018-2) for a public hearing on September 9, 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 October 7, 2019; and

**WHEREAS**, pursuant to the requirements of the California Environmental Quality Act (CEQA), an Initial Study was conducted for General Plan Amendment GPA2018-1, Rezone R2018-1 and Conditional Use Permit P2017-4 that determined the potential significant environmental effect for biological resources, cultural resources, geology/soils, noise and tribal cultural resources could be mitigated below a level of significance and a Mitigated Negative Declaration (SCH#: 2020029092) was prepared and advertised for public review from February 27, 2020 to March 27, 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

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

**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 proposed Rezone (R2018-1), is subject to the Proposed Initiative because the Rezone will increase residential density beyond that which is already allowed by the General Plan; and

**WHEREAS**, on September 9, 2020, the City Council held a duly advertised public hearing on General Plan Amendment (GPA 2018-1), Rezone (R2018-1), Conditional Use Permit (P2017-4), and Mitigated Negative Declaration (AEIS 2018-2); and

**WHEREAS**, the City Council considered the staff report, all recommendations by staff, the Final Mitigated Negative Declaration, the entire record, and all public testimony; and

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

**SECTION 1:** The requested rezone to change the zone district of approximately 2.74 acres of land currently designated R-1A (Low Density Residential) and HL (Hillside/Limited) to R-14 (Medium High Density Residential) located east of Graves Avenue at the terminus of Prospect Avenue as depicted in **Exhibits A and B**, attached hereto and incorporated herein, is consistent with the General Plan as amended by General Plan Amendment GPA 2018-1.

**SECTION 2:** Rezone R2018-1 will not result in a significant adverse impact upon the environment and the Mitigated Negative Declaration and associated Mitigation Monitoring Program have been approved by separate resolution.

**SECTION 3:** The Zoning District Map is hereby amended to reflect zone districts consistent with General Plan Amendment GPA 2018-1, subject to the following:

- A. The approximately 2.74 area zoned R-14 (High Medium Density Residential), as identified in **Exhibit B**, shall be developed with a congregate care facility or similar use, such as a convalescent facility. Specifically excluded from a determination of "similar use" is a multiple-family, high density residential use.

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

**INTRODUCED AND FIRST READ** at a Regular Meeting of the City Council of the City of Santee, California, on the 9<sup>th</sup> day of September, 2020, and thereafter **ADOPTED** at a Regular Meeting of said City Council held on the 23<sup>rd</sup> day of September, 2020, by the following vote to wit:

**AYES:**

**NOES:**

**ABSENT:**

**APPROVED:**

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

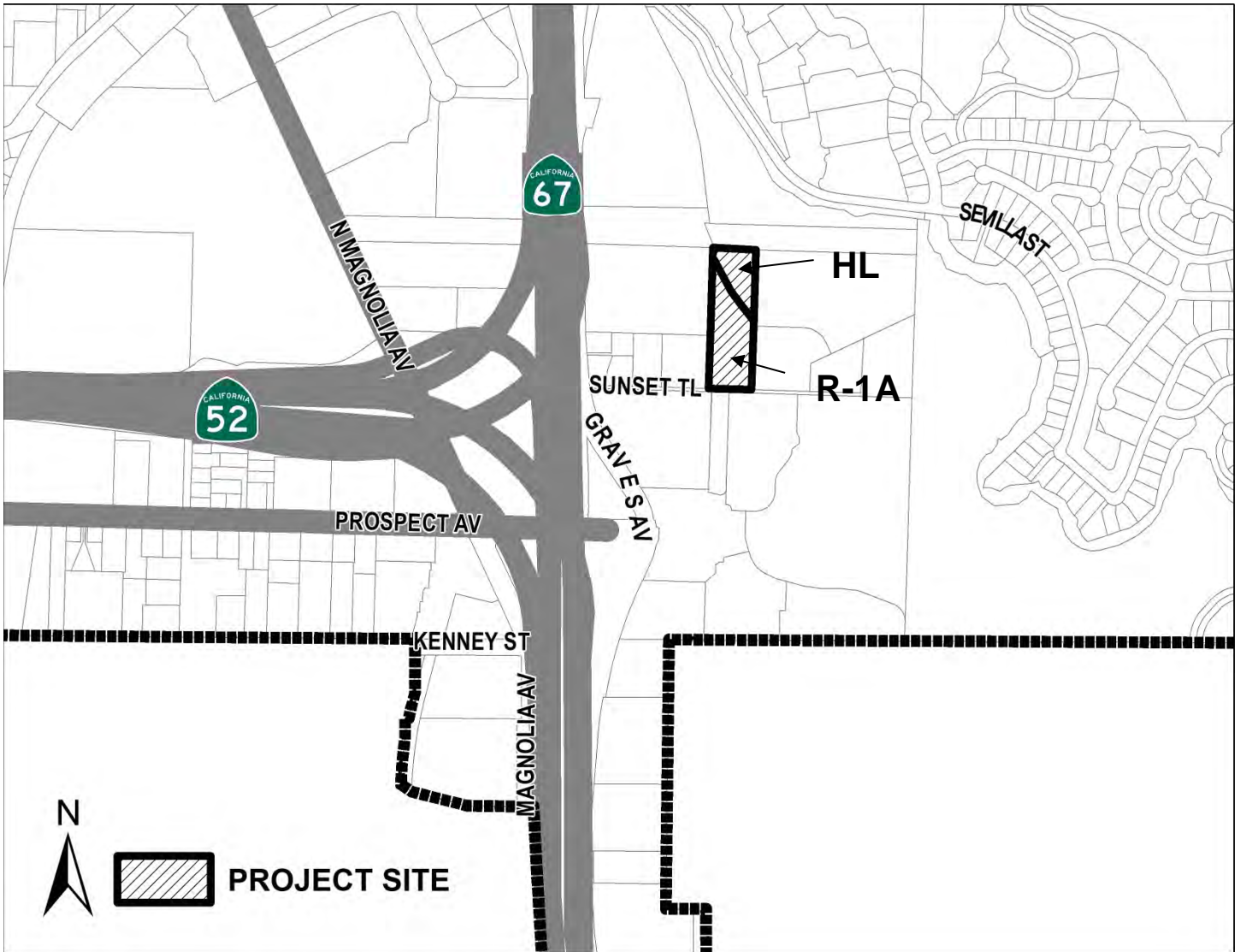
**ATTEST:**

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

**ATTACHMENTS**

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

## Exhibit A: Existing Zone District Map



**SMC Section 13.10.020 HL -- Hillside/Limited Residential**

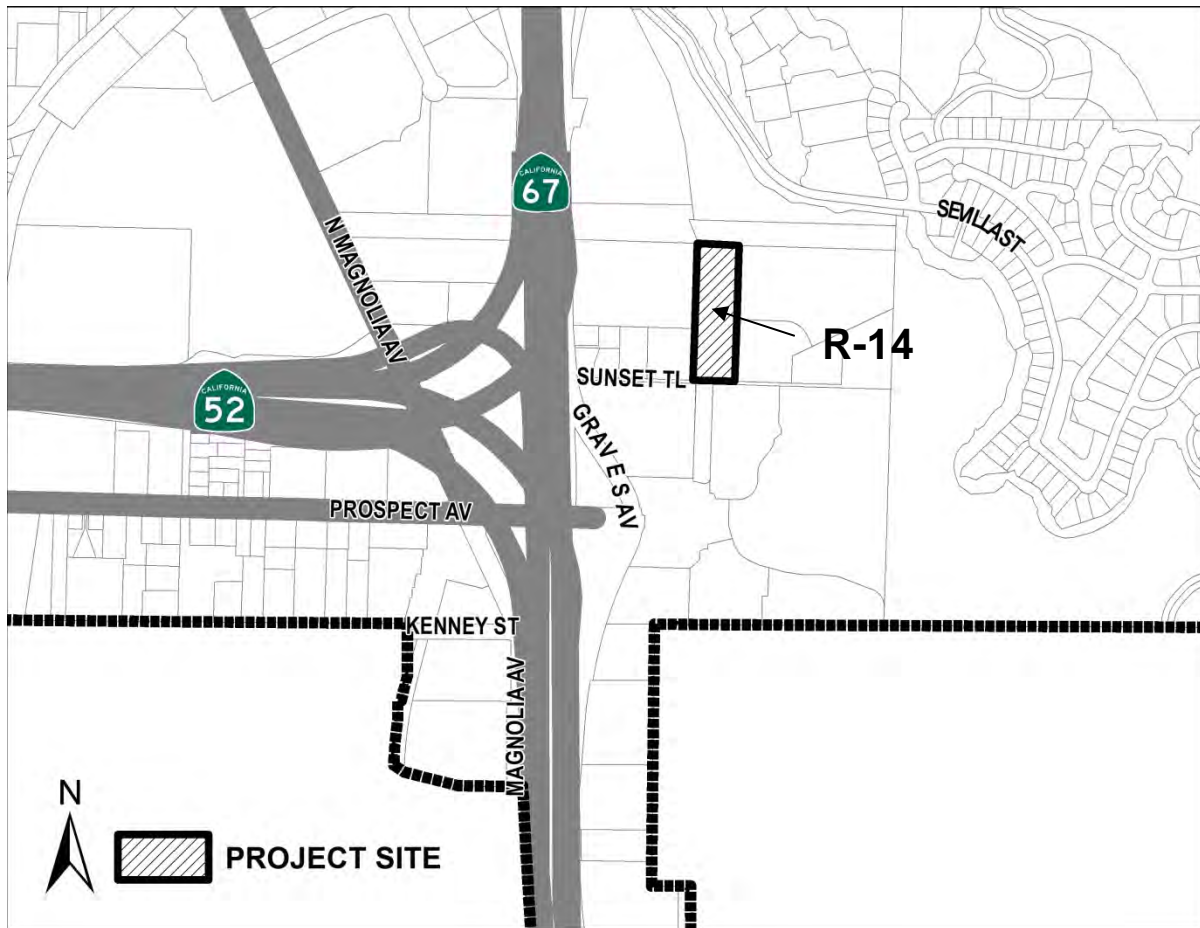
The HL (Hillside/Limited Residential) district is intended for residential development in areas that exhibit steep slopes, rugged topography and limited access. Residential uses are characterized by rural large estate lots with significant permanent open space area, consistent with the constraints of slope gradient, soil and geotechnical hazards, access, availability of public services and other environmental concerns.

**SMC Section 13.10.020 R-1A – Low Density Residential**

The R-1A (Low Density Residential) district is intended for residential development characterized by single-family homes on one-quarter acre lots or larger which provide a transitional option between the R-2 (6,000 square foot lot) and the larger R-1 (20,000 square foot lot) zones.



## Exhibit B: Proposed Zone District Map



### SMC Section 13.10.020 R-14 – Medium High Density Residential

The R-14 (Medium High Density Residential) district is intended for residential development characterized at the lower end of the density range by multiple family attached units and at the upper end of the density range by apartment and condominium buildings (14 to 22 dwelling units per gross acre). It is intended that this category utilize innovative site planning, provide on-site recreational amenities and be located in close proximity to major community facilities, business centers and streets of at least major capacity.



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

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA  
APPROVING THE APPLICATION OF SANTEE SENIOR RETIREMENT  
COMMUNITIES, LLC FOR CONDITIONAL USE PERMIT P2017-4 FOR  
CONSTRUCTION OF A 50-UNIT SENIOR CARE FACILITY AT A MAXIMUM HEIGHT  
OF 59 FEET LOCATED AT 11000 SUNSET TRAIL  
ASSESSOR'S PARCEL NUMBER 384-142-04**

**(RELATED CASE FILES: GPA2018-1, R2018-1 AND AEIS2018-2)**

**APPLICANT: SANTEE SENIOR RETIREMENT COMMUNITIES, LLC**

**WHEREAS**, on September 24, 2019, Santee Senior Retirement Communities, LLC submitted a complete application for a General Plan Amendment (GPA 2018-1), Rezone (R2018-1), Conditional Use Permit (P2017-4), and Mitigated Negative Declaration (AEIS 2018-2) for the development of a 50-unit senior care facility on a 2.74-acre vacant parcel located at 11000 Sunset Trail in the City of Santee, County of San Diego, State of California; and

**WHEREAS**, the Director of Development Services scheduled General Plan Amendment (GPA 2018-1), Rezone (R2018-1), Conditional Use Permit (P2017-4), and Mitigated Negative Declaration (AEIS 2018-2) for a public hearing on September 9, 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 October 7, 2019; and

**WHEREAS**, pursuant to the requirements of the California Environmental Quality Act (CEQA), an Initial Study was conducted for General Plan Amendment GPA2018-1, Rezone R2018-1 and Conditional Use Permit P2017-4 that determined the potential significant environmental effect for biological resources, cultural resources, geology/soils, noise and tribal cultural resources could be mitigated below a level of significance and a Mitigated Negative Declaration (SCH#: 2020029092) was prepared and advertised for public review from February 27, 2020 to March 27, 2020; and

**WHEREAS**, on September 9, 2020, the City Council held a duly advertised public hearing on General Plan Amendment (GPA 2018-1), Rezone (R2018-1), Conditional Use Permit (P2017-4), and Mitigated Negative Declaration (AEIS 2018-2); and

**WHEREAS**, the City Council considered the staff report, all recommendations by staff, the Final Mitigated Negative Declaration, the entire record, and all public testimony; and

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

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

**SECTION 1:** The Conditional Use Permit P2017-4 will not result in a significant adverse impact upon the environment and the Mitigated Negative Declaration and associated Mitigation Monitoring Program have been approved by separate resolution.

**SECTION 2:** The findings in accordance with Section 13.06.030 of the Santee Municipal Code are made as follows:

- A. That the proposed 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 proposed use, with approval of General Plan Amendment GPA2018-1 and Rezone R2018-1, and as conditioned, is in accord with the General Plan, the objectives of the Zoning Ordinance, and the purposes of the districts in which the site is located as the project is for a senior care facility with on-site amenities and services conforming to the General Plan and Municipal Code requirements for the R-14 Medium-High Density Residential (14-22 du/acre) zoning district. The project is consistent with the R14 Medium High-Density Residential designations/districts by providing a multiple family attached residential use, on-site recreational amenities within the existing Lantern Crest campus and being located in proximity to an existing MTS bus route and Prospect Avenue, a Major Arterial.

The project is consistent with applicable Land Use Element (LUE), Housing Element (HE), Conservation Element (CE), and Community Enhancement Element (CEE) objectives. The project will contribute to the development goal of providing a wide range of housing types by providing housing for the elderly and disabled (LUE Objective 2.0 and HE Objective 1.0). The grading plan would orient development along the natural contours of the site wrapping around the base of the hillside while the steepest portions of the hillside will remain undeveloped consistent with CEE policies 14.1 and 14.2. The project is designed to use the natural ridgeline as a backdrop for structures consistent with CEE policy 14.5, and will therefore avoid significant impacts on existing community-level viewsheds consistent with CEE policy 15.2. Graded cut slopes will be re-vegetated with fire resistant native or non-invasive plant species consistent with CEE policy 15.1.

- B. That the proposed use, together with the conditions applicable thereto, will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.

The operation of the senior care facility for elderly persons aged approximately 75 years to approximately 95 years is generally understood to generate low levels of traffic and noise. The project would generate approximately 125 average daily vehicle trips, with approximately 5 morning peak hour trips and 10 afternoon peak hour trips.

Elements of the three-story, 59-foot memory care building and single-story villas are architecturally integrated with the Lantern Crest development. Additionally, each structure is set back from adjacent properties more than the minimum 10 feet required within the R-14 Zone. The project would provide a 60-foot setback

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

between the proposed main three-story memory care building and the western property line with the nearest single-family home approximately 100 feet from the proposed three-story building and approximately 60 feet from the proposed single-story villas. The building setbacks from property lines, combined with the variations in building heights and positioning of the buildings at the base of the hill, will create “transitions” in building scale and bulk, and preserve ridgelines.

The project’s perimeter retaining walls adjacent to the Highline Apartments and single-family residential properties to the west would vary from approximately 6.7 feet in height to 24.1 feet in height and be constructed of decorative block. A 20-foot landscape strip with shrubbery and a row of Coast Live Oaks would be planted on the slopes between the perimeter retaining walls and the property line (demarcated by an existing brow ditch) to the west softening the interface between the proposed project and existing Highline Apartments and single-family residences to the west.

- C. That the proposed use complies with each of the applicable provisions of the zoning ordinance.

The proposed use, with approval of General Plan Amendment GPA2018-1 and Rezone R2018-1, and as conditioned, complies with each of the applicable provisions of the Development Code because all development standards are met including landscaping and building setbacks, the project design is consistent with the requirements of the Fire Code and Urban-Wildland Interface Fire Safe Development Policy and Ordinance, and all proposed public and private improvements will meet City standards. Specifically:

- Architectural Design: The project is designed according to the Spanish Mission style with variegated roofing tiles, arched window and façade accent features, defined gable ends and dormer features supported by stone veneer, signature bell tower architectural appurtenances, decorative block retaining walls, and an earth tone color scheme.
- Building Height: Proposed buildings would vary in height from less than 20 feet (single-story duplex villas) to a maximum of 59 feet (main three-story, 46-unit memory care facility). The base height of the three-story memory care facility would be 44 feet; however, with the proposed gabled roofline variations and bell towers the total height would be up to 59 feet high. The building would nevertheless conform the Zoning Ordinance maximum height of 45 feet for the R-14 Zone as architectural projects of up to 15 feet above the 45-foot base height allowance are permitted; the proposed bell towers would project 15 feet above the proposed 44-foot base height of the building. As provided in the City of Santee Municipal Code, Section 13.30.020.B, extensions above the maximum permitted base height may be allowed when architectural interest consistent with building scale is achieved. Building height extensions are not intended to be habitable space and the proposed architectural projections would not contain habitable space. A recommended condition of approval would restrict the height of architectural appurtenances and projections above the maximum height limit to 15 feet.

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

- Traffic and Circulation: Senior care facilities are generally considered to generate low amounts of traffic relative to other residential uses. The anticipated age range of future residents would be from approximately 75 years to 95 years. Most residents of senior care facilities no longer drive. The applicant has indicated that van service would be available to provide for most of the transportation needs of residents.
- Parking: The parking needs of senior care residents in independent living are different from the parking needs of residents in assisted living or dementia care. The proposed facility will primarily serve residents with dementia care. A parking demand study was prepared for the project to determine the project's overall parking need based on the proposed unit types. The parking study determined that a total of 16 spaces would be required to meet the project's anticipated parking demand. Sixteen parking spaces would be provided as conditioned herein.
- Undergrounding of Utilities: Recommended conditions of approval would require the applicant to place all new utilities required to serve the project underground. All existing and new utilities along the property frontage of Sunset Trail would be installed underground. The existing overhead utilities along Sunset Trail would be undergrounded in order to widen Sunset Trail to local street standards as conditioned for the project.

**SECTION 3:** The Conditional Use Permit consisting of the construction of a 50-unit senior care facility with buildings up to three stories and 59 feet in height located at 11000 Sunset Trail 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 AEIS2018-2.
- 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 September 9, 2020, as amended by this Resolution.

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

2. Landscaping shall comply with the City of Santee Water Efficient Landscape Ordinance and SMC Chapter 13.36.
3. The use of deciduous trees shall be limited to accent trees and biofiltration basin trees.
4. A note on the landscape plan shall be added that requires a breathable weed barrier shall in all drip irrigation landscape areas.
5. 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.
6. Lighting shall be down shielded and installed in accordance with the lighting standards in SMC Sections 13.24.030 and 13.30.030.
7. 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.
8. All new signs shall be approved separately through a Sign Permit subject to the requirements of Chapter 13.32 of the SMC.
9. A minimum of 16 parking spaces shall be provided. Parking shall not be provided along the fire access lane to the rear of the property.
10. Two Level-2 (40-amp minimum) vehicle charging spaces shall be provided.
11. A rooftop photovoltaic system in accordance with the 2019 California Building Energy Efficiency Standards shall be provided.
12. All 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.
13. Following project approval, the applicant shall schedule with the City Project Planner a post approval meeting to discuss the project conditions of approval, timing of design and construction, and implementation of the project conditions. The meeting shall be scheduled within thirty days of project approval and prior to any plan submittals. The applicant should include their project design team including the project architect, their design engineer and their landscape architect.
14. 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.
15. To coordinate with the City Geographic Information System, horizontal and vertical control for all construction drawings, grading plans, landscape plans, street



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

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.

16. 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.
17. Applicant shall record an easement agreement between the project site lot and the owners of the previous phases of the Lantern Crest parcels granting a nonexclusive easement for vehicular ingress and egress and utilities to Graves Avenue via Lantern Crest Way. Said agreement shall be to the satisfaction of the Director Development Services and the City Attorney.
18. Applicant shall quitclaim Easement "A", shown on the site plan as an existing 20' wide easement and right-of-way for road, sewer, water, gas, power and telephone lines and rights incidental thereto, as parcel 2 per the document recorded June 16, 1965 as instrument number 65-106790, official records.
19. Starting with the first plan check submittal, all plan sets 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.
20. 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. Construct a 30-foot wide commercial driveway on Sunset Trail per City of Santee Standards. The driveway design shall be per the City of Santee Public Works Standard Drawing PW-21 and to the satisfaction of the Director of Development Services.
  - b. Construct a single pedestrian ramp east of the driveway on the north side of Sunset Trail. Provide a striped crosswalk and pedestrian access to the south side of Sunset Trail. Modify the existing curb ramp on the south side of Sunset trail as necessary to provide connectivity with the proposed crosswalk and path of travel across Sunset Trail.
  - c. Widen Sunset Trail to local street standards (36' curb to curb/56' right-of-way). Show curb, gutter, sidewalks, street lighting, fire hydrants and pedestrian ramps

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

at curbs as shown in the approved preliminary grading plans. The paved width of Sunset Trial will vary consistent with the meandering centerline such that at the west end of the project boundary the paved width to centerline shall be 23 feet, and at the east end of the project boundary the paved width to centerline shall be 13 feet. The applicant shall provide an Irrevocable Offer of Dedication specified herein such that the ultimate width of future right-of-way behind the proposed face of curb shall be 10 feet and consistent with the plan and sections shown on the site plan dated August 23, 2019, sheet 4 of 6.

- d. Construct an asphalt berm from the west side of the site driveway to the west boundary of the project site providing a minimum clear travel width of 26 feet from curb to berm. Said berm shall be provided with reflective marking and include striping pavement markings behind the berm to the proposed curb prohibiting parking or travel within this area.
- e. 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 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.

21. 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 shall be separate from grading plan set but 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. 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

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

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.

- e. Grading 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 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 Study specified here within.
- 6) Three copies of the Storm Water Quality Management Plan specified here within.
- 7) Two copies of an Operation & Maintenance (O&M) plan specified here within.
- 8) Two copies of the Storm Water Pollution Prevention Plan specified here within.
- 9) Three copies of the Geotechnical Study specified here within.
- 10) 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.
- 11) 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.
- 12) 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.

22. 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

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

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.
- 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.

23. 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.

24. 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.

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

Drainage Fees .....	\$105,750.00	(\$2,115.00 per unit)
Traffic Impact Fees.....	\$121,750.00	(\$2,435.00 per unit)
Traffic Signal Fees .....	\$12,600.00	(\$252.00 per unit)
Park In-Lieu Fees .....	\$379,900.00	(\$7,598.00 per unit)
Public Facility Fee .....	\$312,150.00	(\$6,923.00 per unit)
RTCIP Fee .....	\$129,191.00	(\$2,583.82 per unit)

Impact fee amounts shall be calculated in accordance with current fee ordinances in

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

effect at the time of issuance of building permit. Fees shall be adjusted on an annual basis in the accordance with the Municipal Code.

26. 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.
27. 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, 50-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 10-year, 50-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.
28. Provide three copies of a Storm Water Quality Management Plan (SWQMP) prepared and in accordance with the City of Santee Storm Water Ordinance and in accordance with the City of Santee Best Management Practices (BMP) Design Manual dated February 2016. The SWQMP must include best management practices (BMPs) to address water quality and hydromodification. An Operation and Maintenance Plan describing maintenance requirements and costs for BMP maintenance and provision of maintenance verification will be provided.

The SWQMP shall include the following:

- a. Develop and implement appropriate Best Management Practices (BMPs) to ensure 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.



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

- b. The project design shall incorporate Low Impact Development (LID) and site design BMPs to minimize directly connected impervious areas and to promote infiltration using LID techniques as outlined in the County of San Diego's LID handbook. Parking areas shall be designed to drain to landscape areas. Private roads shall be designed to drain to vegetated swales or landscaped areas.
  - c. The site shall comply with full trash capture requirements by providing completely enclosed trash and recycling enclosures, and fitting all storm drain inlets with a State certified grate/screen or trash rack. Said devices must be designed to capture debris of 5 mm or greater, while preventing flooding potential. In addition, any adjacent public storm drain inlet structure to which the site discharges must also be retrofitted with trash capture devices. The device which shall be used for public inlets is the ADS FlexStorm Connector Pipe Screen system or approved equal.
  - d. All inlets must be labeled with concrete stamp or equivalent - stating, "No Dumping - Drains to River". If work is performed on a public inlet, the public inlet must be labeled with the following standard specification: Public storm drain inlet markers shall be 4" diameter, stainless steel, natural embossed, inlet marker as manufactured by Almetek Industries or approved equal. Marker shall contain/state "No Dumping" with "Fish w/ Wave" symbol and "Drains to Waterways" legend. Marker shall contain 2" long x 1/4" diameter threaded rod and shall be installed flush and wet-set in top of inlet, centered on width of inlet opening.
  - e. Down spouts and HVAC systems are not permitted to be connected to any storm drain conveyance system. All non-storm water discharges must either drain to landscaped areas, or be plumbed to the sewer.
  - f. Fire suppression systems must be designed to be able to discharge to a sewer clean out for all maintenance and testing activities, or otherwise captured and contained on-site.
  - g. California native/drought-tolerant plants shall be used to the maximum extent feasible to minimize the need for irrigation. Where irrigation is necessary, then the system shall be designed and installed to prevent overspray or irrigation runoff during normal operations and during a break in the line.
  - h. The final project submittal shall include a standalone Operation and Maintenance (O&M) Plan in accordance with the City of Santee BMP Design Manual.
29. Minimum best management practices for storm water and water quality will be incorporated into the Storm Water Facilities Maintenance Agreement via reference to the project's Storm Water Quality Management Plan (SWQMP).
30. Construction Site Storm Water Compliance

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

- 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 one or more acres of soil or disturbs less than one acre but is part of a larger common plan of development that in total disturbs one or more acres. Construction activity subject to this permit includes clearing, grading and disturbances to the ground such as stockpiling, or excavation.
- b. Submit a copy of the draft project specific Storm Water Pollution Prevention Plan (SWPPP) to the City for review and approval. The Construction SWPPP should contain a site map(s) which shows the construction site perimeter, existing and proposed buildings, lots, roadways, storm water collection and discharge points, general topography both before and after construction, and drainage patterns across the project. The Construction SWPPP must list Best Management Practices (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.

**31. Prior to Occupancy:**

- a. Provide two print copies and a digital copy of both the final approved Storm Water Quality Management Plan and the Operation and Maintenance Plan.
- b. Submit a print and digital copy of the BMP Certification package. The BMP certification package includes but is not limited to: 'wet' signed and stamped certification form(s), all BMP related product receipts and materials delivery receipts, an inspection and installation log sheet, and photographs to document each stage of BMP installation.
- c. Prior to issuance of occupancy, an executed contract must be in place with a qualified storm water service provider and a copy of the SWQMP provided to the consultant and the property owner.

**32. 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.**

**33. 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.**

**34. 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.

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

- 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.

- 35. 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.
- 36. An ADA pedestrian ramp shall be installed at the north side of the parking lot area at the crosswalk on-site west of future duplex one.
- 37. The parallel fire access roadway, on the west side of the building shall be increased to a total of 16' curb-to-curb width and designated as "Fire Lane" for aerial fire ladder truck access. The combined roadway and adjacent sidewalk shall measure a total of not less than 20' wide and be designated as a "Fire Lane". The Fire Lane and the adjacent side walk shall be designed to withstand the dynamic weight of an aerial fire ladder truck (77,000 lbs.)
- 38. The aerial fire ladder truck turnaround at the north end of this fire lane shall be increased in length (to the north) to a total of 65' from the centerline of the turnaround. The east end of the other leg of the hammerhead shall be increased 5' additional feet in length. The entire length of this drive and turnaround shall be designated as "aerial fire truck fire lane and turnaround". This is to accommodate the operations of our aerial fire ladder truck that is 59 feet in length. The exact dimensions and configuration of the turnaround shall be approved by the Fire Department prior to plan approval.
- 39. The fire hydrant shown near the entrance of the building (supplied from the 12"

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

public main in Sunset Trail) with other hydrants in the area, meet the fire flow requirements for the development. This new hydrant shall be located within 50' of the Fire Department Connection (FDC) for the building. This 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. Hydrants 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.

40. Address numbers shall be placed near the roofline of the building 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.
41. The building is required to be constructed with an approved automatic fire sprinkler system installed by a licensed fire sprinkler contractor. Separate plans are required to be submitted to the Fire Department for approval prior to installation. The fire sprinkler system is 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 for indication of fire sprinkler activation.
42. The building is required to have 2.5" wet standpipe connections on each floor in all stairwells connected to the automatic fire sprinkler system installed per NFPA 14.
43. If required, fire pumps shall be installed per 2016 CFC, Section 913 and NFPA 20.
44. The building shall have a walk-in, enclosed, fire sprinkler riser room accessible from the outside of the building or address. The exact size and location of the riser room shall be approved by the Fire Department prior to construction. This room shall contain the fire pump & appropriate equipment, sprinkler riser(s) for the building/address, pressure gauges for the system, applicable valves, sprinkler head box, "test and drain" inspectors test valve and any diagrams or documentation for the fire protection systems. These rooms 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 room shall also have a direct sewer connection inlet, of the appropriate size, for periodic maintenance and flushing of the automatic fire sprinkler system. The room shall be provided with lighting on the emergency circuit or have battery backup power. The exterior side of the riser room door shall have labeling or signage approved by the fire code official indicating "FIRE RISER/PUMP ROOM".
45. A Double Detector Check Valve Assembly/Fire Department Connection (RPDA/FDC) 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 device may be painted to blend in with landscaping in the area. 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

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

shall be monitored for tamper of the valves.

46. 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.
47. 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](http://Knoxbox.com). Order model #3043 (two per building if using Siamese connection).
48. A manual and/or automatic fire alarm system is required for the building. Separate plans shall be submitted to the Fire Department for any fire alarm system(s) or devices for approval prior to installation. The fire alarm control panel or a remote keypad for the system shall be located in the "Fire Riser Room". Plans & documentations for the fire alarm system shall include, manufacturer cut sheets for all fire alarm devices, California State Fire Marshal Listing sheets for all appropriate devices, plans showing locations of all devices, line diagram & point to point diagram of the alarm system and complete battery & voltage drop calculations for the system.
49. A minimum of one, 2A10BC fire extinguisher shall be located every 75' of travel distance throughout the building, in cabinets. Exact extinguisher location to be determined by the fire code official prior to installation.
50. All exit pathways shall be equipped with approved emergency pathway lighting. Emergency lights shall be placed at each exit sign location, stairway landing, and other approved location. Exit lights shall be self-powered or have battery back-up power. Emergency lighting shall be approved by the fire code official prior to installation.
51. The Building is located within a Wildland Urban Interface (WUI) area. As adopted, the Code requires 100' of fuel modified defensible space between any structures and the wildland area. Structures built in these areas shall be constructed using non-combustible building materials and other approved non-combustible construction techniques.
52. The building shall be constructed with the latest adopted construction methods for WUI as determined by the Fire Marshall.
53. The final landscape plan shall be reviewed and approved by the Fire Marshall for consistency with WUI and fire safe landscaping standards.
54. The landscape plan shall identify fuel modified defensible space or fire resistive plantings.



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

55. All new developments, subdivisions or tracts that are planned in Fire Hazard Severity Zones and/or Wildland Urban Interface Areas shall have a minimum of 100 horizontal feet of “fuel modified” defensible space between structures and wildland areas. Depending on the percentage of slope and other wildland area characteristics, the Fuel Modified Defensible Space may be increased beyond 100 feet. Fuel Modified Defensible Space shall be comprised of two distinct brush management areas referred to as, “Zone One” and “Zone Two”.
56. Fuel Modified Defensible Space “Zone One” is the first 50 feet measured from the structure toward the wildland. This area is the least flammable, and consists of pavement, walkways, turf and permanently landscaped, irrigated and maintained ornamental planting. This vegetation should be kept in a well-irrigated condition and cleared of dead material. This area requires year-round maintenance. Fire resistive trees are allowed if placed or trimmed so that crowns are maintained more than 10 feet from the structure. Highly flammable trees such as, but not limited to conifers, eucalyptus, cypress, junipers and pepper trees are not allowed in WUI areas. This area shall be maintained by the property owner or applicable homeowners association(s).
57. Fuel Modified Defensible Space, “Zone Two” is the second 50 feet of the 100 total feet of defensible space and is measured 50 feet from the structure to a total of 100 feet toward the wildland. Zone Two shall consist of low-growing, fire-resistant shrubs and ground covers. Average height of new plants for re-vegetation should be less than 24 inches. In this Zone, no more than 30% of the native, non-irrigated vegetation shall be retained. This area requires inspection and periodic maintenance. This area shall be maintained by the property owner or applicable homeowners association(s).
58. Alternatives to the Fuel Modified Defensible Space requirements may be permitted upon review and approval of a Fire Protection Plan by the Fire Chief and Fire Marshal.
59. Fencing within Fire Hazard Severity Zones and/or Wildland Urban Interface Areas shall consist of noncombustible or approved materials. The closest five (5) feet of fencing to any structure shall be approved noncombustible.
60. The parallel fire access roadway, on the west side of the building shall be increased to a total of 16’ curb-to-curb width and designated as Fire Lane for aerial fire ladder truck access.
61. The combined roadway and adjacent sidewalk shall measure a total of not less than 20’ wide. The Fire Lane and the adjacent side walk shall be designed to withstand the dynamic weight of an aerial fire ladder truck (77,000 lbs.).
62. This fire access roadway shall have removable bollards and/or chain with Knox Padlock for Fire Department use only designed and positioned to the satisfaction of the Fire Marshal. The access roadway shall be clearly marked with red curbs on

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

both sides and at the turn-around along with signs posted indicating “Fire Department Ladder Truck Access” No Parking and No Deliveries”.

63. All exit pathways shall be equipped with approved emergency pathway lighting. Emergency lights shall be placed at each exit sign location, stairway landing, and other approved location. Exit lights shall be self-powered or have battery back-up power. Emergency lighting shall be approved by the fire code official prior to installation.
64. Applicant shall consolidate the existing development parcels into one (1) parcel through the filing of a parcel map to be reviewed and approved through the Department of Development Services. The requirement for a tentative parcel map is hereby waived with the approval of the project.
65. The project shall incorporate risk reduction measures into its design and shall not exceed a FAR of 0.60 in accordance with requirements from the San Diego County Airport Land Use Commission.
66. Parcel Map shall be submitted to the Department of Development Services Engineering Division. The first and last submittal of the map shall be made by appointment only with the City project engineer administering the map review. Submittal requirements are listed below. Incomplete submittals will not be accepted for plan check.

Please include the following with the first submittal:

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

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

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

67. Provide three copies of a rock fall hazard analysis and mitigation report prepared by a registered Geotechnical Engineer. The proposed cut slope shall be

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

surveyed and staked on approximate 50-foot centers and a field analysis conducted. The mitigation report shall include a separate exhibit that clearly shows the proposed cut slope, boulders/rocks above the proposed cut slope that will require mitigation, the proposed method(s) of mitigation, and the down slope protection required during and after construction. The rock fall hazard analysis and mitigation report will be subject to independent third- party review to be paid for by the applicant. The applicant shall place a cash deposit with the Department of Development Services in an amount satisfactory to the Director of Development Services to cover the cost of the review. All recommended measures identified in the approved report shall be incorporated into the project design. The rock fall hazard analysis and mitigation report shall be deemed complete prior to issuance of a grading permit.

No mitigation, disturbances, impacts, and/or work, temporary or otherwise, shall occur within the limits of the conservation easement. Should mitigation be required within a protected area, environmental review, and approval by the City of Santee, Planning Department, and those governing agencies as determined necessary by the City Planner, shall be completed prior to the start of grading.

68. Should blasting be required, and no other method of excavation, rock breaking, or earth movement is practical as determined by the Director of Development Services, the following conditions shall apply:
- a. The applicant shall obtain the necessary planning approval to mitigate for any potential impacts from blasting operation. Approval from outside governing agencies may be required, in addition to the filing of a minor revision to the Conditional Use Permit and further CEQA review. No blasting shall occur prior to issuance of a blasting permit.
  - b. The applicant shall provide a site-specific blasting report to assess, control, and monitor noise and ground vibration from blasting. The blasting report shall be prepared by an expert in the field of blasting, familiar with local land conditions, and that has experience with projects of this scope to the satisfaction of the Director of Development Services.
  - c. The blasting report will be subject to independent third-party review to be paid for by the applicant. The applicant shall place a cash deposit with the Department of Development Services in an amount satisfactory to the Director of Development Services to cover the cost of the review. All recommended measures identified in the approved study shall be incorporated into the project design. The report shall be reviewed and accepted by the Director of Development Services prior to issuance of a blasting permit.
  - d. All blasting operations shall comply with Chapter 11.18 of the Santee Municipal Code.
  - e. A pre-blast survey of the surrounding property shall be conducted to the satisfaction of the Director of Development Services prior to any rock

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

blasting. Blasting shall only be done at locations, levels and times approved by the Director of Development Services.

- f. Public Notification of Blasting Schedule for residents within 1,000 feet of blasting - The property owner shall give a monthly blasting schedule in writing to residences within 1,000 feet of potential blast locations. The notice shall disclose the anticipated blasting schedule and provide a contact phone number for the blasting contractor. Unscheduled changes to the blasting schedule will require the blasting schedule to be reissued no less than (24) hours prior to blasting.
- g. Blasting activities within the project boundary line shall occur between 8:00 a.m. and 5:00 p.m. Monday through Friday. No blasting shall be allowed on weekends or on specific holidays as referenced in the City Noise Ordinance (SMC Chapter 5.04).
- h. Blasting operations shall be limited to minor blasting within 600 feet of residences. Minor blasting means a blasting operation that meets all of the following criteria: quantity of rock to be blasted does not exceed 100 cubic yards per shot, bore hole diameter does not exceed two inches, hole depth does not exceed 12 feet, maximum charge weight does not exceed eight pounds of explosive per delay, and the initiation of each charge will be separated by at least 10 milliseconds.
- i. A Monitoring Program shall be implemented to monitor blasting noise activities for compliance with the City's Noise Ordinance. Monitoring shall consist of one full day every two weeks until blasting is completed or moves beyond 600 feet from residential homes.
- j. Explosives shall be transported to the Site only when permitted and specifically approved by the Fire Chief.
- k. The transport, storage, and use of any hazardous materials shall be done under strict Fire Code requirements. Applicant shall apply for and obtain permits as required by the Fire Chief.

**G. Prior to Occupancy the Applicant shall:**

- 1. Applicant shall place all new utilities required to serve the project underground as shown in the approved preliminary grading plans. No overhead facilities or extension of overhead facilities is permitted. Applicant shall underground existing overhead wires and remove existing poles located in the vicinity of the south and west property lines of the project site and along Sunset Trail as indicated on the site plan dated August 23, 2019, sheet 1 of 6.

In addition, the applicant shall underground all 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 provide an Irrevocable Offer of Dedication along Sunset Trails of

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

approximately 5 feet wide adjacent to the site such that the ultimate right-of-way width to meandering centerline at the southwest corner of the site is 33 feet and at the southeast corner of the site is 23 feet, consistent with the proposed dedication found on the site plan dated August 23, 2019, sheet 4 of 6.

3. Plant all new trees in and within 10 feet of the public right-of-way with root control barriers.
4. Construct all improvements within the public right-of-way and improvements as shown on the approved precise grading 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 (P2017-4) 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 September 9, 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 arising out of its approval.

**SECTION 8:** This Conditional Use Permit (P2017-4) shall expire on September 9, 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

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

appeal period, if applicable), a certified check payable to the "San Diego County Assessor/Recorder/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 9<sup>th</sup> day of September 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 (AEIS2018-2) AND A MITIGATION MONITORING AND REPORTING PROGRAM FOR THE “LANTERN CREST RIDGE II” GENERAL PLAN AMENDMENT (GPA2018-1), REZONE (R2018-1), CONDITIONAL USE PERMIT (P2017-4) TO PERMIT THE CONSTRUCTION OF A 50-UNIT SENIOR CARE FACILITY WITH UP TO THREE STORIES AND 59 FEET IN HEIGHT ON A 2.74-ACRE VACANT PARCEL LOCATED AT 11000 SUNSET TRAIL IN THE R-1A/HL (LOW DENSITY/HILLSIDE RESIDENTIAL) ZONE.**

**APPLICANT: SANTEE SENIOR RETIREMENT COMMUNITIES, LLC**

**APN: 384-142-04**

**RELATED CASE FILES: GPA2018-1, R2018-1, P2017-4**

**WHEREAS**, on September 24, 2019, Santee Senior Retirement Communities, LLC submitted a complete application for a General Plan Amendment (GPA 2018-1), Rezone (R2018-1), Conditional Use Permit (P2017-4), and Mitigated Negative Declaration (AEIS 2018-2) for the development of a 50-unit senior care facility on a 2.74-acre vacant parcel located at 11000 Sunset Trail 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. 2020029092 (“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 October 7, 2019; and

**WHEREAS**, the Director of Development Services scheduled General Plan Amendment (GPA 2018-1), Rezone (R2018-1), Conditional Use Permit (P2017-4), and Mitigated Negative Declaration (AEIS 2018-2) for a public hearing on September 9, 2020; and

**WHEREAS**, on September 9, 2020, the City Council held a duly advertised public hearing on General Plan Amendment (GPA 2018-1), Rezone (R2018-1), Conditional Use Permit (P2017-4), and Mitigated Negative Declaration (AEIS 2018-2); and

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

**WHEREAS**, pursuant to State CEQA Guidelines section 15072, on February 27, 2020 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 February 27, 2020 to March 27, 2020; and

**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 February 27, 2020 and closed on March 27, 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**, five 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 September 12, 2018 and June 19, 2019 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

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

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 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

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

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).

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 " San Diego County Assessor/Recorder/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 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.

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

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

**ADOPTED** by the City Council of Santee, California, at a Regular meeting held this 9<sup>th</sup> day of September 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: FINAL MND



## **Initial Study/Environmental Checklist Form for the Lantern Crest Ridge II Project Santee, California**

**GPA 2018-1, R2018-1, P2017-04, AEIS 2018-2**

*Prepared for*  
City of Santee  
10601 Magnolia Avenue  
Santee, CA 92071

*Prepared by*  
RECON Environmental, Inc.  
1927 Fifth Avenue  
San Diego, CA 92101  
P 619.308.9333

RECON

August 28, 2020

RECO



**Initial Study/Environmental Checklist Form  
for the Lantern Crest Ridge II Project  
Santee, California**

**GPA 2018-1, R2018-1, P2017-04, AEIS 2018-2**

**Letters of Comment and Responses**

The following letters of comment were received from agencies, organizations, and individuals during the public review period (February 27, 2020 to March 27, 2020) of the Draft IS/MND. A copy of each comment letter along with corresponding staff responses is included here. Some of the comments did not address the adequacy of the environmental document; however, staff has attempted to provide appropriate responses to all comments as a courtesy to the commenter. The comments received did not affect the conclusions of the document. Where responses to comments required minor revisions to the Draft IS/MND, changes to the text are shown in ~~strikeout~~, underline format. Such format shows deletions as ~~strikeout~~ text and additions as underline text.

Letter	Author	Page Number
A	Governor's Office of Planning and Research	RTC-2
B	California Department of Transportation	RTC-3
C	California Department of Fish and Wildlife	RTC-5
D	Stratford Partners Real Estate, LLC	RTC-10
E	Benan, Reza	RTC-12

Letter A



Gavin Newsom  
Governor

STATE OF CALIFORNIA  
Governor's Office of Planning and Research  
State Clearinghouse and Planning Unit



Kate Gordon  
Director

March 30, 2020

Michael Coyne  
Santee, City of  
10601 Magnolia Avenue  
Santee, CA 92071

Subject: Lantern Crest Ridge II Project  
SCH#: 2020029092

Dear Michael Coyne:

RECEIVED

APR 02 2020

Dept. of Development Services  
City of Santee

A-1

The State Clearinghouse submitted the above named MND to selected state agencies for review. On the enclosed Document Details Report please note that the Clearinghouse has listed the state agencies that reviewed your document. The review period closed on 3/27/2020, and the comments from the responding agency (ies) is (are) available on the CEQA database for your retrieval and use. If this comment package is not in order, please notify the State Clearinghouse immediately. Please refer to the project's ten-digit State Clearinghouse number in future correspondence so that we may respond promptly.

Please note that Section 21104(c) of the California Public Resources Code states that:

"A responsible or other public agency shall only make substantive comments regarding those activities involved in a project which are within an area of expertise of the agency or which are required to be carried out or approved by the agency. Those comments shall be supported by specific documentation."

**Check the CEQA database for submitted comments for use in preparing your final environmental document: <https://ceqanet.opr.ca.gov/2020029092/2>.** Should you need more information or clarification of the comments, **we recommend that you contact the commenting agency directly.**

This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act. Please contact the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process.

Sincerely,

Scott Morgan  
Director, State Clearinghouse

1400 TENTH STREET P.O. BOX 3044 SACRAMENTO, CALIFORNIA 95812-3044  
TEL 1-916-445-0613 stateclearinghouse@opr.ca.gov www.opr.ca.gov

A-1

This letter acknowledges that the City has complied with the State Clearinghouse review requirements for draft environmental documents pursuant to CEQA. The comment letters from the California Department of Transportation (Caltrans) and California Department of Fish and Wildlife (CDFW) that were provided in the internet link included in this comment letter have been responded to separately as comment letters B and C, respectively.

Letter B

STATE OF CALIFORNIA—CALIFORNIA STATE TRANSPORTATION AGENCY

Garth 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



March 27, 2020

11-SD-67  
PM 1.94  
Lantern Crest Ridge II  
MND/ SCH# 2020029092

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

Dear Mr. Coyne:

**B-1** Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the Mitigated Negative Declaration (MND) (SCH# 2020029092) for the Lantern Crest Ridge II Senior Housing project located on Sunset Trail at Graves Avenue near State Route 67 (SR- 67) 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.

**B-2** 1. Comments to the City of Santee  
a. This development is proposing to divert flows from one Caltrans culvert to another. Caltrans is opposed to this diversion of flow.

**B-3** b. The submitted Hydrology Study for the development area states that the post-development flowrate is less than the pre-development flowrate due to mitigation of diverted flow. As the development area has an increase in 'c' value and the addition of pavement would result in a reduction of time of concentration, Caltrans does not agree with the conclusion that the development would result in a reduction of flowrate to the Caltrans cross-culvert. Furthermore, the Hydrology Study submitted contains various warnings that do not support such a conclusion in addition to using an existing flow rate that is no longer applicable. Please revise the Hydrology Study.

**B-4**

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

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

**B-2** Minor changes to drainage areas on projects with multiple Points of Comparisons (POC) are to be expected on land development projects due to a variety of reasons. In the case of this project, the drainage area tributary to POC-1 increased from 10.54 acres to 11.05 acres and the drainage area tributary to POC-2 decreased from 59.83 acres to 59.32 acres. The total combined area of both POCs would remain at 70.37 acres in the post-project condition. Therefore, the transfer of 0.51 acres from POC 2 to POC 1 would be considered negligible and would not constitute a "diversion of flow". Furthermore, the more important factor is that the 100-year peak flowrate to each POC in the post-developed condition is less than or equal to the 100-year peak flowrate in the pre-developed condition. The standard used to determine whether there is a diversion of flow is the flow rate at the point of connection comparison, in which flow rates must be less than, or equal to, the initial flow rate of the existing condition. The 100-year peak flow rate at POC-1 would have no difference from existing to developed conditions after flows are mitigated. Developed peak flow conditions at POC-2 would be decreased by 0.11 cubic feet/ second (cfs) from existing conditions.

**B-3** While an increase in 'C' value and a reduction in the time of concentration would lead to an increase in the post-development peak flow rate if left unmitigated, the project would introduce three biofiltration basins that would reduce post-project peak flow rates to below pre-project peak flow rates. Therefore, the potential increase in post-development flow rates would be fully mitigated and the development would result in a reduction in the flow rate to the Caltrans cross-culvert.

**B-4** If these are in reference to the "warnings" in the AES calculations, these should be considered notes to the reader rather than actual warnings. One type of "warning" indicates the initial slope of the subarea is greater than 10% and an initial travel time for 10% slope (the maximum) is being used in accordance with the San Diego County Hydrology Manual. The other "warning" type indicates the initial travel length inputted is greater than the maximum travel length per the Hydrology Manual so a shorter initial flow length is used, which is considered conservative. Both of these types of "warnings" do not affect the validity of the calculations.

LETTER

RESPONSE

Mr. Michael Coyne  
March 27, 2020  
Page 2

- B-5 c. If diversion of flow is ultimately approved by the City, the City of Santee is to provide a letter approving the diversion of flow to Caltrans.
- B-6 2. Submittal Comments
  - a. The project's April 21, 2008 Hydrology study appears to be incorrect. The inconsistencies from the April 2008 Hydrology study may be reflected in the current study. Caltrans is requesting an updated Hydrology Study reflects current conditions.
  - B-7 b. Final Hydrology and Hydraulics Study to be reviewed and approved by the City of Santee. Copy to be provided to Caltrans.
  - B-8 c. A copy of pertinent plans should be included in the Drainage Study. Include grading plans, drainage system and detention basin/swales/channels/etc., profiles and details being constructed or impacted.
  - B-9 d. Caltrans is opposed to the diversion of flow.
  - B-10 3. Show and label on Hydrology Maps:
    - a. Caltrans right of way.
    - b. Caltrans Centerline with stationing and alignment name.
    - c. Existing Caltrans drainage facilities including location, size and material that the proposed development drainage facilities ultimately drain to.

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

Sincerely,

Electronically signed by

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 As stated above, a change of 0.51 acre between two POCs when the total area tributary to both POCs is 70.37 acres is not considered a "diversion of flow." More importantly, the 100-year peak flowrate to each POC in the post-developed condition is less than or equal to the 100-year peak flowrate in the pre-developed condition.
- B-6 The Drainage Study will be revised during the final engineering phase to depict the land use upstream. However, it should be noted that this will not affect the conclusion of our report that the peak 100-year flowrates will be less than or equal to the 100-year peak flowrate in the pre-developed condition since all upstream flow bypasses the project site and will cancel out in the analysis.
- B-7 A copy of the final approved report that will be prepared in final engineering will be submitted to Caltrans.
- B-8 Currently we are at the discretionary phase of the project. During final engineering phase, details, cross sections, profiles, etc. will be shown on the construction plans and will be included in the Drainage Study.
- B-9 See response to B-2 above.
- B-10 These items will be shown on the drainage map prepared during the final engineering phase.

Letter C



State of California – Natural Resources Agency  
DEPARTMENT OF FISH AND WILDLIFE  
South Coast Region  
3883 Rufin Road  
San Diego, CA 92123  
(858) 467-4231  
www.wildlife.ca.gov

GAVIN NEWSOM, Governor  
CHARLTON H. BONHAM, Director



March 27, 2020

Mr. Michael Coyne  
Project Planner  
City of Santee  
Department of Development Services  
10601 Magnolia Avenue  
Santee, CA 92071  
mcoyne@cityofsantee.ca.gov

**Subject: Comments on the Mitigated Negative Declaration for the Lantern Crest Ridge II Project in Santee (SCH# 2020029092)**

Dear Mr. Coyne:

C-1

The California Department of Fish and Wildlife (Department) has reviewed the above-referenced Mitigated Negative Declaration (MND) for the Lantern Crest Ridge II Project (Project), dated February 27, 2020. The following statements and comments have been prepared pursuant to the Department's authority as Trustee Agency with jurisdiction over natural resources affected by the Project (California Environmental Quality Act [CEQA] Guidelines § 15386) and pursuant to our authority as a Responsible Agency under CEQA Guidelines section 15381 over those aspects of the proposed Project that come under the purview of the California Endangered Species Act (Fish and Game Code § 2050 et seq.) and Fish and Game Code section 1800 et seq. The Department also administers the Natural Community Conservation Planning (NCCP) program. The City of Santee (City) participates in the NCCP program through the preparation of its Multiple Species Conservation Program (MSCP) draft Subarea Plan (SAP).

The 2.74-acre site is a single parcel located north of Sunset Trail, east of Graves Avenue, and approximately 0.13 mile east of State Route 67. The Project proposes the construction of a 46-unit senior care facility, four independent senior living units, and 16 parking spaces. Additional development includes three biofiltration basins, an access road, and cul-de-sac.

The Project is not located within a designated preserve area of the SAP, but it is directly adjacent to the Rattlesnake Mountain Preserve System (Preserve System) Subunit of the Multi-Habitat Planning Area (MHPA). The parcel is undeveloped, and according to the Biological Resources Survey Report (Scheidt 2018) supports 1.01 acres of Diegoan coastal sage scrub (CSS) in the northern half, and a mixture of 1.30 acres of non-native grassland and 0.43 acres of non-native vegetation in the lower half. The site is occupied by the federally threatened coastal California gnatcatcher (*Psaltriparus californicus californicus*) (Scheidt 2018).

The Department offers the following comments and recommendations to assist the City in avoiding, minimizing, and adequately mitigating project-related impacts to biological resources and to ensure that the proposed project is consistent with on-going regional habitat conservation planning.

*Conserving California's Wildlife Since 1870*

C-1 Introductory comment. Responses to specific comments in this letter are provided below.

Mr. Michael Coyne  
 City of Santee  
 March 27, 2020  
 Page 2 of 3

General Comments

- C-2 1. As specified in Section 1.7 *Weed/Brush Abatement and Urban Wildland Interface Ordinance of Appendix H* in the SAP, "fuel modification standards include the provision of a minimum of 100 feet of fuel modified defensible space between structures and wildland areas." The Project proposes a 56-foot buffer between the structures and wildland areas on the eastern side of the site with a 5-foot fire barrier wall to separate the two. This does not meet the buffer requirements of the draft SAP. The first 50 feet of defensible space around all structures is identified as a distinct brush management area (BMA) called BMA Zone 1. According to the MND, this zone will support ornamental plant species. Due to the reduced defensible space on the eastern side of the site, the Department recommends planting fire-resistant native shrubs in BMA Zone 1 as this area is directly adjacent to the Preserve System.
- C-3 2. It is unclear in the documents where the off-site mitigation land will be, how the land will be protected and managed, and who will hold/manage the endowment or funding source. The MND should identify the exact location of the 3.32 acres of proposed mitigation habitat (include figure), an inventory of the resources within it, and explain the legal mechanism (e.g. conservation easement) that would be used to preserve and protect the habitat in perpetuity. Please note that the Department recommends that non-native grassland be mitigated 'in-kind' and should not be grouped with chaparral as a 'Tier 3 habitat' as would be allowed once the Santee SAP has been completed/permitted.
- C-4 3. On page 82 of the MND, Mitigation Measure BIO-3 states that "a qualified biologist shall conduct a preconstruction nesting survey within the limits of disturbance" and that "this survey must occur no more than 10 days prior to any site activities." The Department recommends preconstruction surveys not only within the limits of disturbance, but also within 300 feet of the area of disturbance, where feasible. This includes surveying into the surrounding CSS that is adjacent to the Project boundary. The Department also recommends that nesting surveys be conducted no more than three days prior to the initiation of project activities.
- C-5 4. The SAP contains adjacency guidelines for minimizing direct and indirect impacts when building next to the Preserve System (Section 7.2.4.6 *Land Uses Adjacent to Preserves*). These include avoiding the introduction of invasive non-native plants into surrounding native habitat. None of the ornamentals in BMA Zone 1 should be invasive non-native plant species. BMA Zone 2 begins 50 feet from structures and extends to 100 feet toward the wildland. This zone ends adjacent to CSS. The Department recommends that the BMA Zone 2 contain more native cactus (e.g., coast prickly-pear (*Opuntia littoralis*), coast cholla (*Cylindropuntia prolifera*)), which would help dampen an approaching fire, and/or use a hydroseed mix containing native CSS shrub species such as California buckwheat (*Eriogonum fasciculatum*), and deerweed (*Acmispon glaber*). The native seed mix may be coordinated with the local fire authority to select shrub species with lower potential for fire.
- C-6 5. Another adjacency guideline in the SAP is minimizing adverse effects on wildlife from lighting. Section 7.2.4.3 *Property Management – Lighting and Noise* in the SAP says that lighting adjacent to conserved habitat should be from a low-pressure sodium illumination source or something similar. The MND does not address what type of lighting will be used on the eastern side of the Project site that is adjacent to the Preserve System.

C-2 The following fire-resistant native plant species are proposed to be planted within BMA Zone 1 in the updated landscape concept plan presented as Figure 6 of the Final IS/MND:

- Coast Live Oak (*Quercus agrifolia*)
- Sugar Bush (*Rhus ovata*)
- Blue Elderberry (*Sambucus Mexicana*)
- Coast Sunflower (*Encelia californica*)
- Toyon (*Heteromeles arbutifolia*)
- Coffeeberry (*Rhamnus californica*)
- Pigeon Point/Dwarf Coyote Brush (*Baccharis pilularis*)

Page 3 of the Final IS/MND has been revised to reflect the identification of the native species that will be utilized in the landscape concept plan. The identification of these plant species does not constitute a substantial revision within the meaning of CEQA Guidelines section 15073.5 that would require recirculation of the MND.

C-3 Mitigation Measures BIO-1 and BIO-2 have been revised to state the following:

*BIO-1: Diegan Coastal Sage Scrub Habitat*

Prior to grading permit issuance, the applicant shall secure no less than 2.02 acres of Diegan coastal sage scrub habitat (at a 2:1 mitigation ratio) at the Willow Road Conservation Bank, which is fully endowed to provide a non-wasting funding source that pays for management, and is protected with a Conservation Easement (CE) over the entire property. If the Willow Road Conservation Bank were unavailable, the applicant would secure no less than 2.02 acres of Diegan coastal sage scrub habitat (at a 2:1 mitigation ratio) at another location approved by the City, CDFW, and USFWS that would be similarly subject to perpetual conservation with a recorded CE and require a non-wasting endowment to fund management in perpetuity.

*BIO-2: Non-Native Grassland Habitat*

Prior to grading permit issuance, the applicant shall secure no less than 1.30 acres of non-native grassland habitat (at a 1:1 mitigation ratio) at



	<p>C-3 (cont.)</p> <p><u><i>at the Willow Road Conservation Bank, which is fully endowed to provide a non-wasting funding source that pays for management, and is protected with a Conservation Easement (CE) over the entire property. If the Willow Road Conservation Bank were unavailable, the applicant would secure no less than 2.02 acres of Diegan coastal sage scrub habitat (at a 2:1 mitigation ratio) at another location approved by the City, CDFW, and USFWS that would be similarly subject to perpetual conservation with a recorded CE and require a non-wasting endowment to fund management in perpetuity.</i></u></p> <p>These minor clarifications do not constitute a substantial revision within the meaning of CEQA Guidelines section 15073.5 that would require recirculation of the MND.</p> <p>C-4 Mitigation Measure BIO-3 has been revised to state the following:</p> <p><i>To remain in compliance with the California Fish and Game Code 3503, 3503.5, 3511, and 3513, no direct impacts shall occur to any nesting birds, their eggs, chicks, or nests during the spring/summer migratory songbird breeding season, defined as from 15 February to 31 August of each year. Limiting activities to the non-breeding season will minimize chances for the incidental take of migratory songbirds or raptors. If vegetation removal activities were to occur during the songbird breeding season, a qualified biologist shall conduct a preconstruction nesting survey within the limits of disturbance <u>and within 300 feet of the limits of disturbance where feasible, including within the Diegan coastal sage scrub adjacent to the project site.</u> This survey must occur no more than <del>10</del>three days prior to any site activities to ensure compliance with the standard seasonal restrictions. The preconstruction nesting survey would need to be repeated if construction is not initiated within <del>10</del>three days following completion of the survey. If active nests or nesting behaviors are detected, construction must be delayed until such time as nesting is complete. The results of the survey shall be provided in a report to the City Planning Department, for concurrence with the conclusions and recommendations.</i></p> <p>These minor clarifications do not constitute a substantial revision within the meaning of CEQA Guidelines section 15073.5 that would require recirculation of the MND.</p>
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LETTER

RESPONSE

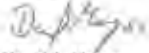
	<p>C-5 No invasive non-native plant species are proposed to be planted for this project. The updated landscape concept plan presented as Figure 6 of the Final IS/MND proposes a hydroseed mix comprised of low fuel, California-native plant species within BMA Zone 2. Page 3 of the Final IS/MND has been revised to reflect this update. This minor clarification does not constitute a substantial revision within the meaning of CEQA Guidelines section 15073.5 that would require recirculation of the MND.</p> <p>C-6 Section 15.4e of the Draft IS/MND has been revised to include the following statement:</p> <p><i>Project lighting on the eastern boundary would be minimized and directed downwards in order to avoid affecting the adjacent 6.40-acre portion of the preserve.</i></p> <p>This minor clarification does not constitute a substantial revision within the meaning of CEQA Guidelines section 15073.5 that would require recirculation of the MND.</p>
--	--

LETTER

RESPONSE

Mr. Michael Coyne  
City of Santee  
March 27, 2020  
Page 3 of 3

Sincerely,



David A. Mayer  
Acting Environmental Program Manager  
South Coast Region

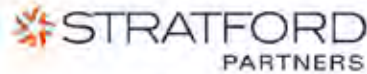
cc: Office of Planning and Research, State Clearinghouse, Sacramento  
Carol Roberts, U.S. Fish and Wildlife Service, Carlsbad

References:

Scheidt, V.N. 2018. A Biological Resources Survey Report for the Lantern Crest Phase 1A, Ridge Addition, Santee, California. Prepared for Michael Grant. April 2017. Revised December 2017. Second Revision June 2018.

Letter D

March 25, 2020



Stratford Partners Real Estate, LLC  
 1799 Via de la Villa, Suite 811  
 San Mateo, CA 94401  
 P (650) 480-1100

Re: Lantern Crest Ridge II, EIR

Mr. Coyne:

D-1 I represent LJI Stratford Somerset, LLC the owners of Highline Apartments at 8729 Graves Avenue in Santee. Our property is immediately west of the proposed Lantern Crest Ridge II Project.

D-2 I'm writing to express concern regarding the proposed development, chiefly with respect to water run-off mitigation. To be honest, our community already struggles with managing the amount of run-off that comes from the undeveloped hillside and through our parking lots. We have had numerous downstairs units flood over the past four years during heavy storms.

D-3 The addition of impervious surfaces to the hillside – parking lots, roofs, etc. – poses a threat to exacerbate what is already a persistent concern. We would like to further understand the drainage plan, how exactly it will “not change peak flow rates,” and ensure that our property can accommodate the run-off without needing modifications to the existing brow ditch, retaining wall, or ribbon gutters we maintain.



D-4 Furthermore, we are also concerned about construction noise. The calculations indicate our eastern buildings are 170 feet from “construction center,” but those buildings are only about 90 feet from the edge of the development site. I am concerned that our resident satisfaction will suffer with the proposed construction noise level and a start time of 7:00am.

Would welcome the opportunity to discuss further with yourself or the developer.

Sincerely,

*Mark Halling*  
 Mark Halling

Stratford Partners Real Estate, LLC

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

D-2 This comment is informational in nature and does not raise a significant environmental issue for which a response is required.

D-3 This comment raised general concerns and provides information about the commenter’s property. It does not provide specific information regarding an identified significant environmental concern related to the project.

While an increase in impervious area would increase the amount of runoff from the project, the project would introduce three biofiltration basins that would collect runoff in the post-project condition. These biofiltration basins would provide storage of runoff and would be designed with an outlet structure that would slowly release stormwater from the basin. This slow release of runoff would decrease post-project peak flow rates to below pre-project peak flow rates. It is typical to calculate the peak 100-year flow rate in the existing condition and then design a basin to release runoff that is equal or less than the existing flow rate.

However, the Drainage Study will be revised during the final engineering phase to provide additional storage volume or changes to the outlet structure of the proposed basins to further ensure peak 100-year flow rates into the commenter’s property would not increase in the post-project condition. These changes would help improve the current drainage issues on your property.

D-4 Potential impacts associated with construction noise at the commenter’s property were evaluated in Section 15.13a of the Draft IS/MND consistent with standard CEQA protocols. As discussed in the impact analysis presented in Section 15.13a of the Draft IS/MND, during excavation, grading, and paving operations, equipment moves to different locations and goes through varying load cycles. Equipment would not be located right at the property line for extended periods of time, rather, it would move

LETTER

RESPONSE

	<p>D-4 (cont.)</p> <p>throughout the project site. While equipment may operate at the property line (90 feet from the eastern buildings) for short periods of time, it would also operate at greater distances from the property line as work is completed elsewhere on the project site. Thus, in order to calculate average construction noise levels over the day, the acoustic center of construction noise was calculated from the center of the construction activity. Although construction noise may be heard over the ambient noise environment, construction activities would be temporary, would not generate substantial noise levels, and would comply with all applicable Municipal Code standards. Construction noise impacts were determined to be less than significant. However, due to the proximity of the residential uses, measures to reduce construction noise have been included as Mitigation Measure NOS-1. Section 15.13a of the Draft IS/MND states that implementation of Mitigation Measure NOS-1 would further reduce impacts associated with construction noise to a level less than significant</p>
--	---

Letter E

March 27, 2020

City of Santee  
Department of Development Services  
10601 Magnolia Ave. Santee, CA 92071

Attn: Mr. Michael Coyne, Project Planner  
Department of Development Services  
City of Santee  
10601 Magnolia Avenue  
Santee, CA 92071  
[mcoyne@cityofsantee.ca.gov](mailto:mcoyne@cityofsantee.ca.gov)  
615-258-4100 extension 100

Subject: Comments on the environmental documents for the Lantern Crest Ridge II project.

Hello Mr. Coyne,

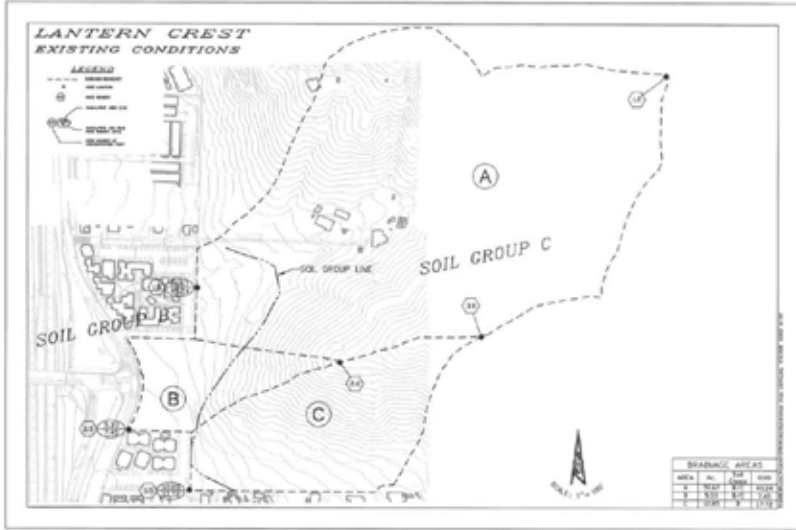
- E-1 I'm an owner of the 10952-56 Sunset trail, Santee, CA 92071 (APN 384-142-11400) located adjacent to and west of the proposed Lantern Crest Ridge II development. I have reviewed the project documents provided by your office. I am concerned with the CEQA Drainage Study prepared by REC Consultants, Inc., dated April 1, 2019. In Section 1.2 - Summary of Existing Conditions the CEQA Drainage Study refers a document entitled
- E-2 "Hydrology/Hydraulic Study for Lantern Crest" prepared by CDS Civil Engineers dated April 21, 2008 (Chapter 8 - Reference Material). The "Hydrology/Hydraulic Study for Lantern Crest" provides the 100 year storm flows from Subbasins A, B and C. The sub basin areas are shown on the Existing Condition Map (Appendix C - Hydrologic Supplements - see below). The Existing Condition Map covers the drainage tributary areas affecting only the portion of the Lantern Crest Ridge II project south of the Sunset Trail Road and misses the portion of the Lantern Crest Ridge II development located north of the Sunset Trail.

- E-1 This comment is informational in nature and does not raise a significant environmental issue for which a response is required.
- E-2 This comment is informational in nature and does not raise a significant environmental issue for which a response is required. Please see response to comment E-5 below.



LETTER

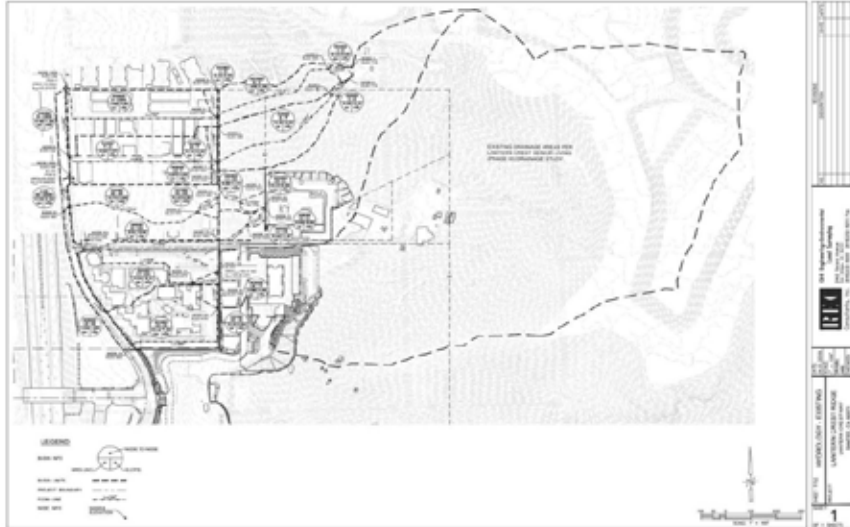
RESPONSE



LETTER

RESPONSE

E-3 The new existing condition map shows part of old map which referenced as the Existing Drainage Area per Lantern Crest Senior Living (Phase III) Drainage study.



E-3 This comment is informational in nature and does not raise a significant environmental issue for which a response is required. Please see response to comment E-5 below.

LETTER

RESPONSE

E-4 Please see the two flow lines (denoted as #1 and #2) redlined on the Existing and Proposed Hydrology maps. Flow Line #1 is located in middle of the my lot and Flow Line #2 is located parallel to southerly parcel line of my lot.



E-4 This comment is informational in nature and does not raise a significant environmental issue for which a response is required. Please see response to comment E-5 below.

E-5 I request a detailed hydrologic study for the existing condition for the lands located north of Lantern Road and the Pre-Development and Post Development hydrology analysis for Flow Lines #1 and #2 and a letter from the REC Consultants, Inc. which will state that regarding 10952-66 Sunset Trail, CA, 92071 (APN 384-142-11-00) the Post Development 100 Year storm flow will not exceed the Pre Development 100 Year storm flow.

E-6 The current zoning of 10952-66 Sunset Trail, CA, 92071 (APN 384-142-11-00) is R-14 (Medium High Density Residential) per City of Santee Zoning District Map. In near future, I plan to develop the lot to the maximum allowable capacity of the designated zoning. I need assurance from the City of Santee, that the proposed rezoning of the Lantern Crest II parcel from R-1(HL) to R-14 zoning will not affect the future development of my parcel. Issues I have include existing storm water drainage system capacity (existing POC-1 and POC-2 due to the increase to the 100 Year storm runoff), the existing sewer capacity at the intersection of Graves Ave. and Sunset Trail, the Traffic capacity on Graves Ave and other environmental concerns.

E-7

Please contact me should you need additional information regarding this letter.

Respectfully,



Reza Banan, P.E.  
 (619)-756-2939  
 Reza.banan2@gmail.com



E-5 See below for a discussion on each flow line identified in the comment E-4 above:

Flow Line #1: Onsite

The City required this project to consider all drainage within the entire drainage basin to the downstream point of connection at the inlet located in Graves Avenue (see Chapter 7 of the Drainage Study–Node 38 on the Proposed Conditions Hydrology Map). This area included the property of concern to the west of the project site (Nodes 39 and 40 on the Proposed Conditions Hydrology Map). As evident from the pre-developed and post-developed drainage maps, the drainage basin boundary is located along the common property line. (The Proposed Conditions Hydrology Map shows the neighbors drainage pattern beginning at Node 39 at the property line.) The Proposed Conditions Hydrology Map shows the neighbor's property consists of the area considered by Nodes 39–40, a total of 3.17 acres. The Preliminary Grading Plans and the Proposed Conditions Hydrology Map show that the project does not discharge onto the neighbor's property (there is no preceding node to Node 39). . The initial node is 39, the second node is 40, continuing to the downstream of Node of 38. The Proposed Conditions Map shows no discharge is considered on this adjacent property. Therefore, there is no run on from the project site in both the existing and post-developed condition..

Flow Line #2: Sunset Trail

In the pre-developed condition, Node 15 is located at the project's southwest property corner in Sunset Trail. The 100-year peak flow rate from the project site at this node is 1.73 cfs (see page 59 of the Drainage Study). In the post-developed condition, Node 33 is at the same location. The 100-year peak flow rate from the project site at this node is 0.1 cfs. This is significantly less than the 1.73 cfs in the pre-developed condition, which means the project is reducing the 100-year peak flow rate from the project at this location. Also, the project does not propose diverting any flow upstream from the project site; therefore, the 100-year peak flow rate from these areas would also remain the same in the pre- and post- project conditions.

LETTER

RESPONSE

	<p>E-6 This comment does not address the adequacy of the Draft IS/MND. No response is required.</p> <p>E-7 The Lantern Crest Ridge II project complies with all CEQA requirements and provides any required mitigation as identified in the project's IS/MND. With respect to drainage, the peak 100-year flow rate to the downstream storm drain pipe has decreased in the post-developed condition. The comment raises generalized concerns regarding sewer capacity at the intersection of Graves Avenue and Sunset Trail, "traffic capacity" on Graves Avenue and "other environmental concerns." Because the comment only raises vague, generalized concerns, no specific potentially significant impacts are identified and no specific response is required or possible.</p>
--	---

**TABLE OF CONTENTS**

**Letters of Comment and Responses..... RTC-1**

**1. Project Title ..... 1**

**2. Lead Agency Name and Address ..... 1**

**3. Contact Person and Phone Number ..... 1**

**4. Project Location ..... 1**

**5. Project Applicant/Sponsor’s Name and Address ..... 1**

**6. General Plan Designation ..... 1**

**7. Zoning ..... 1**

**8. Project Description ..... 2**

**9. Project Site Existing Conditions and Surrounding Land Use(s)..... 4**

**10. Other Required Agency Approvals or Permits Required..... 4**

**11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code Section 21080.3.1?.. 4**

**12. Statement of Environmental Findings ..... 5**

**13. Summary of Environmental Factors Potentially Affected..... 5**

**14. Determination ..... 6**

**15. Environmental Checklist Form..... 17**

15.1 Aesthetics ..... 19

15.2 Agriculture Resources..... 22

15.3 Air Quality..... 23

15.4 Biological Resources..... 30

15.5 Cultural Resources..... 34

15.6 Energy ..... 37

15.7 Geology and Soils ..... 42

15.8 Greenhouse Gas Emissions ..... 46

15.9 Hazards and Hazardous Materials ..... 50

15.10 Hydrology and Water Quality ..... 54

15.11 Land Use and Planning ..... 58

15.12 Mineral Resources..... 60

15.13 Noise ..... 61

15.14 Population and Housing ..... 68

15.15 Public Services ..... 69

15.16 Recreation..... 70



**TABLE OF CONTENTS (cont.)**

15.17 Transportation/Traffic ..... 71

15.18 Tribal Cultural Resources ..... 74

15.19 Utilities and Service Systems ..... 76

15.20 Wildfire ..... 78

15.21 Mandatory Findings of Significance ..... 80

**16.0 Mitigation, Monitoring, and Reporting Program..... 82**

**17.0 Checklist References ..... 86**

**FIGURES**

1: Regional Location ..... 8

2: Project Location on USGS Map..... 9

3: Project Location on Aerial Photograph..... 10

4: Site Plan..... 11

5a: Site Elevation: South..... 12

5b: Site Elevation: North..... 13

5c: Site Elevation: East ..... 14

5d: Site Elevation: West ..... 15

6: Landscaping Plan ..... 16

**TABLE**

1: Air Quality Impact Analysis Trigger Levels ..... 25

2: Summary of Maximum Build-out Construction Emissions ..... 26

3: Summary of Maximum Build-out Operational Emissions ..... 27

4: Off-site Construction Vehicle Fuel Consumption ..... 37

5: On-site Construction Equipment Fuel Consumption ..... 38

6: Vehicle Fuel/Electricity Consumption..... 39

7: Operational Electricity and Natural Gas Use..... 41

8: Project GHG Emissions in 2020..... 47

9: Summary of Drainage Areas and Peak Flows ..... 57

11: Traffic Parameters..... 64

12: Vehicle Traffic Noise Levels..... 65

13: Graves Avenue Traffic Noise Level with and without Project ..... 66

14: On-site Generated Noise Levels..... 67

15: City of Santee Traffic Impact Thresholds of Significance ..... 72

16: Traffic Operations With and Without Project..... 72

17: Cumulative Traffic Operations With and Without Project ..... 73

18: Cumulative Project List ..... 81

19: Mitigation, Monitoring, and Reporting Program ..... 83

**TABLE OF CONTENTS (cont.)****APPENDICES**

- A: Air Quality and Greenhouse Gas Model Results (California Emissions Estimator Model Output Files), RECON Environmental, Inc., November 1, 2019
- B: Revised Lantern Crest Ridge II Senior Care Project Traffic Impact Study, Darnell and Associates, Inc., April 30, 2018
- C: A Biological Resources Survey Report for the Lantern Crest Ridge II Property, Vince Scheidt, June 2018
- D: Lantern Crest/Santee Seniors Annual Management Report, J. Whalen Associates, Inc.
- E: 2017 Annual Report and 2018 Work Plan for the Lantern Crest Open Space Preserve Memorandum, Cummings Environmental, Inc., January 3, 2018
- F: Results of the Archaeological Survey for the Lantern Crest Ridge II Project, RECON Environmental Inc., September 17, 2018
- G: Energy Use Calculations, RECON Environmental, Inc., November 4, 2019
- H-1: Report of Geotechnical Investigation, Group Delta Consultants, Inc., June 19, 2017
- H-2: Geotechnical Investigation Addendum, Group Delta Consultants, Inc., May 30, 2019
- H-3: Geotechnical Investigation Addendum #2, Group Delta Consultants, Inc., August 19, 2019
- I: Phase I Environmental Site Assessment, CERES, Corp. (Parcel #383-142-04-00), May 3, 2017
- J: Determination of No Hazard to Air Navigation, Federal Air Administration, April 2, 2018
- K: AM&M Proposal for Lantern Crest Ridge II, Firewise2000, Inc., June 27, 2018
- L: Storm Water Quality Management Plan (SWQMP) for Lantern Crest Ridge II, REC Consultants, Inc., July 2019
- M: CEQA Drainage Study for Lantern Crest Ridge Addition, REC Consultants, Inc., April 1, 2019
- N: Revised Parking Analysis for the Proposed Lantern Crest Ridge II Senior Living Assisted and Memory Care Development, Darnell and Associates, Inc., July 30, 2019.
- O: Noise Modeling Results (SoundPLAN Output Files), RECON Environmental, Inc., April 10, 2018
- P: School Facility Availability Letters, Santee School District and Grossmont Union High School District, May 17 and May 15, 2017, respectively
- Q: Lantern Crest Ridge II Assisted Living Construction Traffic, Darnell and Associates, Inc., October 31, 2019
- R: Public Service Availability Forms from the Padre Dam Municipal Water District, May 4, 2017

**CITY OF SANTEE**  
**INITIAL STUDY/ENVIRONMENTAL CHECKLIST FORM**  
GPA 2018-1, R2018-1, P2017-04, AEIS 2018-2

**1. Project Title**

Lantern Crest Ridge II

**2. Lead Agency Name and Address**

City of Santee  
10601 Magnolia Avenue  
Santee, CA 92071

**3. Contact Person and Phone Number**

Michael Coyne  
Associate Planner  
City of Santee  
(619) 258-4100 x160  
mcoyne@CityofSanteeCa.gov

**4. Project Location**

Sunset Trail, Santee, CA 92071  
Assessor's Parcel Number 384-142-04-00

**5. Project Applicant/Sponsor's Name and Address**

Michael Grant  
Development Contractor, Inc.  
110 Town Center Parkway  
Santee, CA 92071

**6. General Plan Designation**

Existing: Low Density Residential (R-1A); Hillside Limited Residential (HL)  
Proposed: Medium High Density Residential (R-14)

**7. Zoning**

Existing: Low Alternative Residential (R-1A); Hillside/Limited (HL)  
Proposed: Medium High Density Residential (R-14)

All reports and documents referenced in this Initial Study are on file with the City of Santee, Department of Development Services, 10601 Magnolia Avenue, Santee, CA 92071. Telephone Number: (619) 258-4100, ext. 167. A digital copy is available from the City website: <http://cityofsanteca.gov/services/project-environmental-review>.

## 8. Project Description

The Lantern Crest Ridge II Project (project) proposes a three-story, 46-unit senior care facility, along with four independent senior living units (contained within two duplex villas), for a total of 50 units. The project site is approximately 2.74 acres, located in the City of Santee, California, east of State Route 67 (SR-67) and north of Prospect Avenue (Assessor's Parcel Number 384-142-04-00). Figure 1 shows the project's regional location and Figure 2 shows the project's specific location on USGS map.

The project site is currently accessed via Sunset Trail and Lantern Crest Way on the southern side of the site from Graves Avenue. The western boundary of the project site fronts multi- and single-family residential properties, while the eastern boundary fronts the existing Lantern Crest Ridge Phase I Senior Housing facility, located at 800 Lantern Crest Way. The project would provide a connection to the adjacent Lantern Crest Ridge Phase I building via a covered pedestrian bridge. Refer to Figure 3 for the project location on an aerial photograph.

The project would require a General Plan Amendment (GPA 2018-1) and zone reclassification (R2018-1) to change the City of Santee (City) zoning land use designation from Low Density Residential (R-1A) and Hillside/Limited (HL) to Medium High Density Residential (R-14). Other required project approvals include a Conditional Use Permit (P2017-04). The Conditional Use Permit would permit the proposed development of 50 units of senior care housing and related services on the 2.74-acre project site. The building would be three stories and the units would range in size from 638.5 to 766 square feet. The common areas within each floor would range in size from 4,463 to 5,747 square feet. The duplex units would be 2,681 square feet each.

The project would also include three biofiltration basins, an on-site access road, and cul-de-sac. The project would provide 11 standard parking spaces, 4 single car garage parking spaces, and 1 Americans with Disabilities Act-compliant (ADA) parking space. The site plan is shown on Figure 4. The project includes on-site storm drain improvements, connections to public utility lines and the existing storm drain system along Sunset Trail, and construction of on-site sewer and water lines. The three biofiltration basins are located in the southeastern corner of the property, which would connect to the proposed on-site storm drain system and empty into the existing storm drain system located along Sunset Trail. Pad elevations for the two duplex structures would range from 510.4 feet above mean sea level (AMSL) to approximately 514.6 feet AMSL. The three-story structure pad elevations would range from 516 to 528 feet AMSL.

Access to the project site would be provided via Sunset Trail and Lantern Crest Way from Graves Avenue, and an access road and cul-de-sac would provide vehicular access to the parking spaces and structures. The internal access road, south of the internal cul-de-sac, would consist of a 30-foot-wide driveway, a 4-foot-wide sidewalk, and 19-foot (depth) parking stalls, along with a curb and gutter. The internal cul-de-sac would have a radius of 42 feet. The road to the north of the cul-de-sac would be 20' feet wide and designated as a "Fire Lane." A 65-foot-long firetruck turnaround area at the northern end of the property would be provided. The project would install an ADA compliant pedestrian ramp on the south side of

the project site (at site entrance) to allow access to cross Sunset Trail. All internal sidewalk ramps would be ADA accessible.

Due to elevation differences throughout the project site, the project would construct multiple retaining walls. These retaining walls would be specifically located around the entirety of the northern, western and southern edges of the proposed development footprint. Along the eastern edge of the proposed development, a retaining wall would be constructed around the biofiltration area, along the slope between the proposed bridge connecting to the Lantern Crest Phase I building and the internal access road, and along the development footprint of the three-story structure. The site elevations are shown on Figures 5a through 5d.

The project site would be landscaped, as shown on Figure 6. The typical landscaping would include trees, accent shrubs, and groundcover consisting of various brush and flower types. All landscaped areas would be mulched to a minimum depth of 4 inches with shredded wood mulch, except for groundcover areas, which would be mulched to a minimum depth of 2 inches. The planting areas would be irrigated with an automatic irrigation system containing a rain-sensing shutoff device, along with a drip irrigation system in small planter areas. All landscaping within the project site would comply with the requirements of the City's Water Efficient Landscape Ordinance. In addition, the project would include a 100-foot minimum horizontal set back of fuel modified defensible space between the proposed structures and the wildland areas located north and east of the project site. The fuel modified defensible space would be comprised of two distinct brush management areas (BMAs); BMA Zone 1 and BMA Zone 2. BMA Zone 1 (first 50 feet extending away from the proposed structures) would consist of permanently landscaped, irrigated, and maintained ~~ornamental plantings~~ fire-resistant native plant species. BMA Zone 2 would consist of ~~low growing, fire resistant shrubs and ground covers, including dwarf coyote brush (*Baccharis pilularis*) and wood mulch~~ hydroseed mix comprised of low fuel, California-native plant species. The project site has sufficient space to meet the 100-foot fuel modified defensible space requirement between the structure and open space to the north. However, the project site does not contain sufficient area to provide a 100-foot fuel modified defensible space between the proposed structures and open space area to the east. As currently proposed, the site layout would provide 56 feet of space between the structure and the open space to the east. In order to address the reduced fuel modified defensible space, the project would include the construction of a 5-foot fire barrier in the form of a non-combustible wall along the top of the slope along the eastern boundary of the project site, running from the northern edge of the bridge connecting the proposed structure to the Lantern Crest Ridge Phase I structure.

The Padre Dam Municipal Water District (PDMWD) would provide water and sewer service to the project site via the existing public water and sewer main along Sunset Trail. On-site water and sewer connections would be constructed within the internal access road, connecting with the existing 6-inch sewer main and 12-inch water main along Sunset Trail. These utilities would be public and constructed in accordance with PDMWD standards. One fire hydrant would be installed within the project site, located adjacent to the northern portion of the internal cul-de-sac.

**9. Project Site Existing Conditions and Surrounding Land Use(s)**

The project site is currently undeveloped, consisting of three habitat communities, typical of the Santee scrub and grasslands areas, as well as granitic rock outcroppings. Topography on the site slopes from east to west, with elevations ranging from approximately 580 to 520 feet AMSL along the eastern perimeter of the site, and from 500 to 490 feet AMSL along the western perimeter.

A mixture of existing development and undeveloped land surrounds the project site. To the east and south of the project site lie two existing Lantern Crest Senior Living Facility buildings. The project would connect to the existing Lantern Crest Ridge Phase I building approximately 10 feet to the east of the project site through a covered bridge. The existing Villas at Lantern Crest and the Pointe at Lantern Crest are located immediately to the south of the project site across Sunset Trail. A mix of single- and multi-family apartment complexes is located immediately to the west and southwest across Sunset Trail. The SR-67 and State Route 52 (SR-52) interchange is located approximately 0.15 mile west of the project site. To the north and northeast of the project site is open space habitat, located upon steep slopes. Non-residential uses, including industrial parks, are located west of the project site, which are buffered from the site by the SR-67 and SR-52 interchange and roadways.

**10. Other Required Agency Approvals or Permits Required**

General Construction Permit (San Diego Regional Water Quality Control Board)

**11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code Section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?**

In accordance with Senate Bill (SB) 18 and Assembly Bill (AB) 52, the Native American Heritage Commission was notified of the project on August 29, 2018 and the appropriate local tribes were notified of the project on September 12, 2018 and June 19, 2019. On September 28, 2018, the City received a letter from the Viejas Band of Kumeyaay Indians requesting that any sacred sites be avoided with adequate buffer zones, in compliance with the National Environmental Policy Act (NEPA), California Environmental Quality Act (CEQA), and Native American Graves Protection and Repatriation Act (NAGPRA), and that the Viejas Band be notified of any changes or inadvertent discoveries.

As discussed in Section 14.5.b, below, due to the low sensitivity of the project site, it is not anticipated to support significant cultural resources; however, as unknown tribal cultural resources may have the potential to be present in the region, implementation of Mitigation Measures CUL-1 to CUL-3 is proposed to ensure that any unknown cultural or tribal cultural resources or human remains discovered during project-related ground disturbing activities are properly identified and protected over the long-term. Project impacts on



unknown tribal cultural resources would be reduced to less than significant with mitigation incorporated.

**12. Statement of Environmental Findings**

An Initial Study was prepared by the City of Santee to evaluate the potential effects of the project on the environment. As Lead Agency under the California Environmental Quality Act (“CEQA”) and based on the finding contained in the attached Initial Study, the City has determined that the project would not have a significant effect upon the environment with implementation of the proposed mitigation measures.

The City also finds that the Initial Study reflects the City’s independent judgement.

The location and custodian of the documents and any other materials which constitute the record of proceedings upon which the City bases its determination to adopt this Mitigated Negative Declaration are as follows: City of Santee, Department of Development Services, 10601 Magnolia Avenue, Santee, California. Custodian:

**13. 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 on the following pages.

- |  |   |  |
|--|---|--|
| <input type="checkbox"/> Aesthetics                      | <input type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Air Quality                                   |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" 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 type="checkbox"/> Hydrology/Water Quality         | <input type="checkbox"/> Land Use/Planning                  | <input type="checkbox"/> Mineral Resources                             |
| <input checked="" type="checkbox"/> Noise                | <input type="checkbox"/> Population/Housing                 | <input type="checkbox"/> Public Services                               |
| <input type="checkbox"/> Recreation                      | <input type="checkbox"/> Transportation                     | <input checked="" type="checkbox"/> Tribal Cultural Resources          |
| <input type="checkbox"/> Utilities/Service Systems       | <input type="checkbox"/> Wildfire                           | <input checked="" type="checkbox"/> Mandatory Findings of Significance |

**14. Determination**

<p>I find that the proposed project <b>COULD NOT</b> have a significant effect on the environment, and a <b>NEGATIVE DECLARATION</b> will be prepared.</p>	
<p>I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A <b>MITIGATED NEGATIVE DECLARATION</b> will be prepared.</p>	<p><b>X</b></p>
<p>I find that the proposed project <b>MAY</b> have a significant effect on the environment, and an <b>ENVIRONMENTAL IMPACT REPORT</b> is required.</p>	
<p>I find that the proposed project <b>MAY</b> have a significant effect(s) on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets, if the effect is a “potentially significant impact” or “potentially significant unless mitigated.” An <b>ENVIRONMENTAL IMPACT REPORT</b> is required, but it must analyze only the effects that remain to be addressed.</p>	
<p>I find that although the proposed project could have a significant effect on the environment, there <b>WILL NOT</b> be a significant effect in this case because all potentially significant effects (a) have been analyzed adequately in an earlier <b>ENVIRONMENTAL IMPACT REPORT</b> or <b>NEGATIVE DECLARATION</b> pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier <b>ENVIRONMENTAL IMPACT REPORT</b> or <b>NEGATIVE DECLARATION</b>, including revisions or mitigation measures that are imposed upon the proposed project, and nothing further is required</p>	

**Reasons to Support Findings of Negative Declaration**

1. The project would be consistent with the General Plan Housing Element Objective 4.1, which directs the City to continue to support and actively market shared housing as an affordable housing option for seniors.
2. All potentially significant environmental impacts can be mitigated to less than significant levels. Therefore the project would not result in significant impacts upon the environment.
3. Subject to approval of a General Plan Amendment and a zone reclassification, the project is compatible with the Land Use Element and all other elements of the General Plan that guide development to be consistent with the overall community character because the project includes a General Plan Amendment that designates the site for a high-density residential use, a land use that is consistent with existing adjacent and surrounding residential uses.
4. The project would be appropriately located with access from a major roadway and no significant traffic impacts would result from the project. All utilities are readily available.
5. The project would not contribute significantly to greenhouse gas emissions, nor would the project frustrate the intent of state policy relative to greenhouse gas emissions.

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Signature

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Date

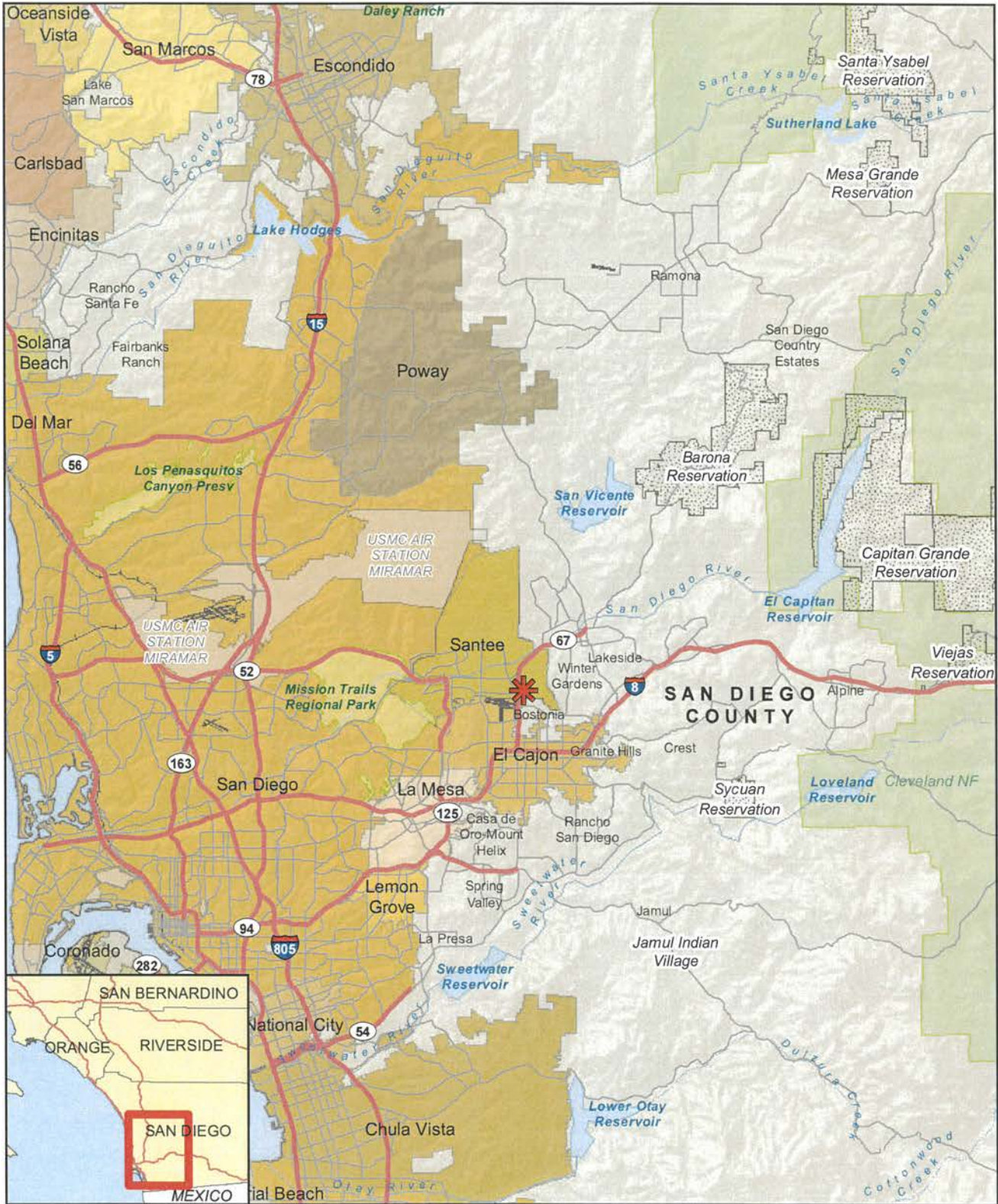
Michael Coyne, Associate Planner

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City of Santee

Printed Name and Title

For




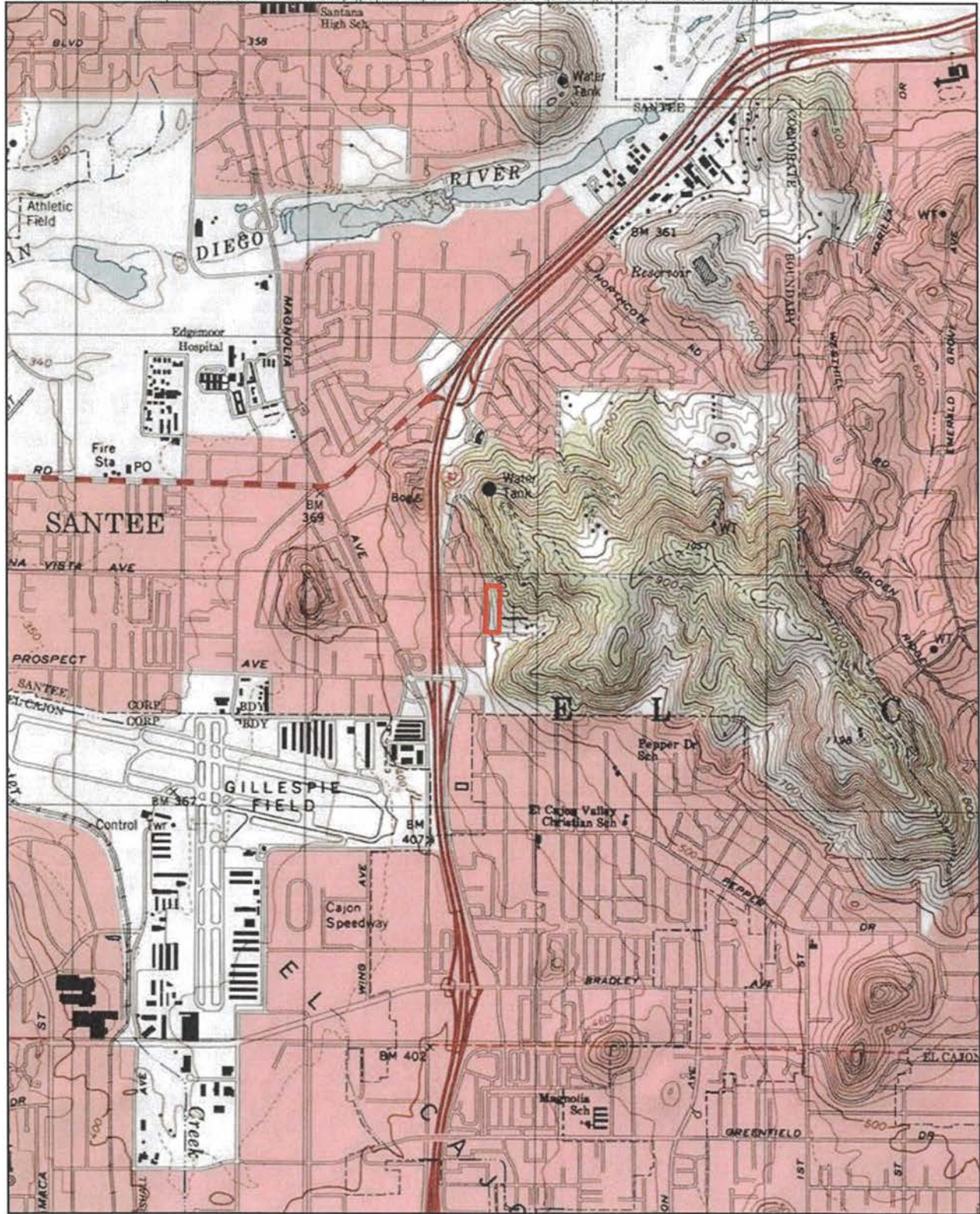
 Project Location

FIGURE 1  
Regional Location





 Project Boundary

FIGURE 2  
Project Location on USGS Map






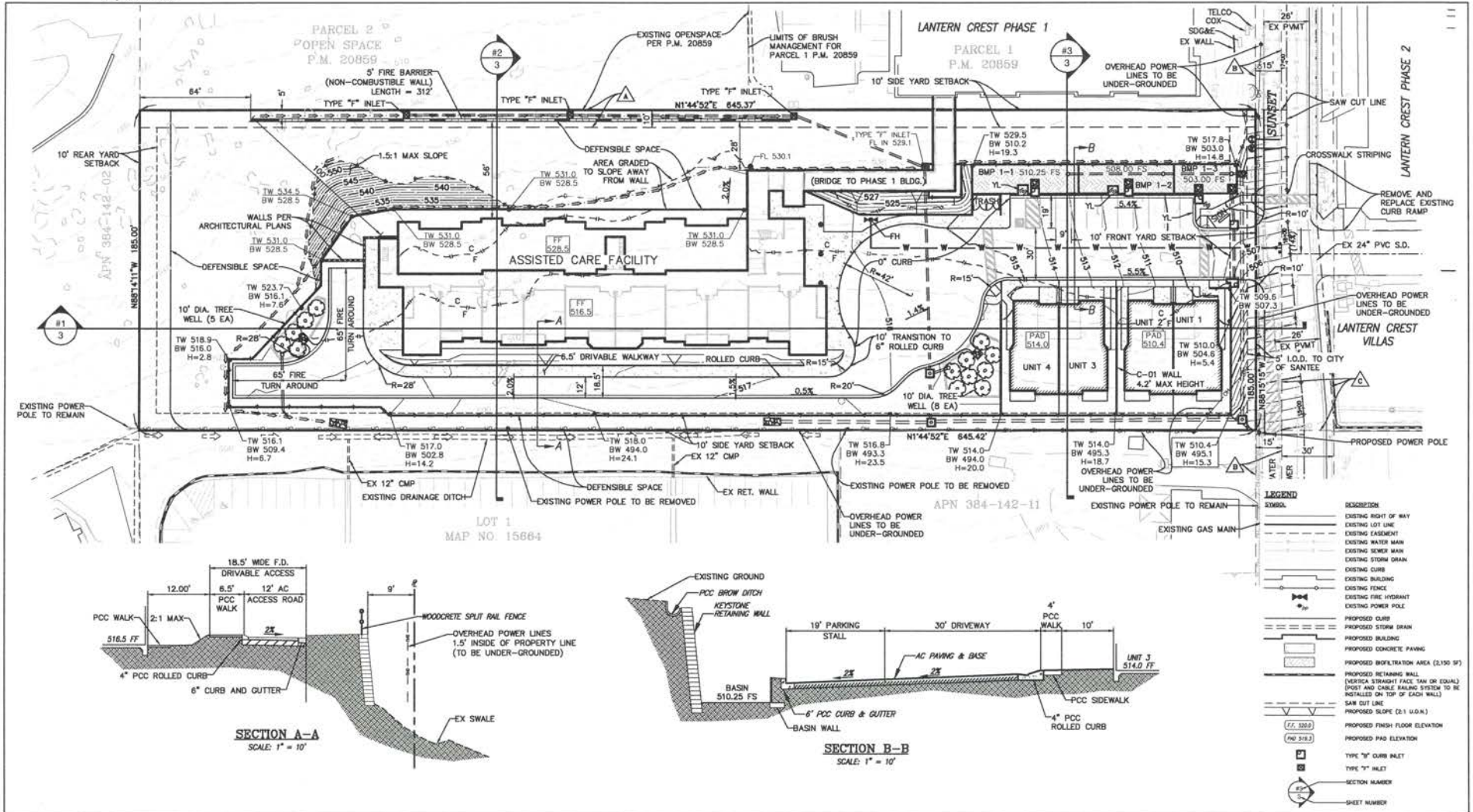
 Project Boundary

FIGURE 3  
Project Location on Aerial Photograph



Map Source: REC



0 Feet 60

RECON

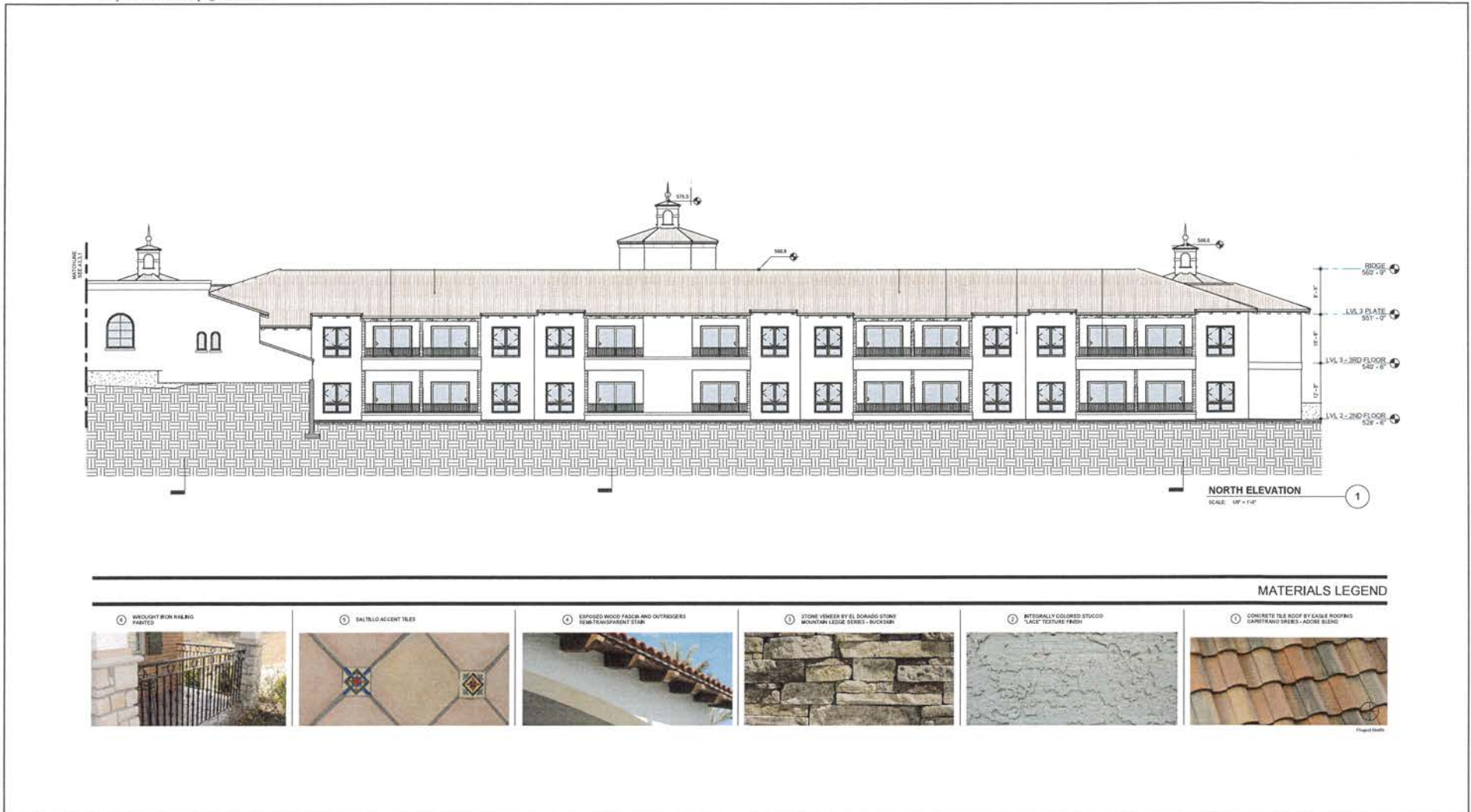
M:\OBS5\9103\env\graphics\fig4.ai 11/05/2019 bms

FIGURE 4  
Site Plan

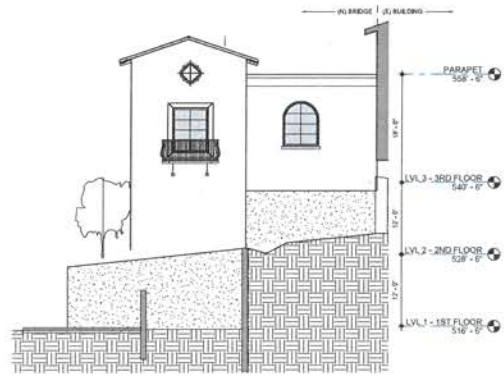


**MATERIALS LEGEND**









**EAST BRIDGE**

SCALE: 1/8" = 1'-0"

1



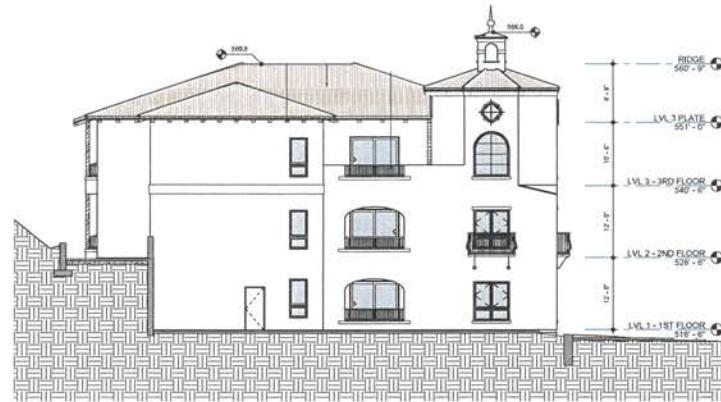
**EAST ELEVATION**

SCALE: 1/8" = 1'-0"

2

**MATERIALS LEGEND**

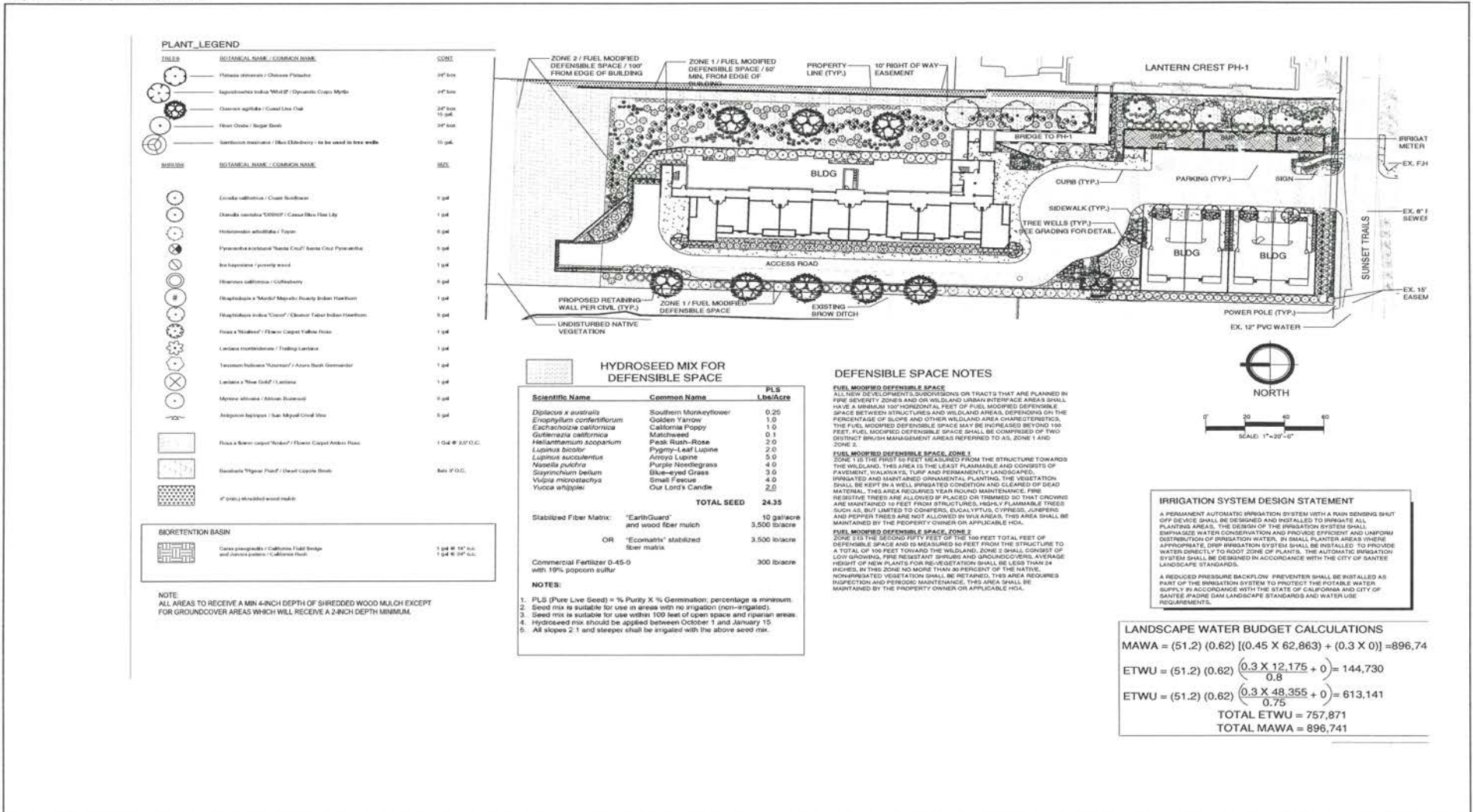




WEST ELEVATION 1  
SCALE: 1/8" = 1'-0"

MATERIALS LEGEND







**15. Environmental Checklist Form****EVALUATION OF ENVIRONMENTAL IMPACTS:**

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

6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
9. The explanation of each issue should identify:
  - a. the significance criteria or threshold, if any, used to evaluate each question; and
  - b. the mitigation measure identified, if any, to reduce the impact to less than significance.

**15.1 Aesthetics**

Would the project:

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

Sources: Project Plans; City of Santee General Plan (Conservation, Community Enhancement, and Circulation Elements); Santee Municipal Code.

**a. Less Than Significant Impact.** According to the City’s General Plan, open space areas serve as scenic vistas within the City. The project site is situated upon, and located adjacent to portions of open space within a partially undeveloped hillside, and is therefore located within the view corridor of a scenic vista. The open space area within this partially undeveloped hillside can be seen from public viewing points along Sunset Trail, as well as from the SR-52 and SR-67 interchange located 0.15 mile west of the project site, and existing development immediately west and northwest of the project site, due to the elevated landscape associated with the hillside. The relatively flat landscape to the west of the project site allows for distant views of the hillside. Development within the project site could change the visual landscape of the open space/undeveloped hillside area; thus, construction of the project could have the potential to affect this scenic vista.

However, the project would be constructed between two adjacent existing development projects, one of which (the Lantern Crest Ridge I development) would be integrated with the proposed project. Views of the undeveloped hillside from the existing development to the east would be minimally impeded by the project. The project’s maximum height of

59 feet would be equal to the maximum height of the existing Lantern Crest Ridge I facility directly east of the project site. Furthermore, the project site sits at a slightly lower elevation of 545 feet AMSL compared to 560 AMSL feet for the existing Lantern Crest Ridge I facility. While the project would encroach into the existing hillside, views of the hillside from public viewing areas, including from the SR-52 and SR-67 interchange and along Sunset Trail, would remain, since the proposed building height would be lower than that of the existing development to the east of the site. Motorists along these roadways and trail users would continue to have views of the open space. Moreover, the project would not impede distant views of mountains or hillsides from viewing areas along Sunset Trail. In addition, the project would install landscaping consistent with the project landscape plan (see Figure 5), which would visually integrate the project into the surrounding landscape. Since the project would minimally impede any views of the undeveloped hillside located north and east of the project site, it would have a less than significant impact on a scenic vista.

**b. Less Than Significant Impact.** The City's General Plan identifies existing scenic 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 or eligible state scenic highways within the City of Santee. The closest state scenic highway segment is located along SR-52, which is located approximately 4 miles west of the project site. Development of the project site would not affect the aforementioned scenic resources, nor is the project visible the scenic highway segment. The granitic rock outcroppings and mature trees on the project site are not officially designated as scenic resources and are unremarkable in character. As described in Section 15.5.a below, no historic structural resources have been historically located or are currently located on the project site. Therefore, the project would not substantially damage any scenic resources, and impacts would be less than significant.

**c. Less Than Significant Impact.** The existing visual character of the project area is characterized by single- and multi-family residential land uses, senior care facilities, vacant land, and major roadways including Prospect Avenue, as well as SR-52 and SR-67 highways and interchange. The project would be consistent with the existing visual character because it would be integrated architecturally and physically (via a connecting pedestrian bridge) with the existing Lantern Crest Ridge Phase I facility that is adjacent to the project site.

The project site is an undeveloped parcel with low-lying vegetation, including both native and non-native vegetation. The southern half of the project site, consisting of a terraced landscape and non-native grassland intermixed with the non-native vegetation, has previously been disturbed. The project site would be developed with a senior care facility and two senior duplex villas, a pedestrian bridge connecting the proposed facility with the existing Lantern Crest Ridge Phase I assisted-living facility on the adjacent parcel, landscaping, and an internal access road, cul-de-sac, and parking spaces that would result in a visual character consistent with surrounding development.

The site would be graded and developed to follow the existing landform with the site sloping downward from east to west. Construction activities would be limited to the project site and would not affect any of the surrounding parcels. Construction activities would utilize standard equipment, and temporary changes in the visual character of the project site would be similar to those that would occur during construction of similar residential projects.

Post-construction, the proposed retaining walls along the eastern boundary of the structure would be shielded by various trees and shrubs as shown in the landscape plan (see Figure 5). The retaining walls along the western portion of the project site and structure would be visible from the adjacent properties to the west; however, as shown in the landscaping plan, this retaining wall would also be shielded by various shrubs and trees. The project would incorporate ornamental landscaping throughout the project site that would comply with the City's Water Efficient Landscape Ordinance. The landscape plans developed for the project include trees, accent shrubs, and groundcover consisting of various brush and flower types. Installation of landscaping throughout the project site, in compliance with the City's Water Efficient Landscape Ordinance, would enhance its visual quality. In addition, the project would include a landscape transition area between the existing open space to the north and east of the site, which would include at least 100 feet of brush vegetation, thereby serving as a transition between the developed landscape and the adjacent open space area. Thus, the project would not substantially degrade the existing visual character or quality of the site and its surroundings. Impacts would be less than significant.

**d. Less Than Significant Impact.** Project construction would be limited to the City's allowable construction hours of 7:00 a.m. and 7:00 p.m. and is not anticipated to require lighting. In the event that construction lighting is required, it would be properly shielded to avoid spillover effects.

The project would include outdoor lighting typical of residential uses. Light spillover, trespass, and potential glare from project lighting are regulated by Section 13.30.030(B) of the Santee Municipal Code. The code requires that all lights and illuminated signs shall be shielded or directed to not cause glare on adjacent properties or motorists. Light associated with additional vehicle trips generated by the project would be similar in character to what is currently generated by vehicles traveling along the existing roadway network after dark. As a result, consistency with Section 13.30.030(B) would ensure that the project would result in less than significant impacts related to light, glare, and nighttime views.

**15.2 Agriculture Resources**

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and City Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agricultural land and farmland. Would the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with existing zoning for agricultural use, or a Williamson Act Contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220[g]), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104[g])?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: City of Santee General Plan–Land Use Element; City of Santee Zoning Ordinance; Department of Conservation–Farmland Mapping and Monitoring Program; Department of Conservation–Land Conservation Act Maps

**a. No Impact.** The project site is designated as Grazing Land according to the 2016 San Diego County Important Farmland Map prepared pursuant to the Farmland Mapping and Monitoring Program. The project site does not contain any agricultural operations and has no recent history of agricultural production. Therefore, the project would not result in the



conversion of agricultural land or any Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to a non-agricultural use. No impact would occur.

**b. No Impact.** The project site is not within an Agricultural Preserve and is not subject to a Williamson Act Contract. The site is not zoned for agricultural purposes. Therefore, there is no conflict with agriculture zoning or Williamson Act lands. No impact would occur.

**c. No Impact.** The project site does not contain any forest or timberland as defined by Public Resources Code Section 4526 or Government Code Section 51104(g). Zoning for the project site is for residential use. No impact would occur.

**d. No Impact.** 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.

**e. No Impact.** Surrounding land uses include residential uses. There are no agricultural uses or forestlands on-site or in the vicinity of the project site. Therefore, the project would not result in conversion of farmland or forest land. No impact would occur.

**15.3 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:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a. Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Result in other emissions such as those leading to odors adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Sources: Project Description, City of Santee General Plan–Land Use Element; Air Quality and Greenhouse Gas Model Results (California Emissions Estimator Model [CalEEMod] Output Files) prepared by RECON Environmental, Inc. (November 1, 2019, Appendix A);

San Diego Air Pollution Control District (SDAPCD) Rules 20.1, 20.2, 20.3 (SDAPCD 2016); Office of Environmental Health Hazard Assessment (OEHHA) Air Toxics Hot Spots Program Guidance Manual for the Preparation of Risk Assessments (OEHHA 2015); California Air Resources Board (CARB) Air Quality and Land Use Handbook (CARB 2005); and University of California, Davis Institute of Transportation Studies Transportation Project-Level Carbon Monoxide Protocol (U.C. Davis Institute of Transportation Studies 1997).

**a. Less than Significant Impact.** Following the California Clean Air Act, California was divided geographically into 15 air basins for managing the state air resources on a regional basis. Areas within each air basin are considered to share the same air masses and, therefore, have similar ambient air quality. The project site is located within the San Diego Air Basin (SDAB). Stationary sources of air emissions within each air basin are regulated by regional air quality districts, of which the project is located within the jurisdiction of the SDAPCD.

Air districts are tasked with regulating emissions such that air quality in the basin does not exceed national or California ambient air quality standards (NAAQS and CAAQS); where NAAQS and CAAQS represent the maximum levels of background pollution considered safe, with an adequate margin of safety, to protect the public health and welfare. NAAQS and CAAQS have been established for six common pollutants of concern known as criteria pollutants, which include ozone, carbon monoxide (CO), sulfur dioxide (SO<sub>2</sub>), nitrogen dioxide (NO<sub>2</sub>), lead (Pb), and respirable particulate matter (particulate matter less than 10 microns [PM<sub>10</sub>] and less than 2.5 microns [PM<sub>2.5</sub>]).

The SDAB is currently classified as a federal and state non-attainment area for ozone, and as a state non-attainment area for PM<sub>10</sub>, and PM<sub>2.5</sub>. The SDAPCD prepared an air quality plan, the 2016 Regional Air Quality Strategy (RAQS), to identify feasible emission control measures intended to progress toward attaining NAAQS and CAAQS for ozone. Reducing ozone concentrations is achieved by reducing the precursors to the photochemical formation of ozone (volatile organic compounds and oxides of nitrogen [NO<sub>x</sub>]).

The growth forecasting for the RAQS is based in part on the land uses established by local general plans. Thus, if a project is consistent with land use designated in the local general plan, it can normally be considered consistent with the RAQS. Projects that propose a different land use than is identified in the local general plan may also be considered consistent with the RAQS if the proposed land use is less intensive than the current land use designation. For projects that propose a land use that is more intensive than the current zoning designation, detailed analysis is required to assess conformance with the RAQS.

The project site is currently designated as Low Density Residential (R-1A) and Hillside/Limited (HL). The project would require a General Plan Amendment and zone reclassification to allow for construction of 46 senior care units and 4 independent senior living units (contained within two duplex villas). However, the project would not be significantly different from the growth projections of the General Plan, and would not result in an increase in emissions that are already accounted for in the RAQS, for the following reasons. The proposed senior facility would not significantly alter the planned location, distribution, or growth of the human population in the area, as the project would serve seniors who have previously been living independently in

the region and require assisted living and health care support. The project would not result in a substantial increase in population and housing stock, as it would likely serve residents already living in the region. Due to the age of assisted living/memory care residents, and the fact that many require assistance with day-to-day activities, seniors moving to the facility would likely cease operating personal vehicles. Based on information from the project Traffic Impact Study (Appendix B), project generated traffic would account for an additional 125 average daily traffic (ADT). These trips would mostly be associated with employees and visitors. Additionally, as discussed in Section 15.3.b below, project emissions would not exceed the project-level significance thresholds. The project would therefore not result in an increase in emissions that are not already accounted for in the RAQS. Thus, the project would not obstruct or conflict with implementation of the RAQS, and impacts would be less than significant.

**b. Less than Significant Impact.** As discussed in Section 15.3.a above, NAAQS and CAAQS have been established for six criteria pollutants (ozone, CO, SO<sub>2</sub>, NO<sub>2</sub>, lead, and particulate matter). The City has not adopted air quality significance thresholds for these pollutants, and the SDAPCD does not provide specific numeric thresholds for determining the significance of air quality impacts under the CEQA Guidelines. However, the SDAPCD does specify air quality impact analysis “trigger” levels for criteria pollutant emissions associated with new or modified stationary sources (SDAPCD Rules 20.1, 20.2, and 20.3). The SDAPCD does not consider these trigger levels to represent adverse air quality impacts; rather, if these trigger levels are exceeded by stationary sources associated with a project, the SDAPCD requires an air quality analysis to determine if a significant air quality impact would occur. This analysis uses SDAPCD trigger levels shown in Table 1 as air quality impact screening levels.

Table 1 Air Quality Impact Analysis Trigger Levels			
Pollutant	Emission Rate (pounds per hour)	Emission Rate (pounds per day)	Emission Rate (tons per year)
NO <sub>x</sub>	25	250	40
SO <sub>x</sub>	25	250	40
CO	100	550	100
PM <sub>10</sub>	--	100	15
Lead	--	3.2	0.6
ROG <sup>1</sup>	--	250	--
PM <sub>2.5</sub>	--	67	10

SOURCE: SDAPCD, Rules 20.1, 20.2, 20.3 (SDAPCD 2016).  
<sup>1</sup> The reactive organic gases (ROG) threshold is based on federal General Conformity de minimis levels for ozone precursors.

The project would result in short-term emissions from construction and long-term emissions associated with project operation. Construction and operational emissions associated with the project were modeled using CalEEMod version 2016.3.2 (see Appendix A), which incorporates current air emission data. Planning methods, protocol, modeling methodology, and assumptions are summarized below.

*Construction Emissions*

Construction-related activities are temporary, short-term sources of air emissions. Sources of construction-related emissions include the following:

- fugitive dust from grading activities;
- equipment exhaust;
- off-gassing from architectural coatings (paints, etc.) and paving; and
- vehicle trips by workers, delivery trucks, and material-hauling trucks.

Project construction would include one month of grading, one month of constructing forms and pouring concrete, nine months of building construction, and one month to furnish, for a total of 12 months. These phases, along with paving and architectural coatings, were modeled in CalEEMod.

Table 2 shows the total projected construction maximum daily emission levels for each criteria pollutant. The CalEEMod output files for construction emissions for the project are contained in Appendix A.

<b>Table 2</b>						
<b>Summary of Maximum Build-out Construction Emissions</b>						
<b>(pounds per day)</b>						
	ROG	NO <sub>x</sub>	CO	SO <sub>x</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
Grading	2	21	10	<1	8	4
Form and Pour Concrete	6	58	35	<1	3	3
Building Construction/Furnishing	2	20	16	<1	1	1
Paving	1	12	12	<1	1	1
Architectural Coatings	7	2	2	<1	<1	<1
<b>Maximum Daily Emissions</b>	<b>7</b>	<b>58</b>	<b>35</b>	<b>&lt;1</b>	<b>8</b>	<b>4</b>
<i>Significance Threshold</i>	<i>250</i>	<i>250</i>	<i>550</i>	<i>250</i>	<i>100</i>	<i>67</i>
Source: Appendix A						

Standard dust control measures would be implemented as a part of project construction in accordance with mandatory SDAPCD rules and regulations. Fugitive dust emissions were calculated using CalEEMod default values, and did not consider the required SDAPCD dust control measures. Thus, the emissions shown in Table 2 are conservative.

To assess the significance of the air quality emissions resulting from construction of the project, construction emissions were compared to the significance thresholds shown in Table 1. As shown, maximum daily construction emissions associated with the project are projected to be less than the applicable thresholds for all criteria pollutants. These thresholds are designed to provide limits below which project emissions would not significantly change regional air quality. In addition, the project applicant would implement standard construction measures in order to comply with mandatory SDAPCD rules and regulations (Rules 50, 51, 52, 54, and 55) for controlling emissions from fugitive dust and fumes:

- Water the grading areas a minimum of twice daily to minimize fugitive dust.
- Provide sufficient erosion control to prevent washout of silty material onto public roads.

- Cover haul trucks or maintain at least 12 inches of freeboard to reduce blow-off during hauling.
- Periodically sweep up dirt and debris spilled onto paved surfaces to reduce re-suspension of particulate matter caused by vehicle movement. Clean approach routes to construction sites of construction-related dirt.

Further, all construction equipment is subject to the CARB In-Use Off-Road Diesel-Fueled Fleets Regulation. This regulation, which applies to all off-road diesel vehicles 25 horsepower or greater, limits unnecessary idling to 5 minutes, requires all construction fleets to be labeled and report to CARB, bans Tier 0 equipment and phases out Tier 1 and 2 equipment (thereby replacing fleets with cleaner equipment), and requires that fleets comply with Best Available Control Technology requirements.

Therefore, as project construction emissions would be well below these limits and the project would implement standard construction measures in order to comply with SDAPCD rules and regulations and CARB’s In-Use Off-Road Diesel-Fueled Fleets Regulation, construction emissions would not result in regional emissions that would exceed the NAAQS or CAAQS or contribute to existing violations. Therefore, construction of the project would not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment, and impacts would be less than significant.

*Operational Emissions*

Operation of the project would result in long-term emissions from mobile and area sources. Mobile emissions were calculated based on the vehicle type and the trip rate for each land use. Based on information from the project Traffic Impact Study (see Appendix B), project generated traffic would account for an additional 125 ADT. Vehicle emission factors and fleet mix were based on regional averages from the CARB Emission Factors 2014 model. Based on regional data compiled by CARB as part of Emission Factors 2014 model, the average regional trip length for all trips in San Diego County is 5.8 miles (CARB 2014). Default vehicle emission factors were used. Area emissions include emissions from the use of landscaping equipment, consumer products (aerosols, cleansers, etc.), and architectural coatings (e.g., paint). Area sources were calculated based on regional use factors.

Table 3 provides a summary of the operational emissions generated by the project. CalEEMod output files for operation of the project are contained in Appendix A.

<b>Table 3</b> <b>Summary of Maximum Build-out Operational Emissions</b> <b>(pounds per day)</b>						
Emissions Sources	ROG	NO <sub>x</sub>	CO	SO <sub>x</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
Area Sources	1	<1	4	<1	<1	<1
Energy Sources	<1	<1	<1	<1	<1	<1
Mobile Sources	<1	1	2	<1	1	<1
<b>Total</b>	<b>2</b>	<b>1</b>	<b>6</b>	<b>&lt;1</b>	<b>1</b>	<b>&lt;1</b>
<i>Significance Threshold</i>	<i>250</i>	<i>250</i>	<i>550</i>	<i>250</i>	<i>100</i>	<i>67</i>
Source: Appendix A						
Note: Totals may vary due to independent rounding.						

As shown in Table 3, operation of the project would not exceed the applicable regional emissions thresholds. Therefore, as operation emissions would be below these limits, operation emissions would not result in regional emissions that would exceed the NAAQS or CAAQS or contribute to existing violations. Therefore, operation of the project would not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment, and impacts would be less than significant.

**c. Less than Significant Impact.** 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 and senior care land uses in the vicinity of the project are also considered to be sensitive receptors and surround the project site.

#### *Diesel Particulate Matter–Construction*

Construction of the project would result in short-term diesel exhaust emissions from on-site 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.

Generation of DPM from construction projects typically occurs in a single area for a short period. According to the OEHHA, health risk assessments, which determine the exposure of sensitive receptors to toxic emissions, should be based on a 30-year exposure period; however, such assessments should be limited to the period/duration of activities associated with the project (OEHHA 2015). Thus, if the duration of proposed construction activities near any specific sensitive receptor were a year, the exposure would be three percent of the total exposure period used for health risk calculation.

Based on the size of the project and the short duration of construction (12 months), 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 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 Regulation. Additionally, the following standard Best Management Practices (BMPs) would be implemented in accordance with mandatory state rules and regulations:

- 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 CARB's Airborne Toxic Control Measure 13 (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 manufacturers' specifications or for safety reasons.

Because construction would be short-term, construction emissions would be well less than applicable thresholds (see Table 2), and BMPs would be implemented, project construction would not expose sensitive receptors to substantial pollutant concentration.

#### *Diesel Particulate Matter–Freeway*

CARB has provided guidelines for the siting of land uses near heavily traveled roadways. The CARB guidelines indicate that siting new sensitive land uses within 500 feet of a freeway or urban roads with 100,000 or more vehicles per day should be avoided when possible (CARB 2005). The project would not place sensitive receptors within 500 feet of a roadway carrying 100,000 vehicles per day. The project site is more than 600 feet east of SR-67 and SR-52. Therefore, once operational, the project would not expose sensitive receptors to substantial concentrations of DPM, and impacts would be less than significant.

#### *Carbon Monoxide Hot Spots*

A CO hot spot is an area of localized CO pollution that is caused by severe vehicle congestion on major roadways, typically near intersections. CO hot spots have the potential to violate state and federal CO standards at intersections, even if the broader basin is in attainment for federal and state levels. The California Department of Transportation (Caltrans) Project-Level Carbon Monoxide Protocol (CO Protocol) screening procedures have been utilized to determine if the project could potentially result in a CO hot spot (U.C. Davis Institute of Transportation Studies 1997). As indicated by the CO Protocol, CO hot spots occur nearly exclusively at signalized intersections operating at level of service (LOS) E or F. Accordingly, the CO Protocol recommends detailed air quality dispersion modeling for projects that may worsen traffic flow at any signalized intersections operating at LOS E or F.

Due to increased requirements for cleaner vehicles, equipment, and fuels, CO levels in the state have dropped substantially. All air basins are attainment or maintenance areas for CO. Therefore, more recent screening procedures based on more current methodologies have been developed. The Sacramento Metropolitan Air Quality Management District developed a screening threshold in 2011, which states that any project involving an intersection experiencing 31,600 vehicles per hour or more will require detailed analysis. In addition, the Bay Area Air Quality Management District developed a screening threshold in 2010, which states that any project involving an intersection experiencing 44,000 vehicles per hour would require detailed analysis. This analysis conservatively assesses potential

CO hot spots using the South Coast Air Quality Management District screening threshold of 31,600 vehicles per hour. Based on the Traffic Impact Analysis for the project, intersection volumes are projected to range from 1,631 to 2,320 vehicles per hour with the project (see Appendix B), which would be well below 31,600 vehicles per hour. Therefore, the project is not anticipated to result in a CO hot spot and project impacts related to CO hot spots would be less than significant.

**d. Less than Significant Impact.** The project would allow development of a senior care facility. This use is not associated with the generation of objectionable odors. During construction, the use of fuels, including diesel, would generate some nuisance odors. Odors generated during construction would be temporary, intermittent, and disperse quickly, and would not affect a substantial number of people. Thus, odor impacts would be less than significant.

**15.4 Biological Resources**

Would the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a. Have substantial adverse effects, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the CDFW or USFWS?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Issue	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Conflict with any local policies or ordinances protecting biological resources, such as tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: City of Santee General Plan–Open Space Conservation Element; City of Santee Draft Multiple Species Conservation Program Subarea Plan; Biological Resources Survey Report for the Lantern Crest Ridge II Property prepared by Vincent Scheidt (December 2017; Appendix C); Lantern Crest/Santee Seniors Annual Management Report prepared by J. Whalen Associates, Inc. (2017; Appendix D); and 2017 Annual Report and 2018 Work Plan for the Lantern Crest Open Space Preserve memorandum prepared by Cummings Environmental, Inc. (January 3, 2018; Appendix E).

**a. Less than Significant with Mitigation.** The following discussion is based on the Biological Resources Report (see Appendix C) completed for the project. The project site contains three habitat communities, including 1.01 acres of Diegan coastal sage scrub, 1.30 acres of non-native grassland, and 0.43 acre of non-native vegetation. Of these habitat communities, the Diegan coastal sage scrub, which covers the northern half of the project site, is considered a sensitive vegetation community. The non-native grassland is not considered a sensitive vegetation community; however, it does support sensitive species, and is therefore considered a sensitive biological resource. The non-native vegetation, found primarily on the lower half of the property, is not considered a sensitive vegetation community. One sensitive plant species, the San Diego County viguiera (*Viguiera laciniata*) (CDFW California Rare Plant Ranks 4.3), was observed within the project site. Two sensitive animal species were detected within the project site, the San Diego banded gecko (*Coleonyx variegatus abbotti*) (CDFW Species of Special Concern), and California gnatcatcher (*Polioptila californica*) (Federally-listed Threatened Species; CDFW Species of Special Concern). One California gnatcatcher was observed during a protocol survey conducted in 2017, located within the Diegan coastal sage scrub that exists within the property, which results in the property being considered “occupied” by this federally listed Threatened Species. The project would avoid off-site impacts on the adjoining properties to

the north and east by implementing alternative compliance measures in order to meet local brush management requirements.

Impacts to 1.01 acres of Diegan coastal sage scrub and 1.30 acres of non-native grassland would be considered significant. Although development of these vegetation communities would also impact sensitive species, specific, species-based mitigation measures for sensitive species would not be required. Pursuant to California's Natural Community Conservation Planning (NCCP) program, the loss of sensitive species, including San Diego County viguiera, the San Diego banded gecko, and California gnatcatcher, would be compensated for through conservation of off-site habitat. Furthermore, it was determined during a field meeting with Mr. Eric Porter of the USFWS that it is not necessary to secure take authorization from the USFWS for impacts to California gnatcatcher. Implementation of habitat mitigation measures BIO-1 and BIO-2 would reduce impacts to sensitive vegetation communities and sensitive species to a level less than significant.

Removal of the existing trees/vegetation and development of the project site could result in potential direct impacts to nesting raptors or migratory songbirds associated with the displacement of suitable nesting habitat. This would be considered a significant impact. Implementation of mitigation measure BIO-3 would reduce impacts to nesting birds and wildlife nursery sites to a level less than significant.

### **Mitigation Measures**

#### **BIO-1: Diegan Coastal Sage Scrub Habitat**

Prior to grading permit issuance, the applicant shall secure no less than 2.02 acres of Diegan coastal sage scrub habitat (at a 2:1 mitigation ratio) at the Willow Road Conservation Bank, which is fully endowed to provide a non-wasting funding source that pays for management, and is protected with a Conservation Easement (CE) over the entire property. If the Willow Road Conservation Bank were unavailable, the applicant would secure no less than 2.02 acres of Diegan coastal sage scrub habitat (at a 2:1 mitigation ratio) at another location approved by the City, CDFW, and USFWS that would be similarly subject to perpetual conservation with a recorded CE and require a non-wasting endowment to fund management in perpetuity.

#### **BIO-2: Non-Native Grassland Habitat**

Prior to grading permit issuance, the applicant shall secure no less than 1.30 acres of non-native grassland habitat (at a 1:1 mitigation ratio) at the Willow Road Conservation Bank, which is fully endowed to provide a non-wasting funding source that pays for management, and is protected with a Conservation Easement (CE) over the entire property. If the Willow Road Conservation Bank were unavailable, the applicant would secure no less than 2.02 acres of Diegan coastal sage scrub habitat (at a 2:1 mitigation ratio) at another location approved by the City, CDFW, and USFWS that would be similarly subject to perpetual conservation with a recorded CE and require a non-wasting endowment to fund management in perpetuity.

**BIO-3: Nesting Birds and Wildlife Nursery Sites**

To remain in compliance with the California Fish and Game Code 3503, 3503.5, 3511, and 3513, no direct impacts shall occur to any nesting birds, their eggs, chicks, or nests during the spring/summer migratory songbird breeding season, defined as from 15 February to 31 August of each year. Limiting activities to the non-breeding season will minimize chances for the incidental take of migratory songbirds or raptors. If vegetation removal activities were to occur during the songbird breeding season, a qualified biologist shall conduct a preconstruction nesting survey within the limits of disturbance and within 300 feet of the limits of disturbance where feasible, including within the Diegan coastal sage scrub adjacent to the project site. This survey must occur no more than ~~10~~three days prior to any site activities to ensure compliance with the standard seasonal restrictions. The preconstruction nesting survey would need to be repeated if construction is not initiated within ~~10~~three days following completion of the survey. If active nests or nesting behaviors are detected, construction must be delayed until such time as nesting is complete. The results of the survey shall be provided in a report to the City Planning Department, for concurrence with the conclusions and recommendations.

Implementation of mitigation measures BIO-1 and BIO-2 would mitigate the impacts to Diegan coastal sage scrub, non-native grassland, and the observed sensitive species to a level less than significant by securing mitigation lands at a City, CDFW, and USFWS approved location. Implementation of mitigation measures BIO-3 would mitigate impacts to nesting raptors or migratory songbirds to a level less than significant.

**b. No Impact.** None of the three vegetation communities identified on the project site qualify as riparian habitat. No impact would occur.

**c. No Impact.** The site does not contain any federally protected wetlands, and no wetlands are located within close proximity to the project site. No impact would occur.

**d. Less than Significant with Mitigation.** The project site is surrounded by developed lands to the west, south, and east, which contain urban uses. While the project site is currently vacant and is adjacent to vacant lands and an established open space preserve to the north and northeast, this open space area and the project site do not function as a wildlife corridor. The open space preserve is surrounded by single- and multi-family residential development and associated roadways to the east, which inhibits this preserve area from serving as a wildlife corridor. In addition, the project site is physically separated from the San Diego River (a regional wildlife corridor) by approximately one mile, residential and industrial development, as well as SR-52 and SR-67. Therefore, the project would have no impact on wildlife corridors. However, as discussed in Section 15.4.a above, removal of the existing trees/vegetation and development of the project site could result in potential direct impacts to nesting raptors or migratory songbirds associated with the displacement of suitable nesting habitat. This would potentially affect existing native wildlife nursery sites, which would be considered a significant impact. Implementation of mitigation measure BIO-3 would reduce impacts to native wildlife nursery sites to a level less than significant.

**e. No Impact.** 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.

In addition, as part of a phased development process for the Lantern Crest Ridge development (which includes the project discussed herein), a Lantern Crest Ridge Open Space Preserve has been established that would permanently conserve a total of 19.31 acres of land as Open Space. The preserve is located in the City of Santee and is part of the development project’s boundary. The preserve is located in the Rattlesnake Mountain Subunit of the City’s Draft Subarea Plan. The preserve is split into two portions, with one being 12.91 acres and the other 6.40 acres. The project site is located adjacent to the 6.40-acre portion of the preserve. Project lighting on the eastern boundary would be minimized and directed downwards in order to avoid affecting the adjacent 6.40-acre portion of the preserve. The project would not disturb or otherwise intrude upon this previously designated open space preserve. No brush clearing outside of the project boundary would be required. Therefore, the project would not conflict with any local policies or ordinances protecting biological resources. No impact would occur.

**f. No Impact.** See response provided for 15.4.e. No impact would occur.

**15.5 Cultural Resources**

Would the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a. Cause a substantial adverse change in the significance of an historical resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Disturb human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Sources: Results of the Archaeological Survey for the Lantern Crest Ridge II Project prepared by RECON Environmental, Inc. (September 17, 2018; Appendix F).

**a. No Impact.** 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. The project site is currently undeveloped. As detailed in the archaeological survey, no historic structural resources have been historically located or are currently located on the project site (see Appendix F). No significant prehistoric or historic



cultural resources have been previously recorded within or immediately adjacent to the project area. Therefore, the project would not affect a known historical resource, resulting in no impact.

**b. Less than Significant With Mitigation.** An archival records search was conducted by RECON at the South Coastal Information Center at San Diego State University for a one-mile radius buffer from the project site. The record search identified 21 cultural resources identified within one mile of the project site: 16 prehistoric sites/isolates, 4 historic sites, and 1 cultural resource with locational information only. None of the previously recorded sites is located within the project site. The two closest recorded archeological sites, denoted as CA-SDI-25,552 and CA-SDI-6937, are both located approximately 600 feet away from the project site. CA-SDI-25,552 is a Late Prehistoric site consisting of a number of bedrock milling features with artifacts, located southeast of the project site. CA-SDI-6937 is a Late Prehistoric quartz quarry east of the project site. Both sites have been destroyed by previous development.

An archaeological survey of the project site was completed by RECON in April 2018 and is detailed in Appendix F. During the site survey, the project site was inspected for evidence of archaeological materials such as flaked and ground stone tools, ceramics, milling features, and historic features. No prehistoric or historic cultural resources were found during the survey of the project site. The terraced condition of the southern half of the site makes the potential for subsurface prehistoric deposits to be present very low. In addition, the location of the site on a moderate slope makes it an area of erosion, as opposed to alluvial deposition. Because of this, the potential for subsurface prehistoric deposits in the northern half of the site is also considered very low and the project is unlikely to impact cultural resources. In the unlikely event that archaeological resources are encountered during exposure of subsurface soils, implementation of Mitigation Measures CUL-1 and CUL-2 would ensure that ground-disturbing work would be immediately halted in the area and a qualified archaeologist will be retained. Implementation of Mitigation Measures CUL-1 and CUL-2 would reduce impacts to a level less than significant.

### Mitigation Measures

#### **CUL-1: Archaeological Monitoring**

If during grading or construction activities, unanticipated cultural resources are discovered on the project site, work shall be halted immediately within 50 feet of the discovery and the resources shall be evaluated by a qualified archaeologist and the most likely descendant Tribe (Tribe) and the Viejas Band of Kumeyaay Indians. Any unanticipated cultural resources that are discovered shall be evaluated and a final report prepared by the qualified archaeologist. The report shall include a list of the resources discovered, documentation of each site/locality, and interpretation of the resources identified, and the method of preservation and/or recovery for identified resources. If the qualified archaeologist determines the cultural resources to be either historic resources or unique archaeological resources, avoidance and/or mitigation will be required pursuant to and consistent with CEQA Guidelines Section 15064.5(c) and Public Resources Code Section 21083.2. This mitigation measure shall be incorporated into all construction contract documentation.

**CUL-2: Tribal Cultural Monitoring**

A Tribal Cultural Monitor shall be present for all ground disturbing activities associated with the project. Should any cultural or tribal cultural resources be discovered, no further grading shall occur in the area of the discovery until the Director of Development Services, or designee, is satisfied that treatment of the resource has occurred. In the event that a unique archaeological resource or tribal cultural resource is discovered, and in accordance with Public Resources Code Section 21083.2(b)(1), (2), and (4), the resource shall be moved and buried in an open space area of the project site, such as slope areas, which will not be subject to further grading activity, erosion, flooding, or any other ground disturbance that has the potential to expose the resource. The onsite area to which the resource is moved shall be protected in perpetuity as permanent open space. No identification of the resource shall be made onsite; however, the project applicant shall plot the new location of the resource on a map showing latitudinal and longitudinal coordinates and provide that map to the Native American Heritage Commission for inclusion in the Sacred Lands File. Disposition of the resources shall be at the discretion of the City of Santee.

With implementation of Mitigation Measures CUL-1 and CUL-2, the project will not cause a substantial adverse change in the significance of an archaeological resource as defined in §15064.5. Therefore, impacts would be less than significant with mitigation incorporated.

**c. Less Than Significant With Mitigation.** While there are no formal cemeteries or recorded burials in the vicinity of the project area, prehistoric burials are possible. In the unlikely event that unknown human burials are encountered during project grading and construction, they would be handled in accordance with procedures of the Public Resources Code Section 5097.98, the California Government Code Section 27491, and the Health and Safety Code Section 7050.5. These regulations detail specific procedures to follow in the event of a discovery of human remains. Compliance with these regulations would reduce impacts to a level less than significant. Implementation of Mitigation Measure CUL-3 would further reduce impacts to a level less than significant.

**Mitigation Measures****CUL-3: Human Remains**

If during grading or construction activities, human remains are encountered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the San Diego County Coroner has made the necessary findings as to origin. Further, pursuant to California Public Resources Code Section 5097.98(b), remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within a reasonable time frame. Subsequently, the Native American Heritage Commission shall identify the most likely descendant. The most likely descendant shall then make recommendations and engage in consultations concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. This mitigation measure shall be incorporated into all construction contract documentation.

**15.6 Energy**

Would the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a. Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Sources: Project Description, Energy Use Calculations (Appendix G), Air Quality and Greenhouse Gas Model Results (CalEEMod Output Files) prepared by RECON Environmental, Inc. (see Appendix A), Traffic Impact Study (see Appendix B), EMFAC 2014 CARB OFF-ROAD Model, CARB Tier 3 In-Use Off-Road Diesel Engine Standards, California Green Building Standards Code (CALGreen) and the California Energy Code (Title 24, Part 6 of the California Code of Regulations).

**a. Less Than Significant Impact.**

**Construction-Related Energy Use**

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.

Fuel consumption associated with on-road worker trips and delivery trips were calculated using the total trips and trip lengths calculated in the Air Quality and GHG Modeling and EMFAC2014 fuel consumption rates (see Appendix G). Fuel consumption associated with on-site construction equipment was calculated using the equipment quantities and phase lengths calculated in the Air Quality and GHG Modeling and CARB OFF-ROAD model (see Appendix G). Off-site and on-site fuel consumption that would occur over the entire construction period is summarized in Tables 4 and 5, respectively.

Trip Type	Total Vehicle Miles Traveled	Total Fuel Consumption (gallons)	
		Gasoline	Diesel
Workers	41,126	1,584	10
Deliveries	197	--	39
<b>Total</b>	<b>41,323</b>	<b>1,584</b>	<b>49</b>

Table 5 On-site Construction Equipment Fuel Consumption					
Phase	Phase Length (Days)	Equipment	Amount	Total Usage Hours	Total Diesel Fuel Consumption (gallons)
Grading	23	Grader	1	184	728
		Tractors/Loaders/Backhoes	2	322	663
		Rubber Tired Dozer	1	184	939
Form and Pour Concrete	20	Cranes	1	160	763
		Forklifts	2	280	286
		Generator Sets	1	160	571
		Graders	2	320	1,267
		Rubber Tired Dozer	1	160	816
		Scrapers	1	160	1,455
		Tractors/Loaders/Backhoes	3	420	865
		Welders	3	480	570
Building Construction	219	Cranes	1	1,752	6,059
		Forklifts	2	3,066	3,132
		Generator Sets	1	1,752	3,125
		Tractors/Loaders/Backhoes	1	1,314	2,707
		Welders	3	5,256	6,244
Paving	10	Pavers	1	80	225
		Paving Equipment	1	80	196
		Rollers	2	160	279
		Cement and Mortar Mixers	1	80	23
		Tractors/Loaders/Backhoes	1	80	165
Architectural Coatings	98		1	588	1,263
<b>Total</b>					<b>32,341</b>

Consistent with federal requirements, all equipment was assumed to meet CARB Tier 3 In-Use Off-Road Diesel Engine Standards. 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 during construction.

**Operation-Related Energy Use**

During operation, energy use would be associated with transportation-related fuel use (gasoline, diesel fuel, and electric vehicles), and building-related energy use (electricity and natural gas).

*Transportation-Related Energy Use*

Buildout of the project and occupation by residents would result in transportation energy use. Trips by individuals traveling to and from the project site would result from use of passenger vehicles or public transit. Passenger vehicles would be mostly powered by gasoline, with some fueled by diesel or electricity. Public transit would be powered by diesel or natural gas, and could potentially be fueled by electricity. Based on information from the project Traffic Impact Study (see Appendix B), project-generated traffic would account for an additional 125 average daily traffic (ADT). Vehicle emission factors and fleet mix were based on

regional averages from the CARB Emission Factors 2014 model. Based on regional data compiled by CARB as part of Emission Factors 2014 model, the average regional trip length for all trips in San Diego County is 5.8 miles (CARB 2014). Thus, the project would generate 725 daily vehicle miles traveled (VMT) and 264,625 annual VMT. Total gasoline and diesel fuel consumption was calculated using EMFAC2014 fuel consumption rates and fleet data for light duty autos. The results are summarized in Table 6.

Table 6 Vehicle Fuel/Electricity Consumption					
Fuel Type	Daily VMT	Fuel Efficiency (miles per gallon)	Gallons of Fuel per Day	Electric Efficiency (kWh per mile)*	Electric Vehicle kWh per day
Gasoline	701	28.20	25	--	--
Diesel	8	35.62	<1	--	--
Electric	16	--	--	3.4	5
<b>TOTAL</b>	<b>725</b>		<b>25</b>		<b>5</b>

kWh = kilowatt hour  
 \*EMFAC does not provide estimates for energy used by electric vehicles. This data was estimated using existing kWh/mile data and estimates of future electric vehicle efficiencies provided by the Federal Highway Administration.

An existing bus route is located at the corner of Prospect Avenue and Graves Avenue, an approximate 0.25-mile walk from the project site. This bus route connects to a regional shopping center and trolley transit center located approximately 1.5 miles northwest of the project site. The proximity of regional shopping and local bus routes would help reduce VMT generated by the project. In addition, project fuel consumption would decline over time beyond initial operational year of the project as a result of continued implementation of increased federal and state vehicle efficiency standards. There is no component of the project that would result in unusually high vehicle fuel use during operation. As such, operation of the project would not create a land use pattern that would result in wasteful, inefficient, or unnecessary use of energy, and impacts would be less than significant.

*Non-Transportation-Related Energy Use*

Non-transportation energy use would be associated with electricity and natural gas. The Renewables Portfolio Standard (RPS) promotes diversification of the state’s electricity supply and decreased reliance on fossil fuel energy sources. Originally adopted in 2002 with a goal to achieve a 20 percent renewable energy mix by 2020 (referred to as the “Initial RPS”), the goal has been accelerated and increased by Executive Orders (EOs) S-14-08 and S-21-09 to a goal of 33 percent by 2020. In April 2011, Senate Bill (SB) 2 (1X) codified California’s 33 percent RPS goal. In September 2015, the California Legislature passed SB 350, which increases California’s renewable energy mix goal to 50 percent by year 2030. Renewable energy includes (but is not limited to) wind, solar, geothermal, small hydroelectric, biomass, anaerobic digestion, and landfill gas. Once, operational, the project would be served by San Diego Gas & Electric (SDG&E). As of 2017, SDG&E had a 32 percent procurement of renewable energy (CPUC 2018).

The California Code of Regulations, Title 24, is referred to as the California Building Code. It consists of a compilation of several distinct standards and codes related to building

construction, including plumbing, electrical, interior acoustics, energy efficiency, handicap accessibility, and so on. Of particular relevance to GHG reductions are the California Building Code's energy efficiency and green building standards as outlined below.

Title 24, Part 11 of the California Code of Regulations is CALGreen. Beginning in 2011, CALGreen instituted mandatory minimum environmental performance standards for all ground-up new construction of commercial and low-rise residential buildings, state-owned buildings, schools, and hospitals. It also includes voluntary tiers (I and II) with stricter environmental performance standards for these same categories of residential and non-residential buildings. Local jurisdictions must enforce the minimum mandatory requirements and may adopt CALGreen with amendments for stricter requirements.

The project would, at a minimum, be required to comply with the mandatory measures included in the current 2019 Energy Code (California Code of Regulations, Title 24, Part 6) and the 2019 CALGreen standards. The mandatory standards require:

- Solar on single- and multi-family residential buildings
- Outdoor water use requirements as outlined in local water efficient landscaping ordinances or current Model Water Efficient Landscape Ordinance standards, whichever is more stringent;
- Requirements for water conserving plumbing fixtures and fittings;
- 65 percent construction/demolition waste diverted from landfills;
- inspections of energy systems to ensure optimal working efficiency;
- low-pollutant emitting exterior and interior finish materials such as paints, carpets, vinyl flooring, and particle boards;
- dedicated circuitry to facilitate installation of electric vehicle charging stations in newly constructed attached garages for single-family and duplex dwellings; and
- installation of electric vehicle charging stations for at least three percent of the parking spaces for all new multi-family developments with 17 or more units.

Similar to the compliance reporting procedure for demonstrating Energy Code compliance in new buildings and major renovations, compliance with the CALGreen operational water reduction requirements must be demonstrated through completion of water use reporting forms for new low-rise residential and non-residential buildings. The water use compliance form must demonstrate a 20 percent reduction in indoor water use by either showing a 20 percent reduction in the overall baseline water use as identified in CALGreen or a reduced per-plumbing-fixture water use rate.

Electricity and natural gas service to the project site is provided by SDG&E. Once operational, the proposed residential units would use electricity and natural gas to run various appliances and equipment, including space and water heaters, air conditioners, ventilation equipment, lights, and numerous other devices. Generally, electricity use is higher in the warmer months due to increased air conditioning needs, and natural gas use is highest when the weather is colder as a result of high heating demand. Residential uses would likely require the most energy use in the evening as people return from work. As a



part of the Air Quality and GHG Modeling prepared for the project (RECON 2018), CalEEMod was used to estimate the total operational electricity and natural gas consumption associated with the project. Table 7 summarizes the anticipated operational energy and natural gas use.

	Total Use
Electricity	201,966 kWh/Year
Natural Gas	386,624 BTU/Year
kWh = kilowatt hour	
BTU = British thermal units	

Buildout of the project would result in an increase of operational electricity and natural gas usage when compared to the existing condition. The project would be required to meet the mandatory energy requirements of 2019 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. The project would include solar panels. 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 RPS. 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.

**b. Less Than Significant Impact.** The applicable state plans that address renewable energy and energy efficiency are CALGreen, the California Energy Code, and RPS. As discussed in Section 15.6.a above, the project would be required to meet the mandatory energy requirements of 2019 CALGreen and the 2019 California Energy Code. The project would not conflict with or obstruct implementation of CALGreen and the California Energy Code, or with SDG&E's implementation of RPS. Impacts would be less than significant.

**15.7 Geology and Soils**

Would the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
(i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(iv) Landslides?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Issue	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Report of Geotechnical Investigation Lantern Crest Ridge II prepared by Group Delta Consultants, Inc. (Appendix H-1); Geotechnical Investigation Addendum prepared by Group Delta Consultants, Inc. (Appendix H-2); Geotechnical Investigation Addendum #2, Group Delta Consultants, Inc., August 19, 2019 (Appendix H-3); City of Santee General Plan–Safety Element; City of Santee Municipal Code. Preliminary Geologic Map of the El Cajon 30’ x 60’ Quadrangle, California (Todd 2004); City of Santee General Plan–Conservation Element; City of Santee Municipal Code; and County of San Diego Guidelines for Determining Significance, Paleontological Resources (County of San Diego 2009).

**a(i). Less than Significant Impact.** No known Alquist-Priolo Earthquake Fault Zones or active faults (i.e., faults that exhibit evidence of ground displacement during the last 11,000 years) traverse the project site. There is an unnamed fault located approximately 1.5 miles southwest of the site, but is labeled as inactive, potentially active, or activity unknown. The nearest known active fault is part of the Rose Canyon fault zone, located approximately 14 miles west of the site. In addition, other major active faults within a 60-mile radius of the project site include the San Jacinto Fault and the Elsinore Fault, both located to the northeast of the project site. Because the project site is within a seismically active region, it could be subject to moderate to strong ground shaking. All earthwork would be conducted in accordance with the City’s grading guidelines, the current California Building Codes, and the specifications outlined in the updated geotechnical investigation (see Appendix H-1). Thus, the project would result in a less than significant impact due to the exposure of people or structures to impacts related to rupture of a known earthquake fault or strong seismic ground shaking.

**a(ii). Less than Significant Impact.** Refer to Response 15.7.a(i).

**a(iii). Less than Significant Impact.** The project site is underlain by granitic rock and has been weathered into a silty fine to coarse sand where it has been decomposed to intensely weathered, as well as variable amounts of fresh granitic rock fragments. In addition, the site contains several outcrops of unweather granitic rock, boulders and core stones, which indicate an irregular surface of hard crystalline bedrock across the site. The weathered rock has a relative density ranging from dense to very dense.

Covering the granitic rock is colluvium soil, extending up to depths of four feet below the surface. The colluvium soil consists of reddish brown to brown silty sand with variable amounts of gravel, cobble, and boulder-sized rock fragments. The colluvium soil has a loose relative density, and has a low expansion potential. However, expansive clayey soils may be locally present in some of the colluvium. No groundwater was encountered during boring tests of the site, which extended up to a depth of eight feet.

The Report of Geotechnical Investigation (see Appendix H-1) determined that the potential for soil liquefaction and its secondary effects is very low because the project site is underlain by granitic rock and groundwater was not encountered during boring tests of the site. Additionally, the project must comply with the recommendations of the geotechnical investigation required pursuant to Municipal Code 15.58.120, which would ensure removal of unsuitable soils and proper fill and compaction. Therefore, the project would not expose people or structures to adverse effects from seismic-related ground failure, including liquefaction, and impacts would be less than significant.

**a(iv). Less than Significant With Mitigation.** No landslides have been observed or documented within the project site. Relatively steep rock slopes are present to the east of the project site, but appear to be stable and the risk for slope failure is low. However, outcrops of hard rock and large boulders are located on these existing slopes to the east of the project site, which may have the potential to fall downslope during periods of heavy rain or a seismic event. Implementation of Mitigation Measure GEO-1 would reduce impacts associated with landslides and/or rockfall to a level less than significant.

### **Mitigation Measures**

#### **GEO-1: Geotechnical/Geological Engineering Recommendations**

Prior to any ground-disturbing construction activities, the project applicant shall incorporate the recommendations of the geotechnical/geological engineering studies prepared by GEOCON, Inc. into project plans related to the proposed project. The project's building plans shall demonstrate that they incorporate all applicable recommendations of the design-level geotechnical study and comply with all applicable requirements of the latest adopted version of the California Building Code. A licensed professional engineer shall prepare the plans, including those that pertain to soil engineering, structural foundations, pipeline excavation, and installation. All on-site soil engineering activities shall be conducted under the supervision of a licensed geotechnical engineer or certified engineering geologist.

**b. Less than Significant Impact.** The project would not result in substantial erosion or loss of topsoil, because the project site does not contain steep slopes, and the applicant would be required to prepare a landscape plan and/or erosion control plan per Municipal Code Sections 15.58.130 and 15.58.140. The landscape plan and/or erosion control plan would include measures that prevent erosion by minimizing runoff that can potentially carry soil off-site. Thus, the project would result in a less than significant impact related to soil erosion or loss of topsoil.

**c. Less than Significant With Mitigation.** Implementation of Mitigation Measure GEO-1 would reduce impacts associated with potential geologic hazards related to landslide, lateral spreading, subsidence, liquefaction, or collapse to a level less than significant—see 15.7.a(iv).

**d. Less than Significant Impact.** The Geotechnical Investigation included geologic borings up to a depth of approximately eight feet (see Appendix H-1). Soils were found to have low potential for expansion. This is consistent with the General Plan's hazard zone classification for the project site, which is considered to have a very low potential for expansion.

The Geotechnical Investigation determined that expansive clayey soils have the potential to be present in some of the colluvium located within the project site (see Appendix H-1). Per the recommendations of the Geotechnical Investigation, all colluvium in development areas would be excavated and replaced as properly compacted fill. Additionally, the project would comply with the recommendations of the Geotechnical Investigation as required pursuant to Municipal Code Section 15.58.120. Therefore, there is less than significant risk to life or property associated with expansive soil.

**e. No Impact.** Implementation of the project would not require a septic tank or alternative wastewater disposal system. The project would be served by existing public sewers within the PDMWD. Thus, no impact would result.

**f. Less than Significant Impact.** According to the Geotechnical Investigation (see Appendix H-1), the anticipated finish elevations for the project will achieve cuts of up to approximately 20 feet in depth and fills of up to 10 feet. The project site geology is described as generally consisting of colluvium soil to an approximate depth of four feet, which covers a layer of granitic rock at depths ranging from one to eight feet below grade, underlain by Granitoid rocks. As stated in the County of San Diego, Guidelines for Determining Significance Paleontological Resources (2009), granitic rock is considered to have no potential for producing fossil remains, and therefore have no paleontological resource potential. As such, the project would not directly or indirectly destroy a unique paleontological resource or site or unique geologic feature, resulting in a less than significant impact.

**15.8 Greenhouse Gas Emissions**

Would the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
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"/>
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Sources: Sources: Climate Change Scoping Plan (CARB 2008); CARB 2017 Scoping Plan Update; 2019 California Energy Code; Air Quality and Greenhouse Gas Model Results (CalEEMod Output Files) prepared by RECON Environmental, Inc. (November 1, 2019, see Appendix A); CEQA and Climate Change, Evaluating and Addressing Greenhouse Gas Emissions from Projects Subject to the California Environmental Quality Act (California Air Pollution Control Officers [CAPCOA] 2008); CalEEMod User’s Guide Version 2016.3.2. (CAPCOA 2017); and Initial Study for the Sustainable Santee Plan (LSA 2017).

**a. Less than Significant Impact.** The City adopted the Sustainable Santee Plan on January 8, 2020, which provides guidance for the reduction of GHG emissions within the City. However, the project application was deemed complete by the City on September 24, 2019, and therefore the project is not subject to the Sustainable Santee Plan. Therefore, the Draft IS/MND conducted an analysis of impacts associated with GHG emissions that conservatively follows significance thresholds from the CAPCOA report, CEQA and Climate Change (CAPCOA 2008). Guidance from CAPCOA references 900 metric tons of carbon dioxide equivalent (MT CO<sub>2</sub>E) as a conservative threshold for determining when further greenhouse gas (GHG) analysis is required. This threshold is based on GHG emission market capture rates and is intended as a bright-line test that would exclude projects that are small enough to be unlikely to have significant impacts from further analysis. State GHG emissions reduction targets proposed and/or codified by EO S-3-05, Assembly Bill (AB) 32, EO B-30-15, and SB 32 include achieving 1990 emission levels by 2020; 40 percent below 1990 levels by 2030; and 80 percent below 1990 levels by 2050. The most ambitious reduction target, 80 percent below 1990 levels, corresponds to a 90 percent reduction in statewide BAU emissions. Thus, the guidance identifies project-level thresholds that would correspond to a 90 percent market capture rate, annual emission of 900 MT CO<sub>2</sub>E. Following rationale presented in the CAPCOA Guidance, the aggregate emissions from all projects with individual annual emissions that are equal to or less than 900 MT CO<sub>2</sub>E would not impede achievement of the state GHG emissions reduction targets codified by AB 32 (2006) and SB 32 (2016), and impacts under CEQA would therefore be less than



cumulatively considerable. Projects that exceed the 900 MT CO<sub>2</sub>E screening thresholds are further required to perform a focused GHG analysis.

Although the CAPCOA criteria are interim guidance, they represent a good faith effort to evaluate whether GHG impacts from a project are significant, considering the type and location of the development, the best available scientific data regarding GHG emissions, and the current statewide goals and strategies for reduction of GHG emissions.

Annual GHG emissions due to construction and operation of the project were calculated using CalEEMod (CAPCOA 2017). CalEEMod was developed with the participation of several state air districts. The emissions sources include construction (off-road vehicles), mobile (on-road vehicles), area (consumer products [cleansers, aerosols, solvents, etc.], landscape maintenance equipment, and architectural coatings), water and wastewater, and solid waste sources. Project emissions were modeled based on the generalized parameters developed based on survey data incorporated into CalEEMod, which considers the type, size, and location of development. Table 8 summarizes the project emissions.

<b>Table 8</b> <b>Project GHG Emissions in 2020</b> <b>(MT CO<sub>2</sub>E per year)</b>	
Emissions Source	Project Emissions
Vehicles	96
Energy Use	63
Area Sources	1
Water Use	15
Solid Waste Disposal	17
Construction <sup>1</sup>	14
<b>Total</b>	<b>205</b>
SOURCE: Appendix A. <sup>1</sup> Following the recommendation of multiple air districts construction-related emissions were amortized over a 30-year period (to represent the equivalent annual emissions) and added to operational emissions.	

As shown, the project would result in a total of 205 MT CO<sub>2</sub>E per year. Therefore, the project would not exceed the 900 MT CO<sub>2</sub>E screening threshold for GHG emissions, and impacts would be less than significant.

**b. Less than Significant Impact.**

State

EO S-3-05 established GHG emission reduction targets for the state, and AB 32 codified the 2020 goal of EO S-3-05 and launched the Climate Change Scoping Plan (CARB 2008) that outlined the reduction measures needed to reach these targets. EO B-30-15 establishes an interim GHG emission reduction goal for the state of California by 2030 of 40 percent below 1990 levels. EO B-30-15’s goal to reduce statewide GHG emissions to 40 percent below 1990 levels by 2030 has not been codified by the Legislature. Nonetheless, because of the ongoing

controversy regarding the application of EOs in the context of CEQA and the strong interest in California's post-2020 climate policy, this analysis renders a determination as to whether the project would conflict with or impede substantial progress towards the statewide reduction goals established by EO B-30-15 for 2030 and by EO S-3-05 for 2050.

State GHG emissions reduction targets proposed and/or codified by EO S-3-05, AB 32, EO B-30-15, and SB 32 include achieving 1990 emission levels by 2020; 40 percent below 1990 levels by 2030; and 80 percent below 1990 levels by 2050. Whereas the 2020 and 2030 reduction targets have been codified by AB 32 and SB 32, respectively, the 2050 reduction targets proposed by EO S-3-05 have not yet been codified. The most ambitious reduction target, 80 percent below 1990 levels, corresponds to a 90 percent reduction in statewide business-as-usual emissions. As discussed, CAPCOA guidance references a screening-level threshold of 900 MT CO<sub>2</sub>E, which corresponds to a 90 percent market capture rate. Following rationale presented in the CAPCOA Guidance, the aggregate emissions from all projects with individual annual emissions that are equal to or less than 900 MT CO<sub>2</sub>E would not impede achievement of the state GHG emissions reduction targets codified by AB 32 (2006) and SB 32 (2016), and impacts under CEQA would therefore be less than cumulatively considerable. As this 900 MT CO<sub>2</sub>E screening level corresponds to the most ambitious state reduction target, 80 percent below 1990 levels by 2050, and does not account for emission reductions achieved by federal, state, and local reduction measures implemented between 2020 and 2050, it is highly conservative. As annual project emissions would not exceed 900 MT CO<sub>2</sub>E, the project would not conflict with the AB 32 mandate for reducing GHG emissions (see Table 8 [project would result in a total of 204 MT CO<sub>2</sub>E a year]). Project emissions would continue to decline as a result of federal, state, and local implementation measures such as increased vehicle efficiency standards and renewable sources of energy in accordance with California Renewable Portfolio Strategy mandates. Based on currently available models and regulatory forecasting, project emissions would continue to decline from 2030 through at least 2050. Given the reasonably anticipated decline in project emissions once fully constructed and operational, the project is in line with the GHG reductions needed to achieve the EO's interim (2030) and horizon-year (2050) goals. The project would not impede substantial progress toward long-term GHG goals. As such, the project's impacts with respect to EO B-30-15 and EO S-3-05 would be less than significant.

### Local

The City is in the process of developing a draft Climate Action Plan (CAP), called the Sustainable Santee Plan (Sustainability Plan), which is intended to provide policy direction and identify actions the City and community can take to reduce the generation of GHGs consistent with AB 32 and EO S-3-05. According to the Initial Study prepared for the Sustainability Plan (LSA 2017), overall, the goal of the CAP will be to reduce the City's communitywide GHG emissions by 15 percent below 2005 emissions by 2020 in accordance with recommendations within the AB 32 Scoping Plan, and following continued reductions in accordance with EO S-3-05, 49 percent below 2005 emissions by 2035. In addition, the City is aiming to reduce communitywide emissions below 6 MT CO<sub>2</sub>E per capita by 2030 in accordance with the 2017 Scoping Plan Update.

The following goals are anticipated to be included in the Sustainability Plan:

- increase energy efficiency through water efficiency
- decrease GHG emissions through reducing vehicle miles traveled
- decrease energy demand through reducing urban heat island effect

The project would, at a minimum, be required to comply with the mandatory measures included in the current 2019 Energy Code (California Code of Regulations, Title 24, Part 6) and the 2019 CALGreen standards. These standards require energy-efficient measures including solar on single- and multi-family residential buildings, increased lighting efficiency, and the installation of Energy Star® appliances. The project would be required to comply with the energy efficiency requirements of the energy code in place at the time building permits are issued, which is currently the 2019 Energy Code (effective January 1, 2020).

As required by the CALGreen, 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 City's Water Efficient Landscape Ordinance. The City's Water Efficient Landscape Ordinance 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 that runs along Graves Avenue, Magnolia Avenue, and Mission Gorge Road to the Santee Town Center, which is served by the Sycuan Green Line Trolley. Additionally, assuming the project would have 50 residents occupying all 50 proposed units, dividing total project GHG emissions 205 MT CO<sub>2</sub>E per year (see Table 8 above) by 50 equals 4.1 MT CO<sub>2</sub>E per capita. This GHG emissions per capita value of 4.1 MT CO<sub>2</sub>E would not exceed the GHG emission goal of 6 MT CO<sub>2</sub>E per capita. Furthermore, this per capita GHG emissions value does not account for employees, which would also be a part of the project's total service population. Dividing total project GHG emissions by a larger number that includes future employees would result in a lower per capita GHG emissions value, and the per capita GHG emissions value of 4.1 MT CO<sub>2</sub>E is conservative. Therefore, the project would not conflict with the goals of the future Sustainability Plan, and impacts would be less than significant.

**15.9 Hazards and Hazardous Materials**

Would the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a. Create a significant hazard to the public or the environment through routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Issue	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Sources: Project Description, City of Santee General Plan–Safety Element; California Department of Toxic Substances Control–EnviroStor Database; State Water Resources Control Board–Geotracker Database; Gillespie Field Airport Land Use Compatibility Plan (ALUCP; Airport Land Use Commission 2010); Santee Municipal Code (Chapter 15.20.040); Santee Fire Department; Phase I Environmental Site Assessment (ESA) prepared by CERES Corp. (Parcel #384-142-04-00 (May 3, 2017; Appendix I); Federal Aviation Administration Letter of Determination of No Hazard to Air Navigation (April 2, 2018; Appendix J); and AM&M Proposal for Lantern Crest Ridge II, Firewise2000, Inc., (June 27, 2018; Appendix K).

**a. Less than Significant Impact.** Construction of the project would involve standard grading and construction activities that require temporary use of fuels and other hazardous materials. The use and handling of materials associated with the construction of the project would follow all applicable federal, state, and local regulations, including California Occupational Safety and Health Administration, Caltrans, and the California Department of Environmental Health Hazardous Materials Division. The project would comply with all applicable state and local regulations for hazardous materials and waste management during project construction. As a result, a less than significant impact to the public or environment would result from implementation of the project.

The proposed residential uses would involve the routine use of hazardous materials (cleaners, degreasers, etc.). However, such materials are ubiquitous and product labeling identifies appropriate handling and use of these materials. Use of common household hazardous materials are typical of residential uses and are not associated with generation of significant hazards to the public or the environment. Thus, operation of the project would result in a less than significant impact associated with the routine transport, use, or disposal of hazardous materials.

**b. Less than Significant Impact.** A Phase I ESA was prepared for the project, and is included as Appendix I. According to the Phase I ESA, the project site has been undeveloped since as early as 1928. Furrowing on the southern half of the property was observed in aerial photographs dated as early as 1953, which suggest that a small agricultural operation may have been located on this portion of the project site in the 1950s and 1960s. However, no evidence of the storage of hazardous materials was observed as occurring within the project site.

In addition, the project does not involve a use that would result in foreseeable upset and accident conditions from the release of hazardous materials into the environment. The proposed residential uses would be associated with the routine use of common hazardous

materials [see response 15.8.a. However, significant hazards due to upset and accident conditions involving the release of hazardous materials would not occur because the project would not involve the use of any major source of hazardous materials. Impacts would be less than significant.

**c. No Impact.** The school nearest to the project site is the Pepper Drive Elementary School, which is beyond one-quarter mile from the project site (approximately 0.4 mile east of the project site). The project would not result in hazardous emissions or include the handling of acutely hazardous materials, substances, or waste. As a result, no impact would occur.

**d. Less than Significant Impact.** As determined in the Phase I ESA, the project site is not identified on the California Department of Toxic Substances Control, Hazardous Waste and Substances Site List compiled pursuant to Government Code Section 65962.5. In addition, the adjoining properties were not referenced on any regulatory agency lists. According to the Phase I ESA, there has been no documentation or other evidence found that would suggest the past use of underground or aboveground storage tanks within the project site.

There are two nearby sites referenced on regulatory agency lists, one of which is located at 8731 Graves Avenue, located adjacent to the northwest corner of the project site, and is listed on HAZNET as a facility that generated 58.99 tons of asbestos-containing waste in 2004. Other pertinent information was not included in the listing. The second site is located at 1103 Calabria Street, located approximately 1.0 mile northeast of the project site, and is listed on HAZNET as a facility that generated 0.42 ton of an unspecified aqueous solution and 0.37 ton of an unspecified organic liquid mixture in 2007. Other pertinent information was not included in the listing. There are numerous other sites listed on various agency lists within one-half mile of the project site; however, based on the location of these facilities and the regulatory status, the sites do not represent a significant environmental concern on the subject property.

In addition, the nearest leaking underground storage tank is located at 8641 Magnolia Avenue, approximately 0.25 mile west of the project site, and is listed on San Diego County Site Assessment and Mitigation Program and Leaking Underground Storage Tank list as a facility that has been assigned an unauthorized release case by the County Department of Environmental Health. The case was opened in July 1999, and involved impact to the soils within the site by diesel fuel. This case was closed by the Department of Environmental Health on January 15, 2002, and is too distant from the project site to pose a significant environmental concern to the project site. As a result, the project would not pose a hazard to the public or the environment; thus, impacts would be less than significant.

**e. Less than Significant Impact.** The Gillespie Field Airport is approximately 0.5 mile west of the project site. The ALUCP for Gillespie Field Airport was adopted in January 2010 and amended in December 2010. The 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). The FAA conducted an aeronautical study for the project (see Appendix J), 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. Therefore, impacts would be less than significant.

**f. Less than Significant Impact.** The project site is located in an existing developed area with access to major roadways that would allow for emergency evacuation. The Santee Fire Department has reviewed the project and determined adequate emergency access is available to the project site. Therefore, the project would not impair implementation of, or physically interfere with emergency response and impacts would be less than significant.

**g. Less than Significant Impact.** Wildland fires present a significant threat in Santee, particularly in the summer months when temperatures are high and precipitation is limited. Areas in the City that are particularly susceptible to fires are designated as “very high hazard” or “high hazard” areas and are delineated on the Very High Fire Hazard Severity Zones for Local Responsibility Areas as recommended by the California Department of Forestry and Fire Protection. The project site is identified within an area considered a “non-very high fire hazard severity zone.” However, the project site is located within a Wildland Urban Interface area, which requires the project to comply with certain fire protection requirements set forth in the City’s Municipal Code. (Municipal Code, Title 15, Chapter 15.20). These requirements include the provision of 100 feet of fuel modified defensible space between the proposed structures and the wildland area, and the use of non-combustible building materials. The fuel modified defensible space is composed of two brush management areas, BMA Zone 1 and BMA Zone 2. BMA Zone 1 would consist of permanently landscaped, irrigated and maintained ornamental plantings. BMA Zone 2 would consist of low-growing, fire resistant shrubs and ground covers, including dwarf coyote brush and wood mulch.

The project site does not contain sufficient area to provide a 100-foot fuel modified defensible space between the proposed structures and open space area to the east. Therefore, the project proposed an alternate method of fire protection (Appendix K). The project would provide 56 feet of space between the structure and the open space to the east. In order to address the reduced fuel modified defensible space, the project would include the construction of a 5-foot fire barrier in the form of a non-combustible wall along the top of the slope along the eastern boundary of the project site, running from the northern edge of the bridge connecting the proposed structure to the Lantern Crest Ridge Phase I structure. Construction of this fire barrier wall as part of the project design would minimize the potential exposure of people or structures to a significant risk of loss, injury or death involving wildland fires, and impacts would be less than significant.

**15.10 Hydrology and Water Quality**

Would the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or through the addition of impervious surfaces in a manner, which would:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i. result in substantial erosion or siltation on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii. substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii. create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv. impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Issue	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Sources: Project Description and Site Plan, General Plan–Conservation and Safety Element; Regional Water Quality Control Board Basin Plan; Storm Water Quality Management Plan (SWQMP) for Lantern Crest Ridge II prepared by REC Consultants, Inc. (July 2019; Appendix L); CEQA Drainage Study for Lantern Crest Ridge Addition prepared by REC Consultants, Inc., (April 1, 2019; Appendix M); Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM); and Report of Geotechnical Investigation Lantern Crest Ridge II prepared by Group Delta Consultants, Inc. (June 19, 2017; see Appendix H-1).

**a. Less than Significant Impact.** The project site is located in the San Diego Hydrologic Unit (907) and Lower San Diego River Watershed (907.12) (see Appendix L). Runoff from the project site and from the adjacent hill to the northeast travels via overland flows and/or is conveyed via ditch/pipe to the southwest towards one of three discharge points located along the western boundary of the project site. Runoff that reaches the two northernmost discharge locations is then conveyed via pipeline through the development to the south and then to the south towards Graves Avenue. Runoff that reaches the discharge point located on the southwest corner of the project site is directed via pipeline to Graves Avenue to the south. Runoff then enters the public storm drain system. This system transports the runoff under SR-67 to Magnolia Avenue; it subsequently heads north and ultimately discharges into the San Diego River. The existing onsite drainage generates approximately 9.66 cubic feet per second (cfs) for the 100-year storm event. The San Diego River is a 303(d) impaired water body polluted by enterococcus, fecal coliform, total dissolved solids, toxicity, bacteria, and heavy metals.

According to the San Diego Basin Plan, the beneficial uses identified for the San Diego River include agricultural supply; industrial service supply; contact water recreation; non-contact water recreation; commercial and sport fishing; preservation of biological habitats of special significance; wildlife habitat; rare, threatened, or endangered species; marine habitat; migration of aquatic organisms; spawning, reproduction, and/or early development; and shellfish harvesting.

The project would not adversely affect any beneficial uses of the San Diego River because the project would treat storm water on-site to ensure pollutants do not adversely affect receiving waters by incorporating site design and structural best management practices (BMPs). The proposed site design/structural BMPs includes the collection of the on-site surface water throughout the property by overland flow, curb/gutter, and brow ditches, which would be directed into three biofiltration basins located in the southeast corner of the property. The biofiltration basins would capture and treat the collected runoff. Flows would

then discharge from the basins via the outlet structure. The basins would include a riser structure that would act as a spillway such that peak flows could be safely discharged to the receiving storm drain system. In addition to the biofiltration basins, eight 10-foot-diameter tree wells are proposed that would intercept rainfall, reduce or intercept erosion, increase water infiltration, and treat storm water runoff through uptake of nutrients and other pollutants.

With incorporation of the three biofiltration basins and tree wells, potential surface water pollutants generated on-site would be collected and filtered. Thus, site design/structural BMPs would preclude discharge of contaminated surface water and a less than significant impact would occur. In addition, 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). For example, BMPs employed during the construction phase would include fiber rolls, street sweeping and vacuuming, and storm drain inlet protection. Therefore, the project would not violate any water quality standards or waste discharge requirements, and impacts would be less than significant.

**b. Less than Significant Impact.** The project would obtain its water supply from the PDMWD and would not use groundwater supply for any purpose. Additionally, the proposed land uses would not be associated with activities known to degrade groundwater. Thus, the project would not deplete or degrade groundwater supplies. The project would construct rooftops, driveways, and sidewalks that would slightly increase the amount of impermeable surfaces on-site by 1.27 acres. However, water would continue to infiltrate through 0.29 acre of the post-construction development footprint that would remain pervious, as well as 1.18 acres of the project parcel that would remain undeveloped. Furthermore, water would continue to infiltrate through undeveloped land east of the project site and throughout the groundwater basin. Therefore, the project would not substantially decrease groundwater supplies or interfere with groundwater recharge, and impacts would be less than significant.

**c(i). Less than Significant Impact.** The runoff generated on-site currently drains from the east across the undeveloped lot, draining towards the southwest and west from the adjacent hillside to the east of the project site. Runoff from the site drains into two points of compliance (POCs). In the existing condition, 100-year peak flow to POC 1 is 21.21 cfs, 75.65 cfs to POC 2.

Prior to discharging from the site, first flush runoff will be treated by three biofiltration basin BMPs or a tree well in accordance with standards set forth by the Regional Water Quality Control Board and the City of Santee BMP Design Manual (see Appendix M). Should there be a blockage in the receiving storm drain and/or outlet structure, the emergency outlet is the lowest curb inlet which then conveys flows to Graves Avenue as in existing conditions.

A collector pipe runs beneath all three biofiltration basins that would convey the detained outflows from each basin to the proposed downstream drainage system. Additionally, the basins would include a 21-inch gravel layer, an 18-inch amended soils layer, a surface ponding depth, and a riser spillway structure. The riser structure would act as a spillway

that would safely discharge peak flows to the receiving storm drain system. Table 9 summarizes the project acreage under the existing and developed condition that would contribute discharge at each point of compliance (POC) and the peak flow rates to each POC in the existing and developed condition with inclusion of the biofiltration basins. Post-construction, the project would not change peak flow rates for POC 1 and would reduce peak flow rates for POC 2 by 0.11 cfs. Therefore, the project would not substantially alter the drainage pattern of the site or the surrounding area in a manner that could result in substantial erosion, and impacts would be less than significant.

Table 9 Summary of Drainage Areas and Peak Flows						
Discharge Locations	Area (acres)			100-year Peak Flow (cubic feet per second)		
	Existing	Developed	Difference	Existing	Developed	Difference
POC 1	10.54	11.05	+0.51	21.21	21.21*	0.00
POC 2	59.83	59.32	-0.51	75.64	75.54	-0.11
*Flows are mitigated Source: Appendix M						

**c(ii). Less than Significant Impact.** The project site is undeveloped and consists of approximately 2.8 acres of existing pervious area. In the post-project condition, approximately 1.27 acres of the property would consist of impervious surfaces, which would have the potential to increase runoff and peak flows on-site. However, as described in Section 15.10.c(i) above, the project would reduce peak flows in the post-project condition. 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. Therefore, the project would not substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site, and impacts would be less than significant.

**c(iii). Less than Significant Impact.** As described in Section 15.10.c(i) above, the project would reduce peak flows in the post-project condition, and thereby reduce the amount of runoff being discharged into the existing storm water drainage system. As described in Section 15.10.c(i) above, 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). The proposed site design/structural BMPs includes the collection of the on-site surface water throughout the property by overland flow, curb/gutter, and brow ditches, which would be directed into three biofiltration basins located in the southeast corner of the property that would capture and treat the collected runoff. Therefore, project runoff would not exceed the capacity of storm water drainage systems and would not provide substantial sources of polluted runoff, and impacts would be less than significant.

**c(iv). No Impact.** The project site is shown on FEMA FIRM 06073C1634G, which was last revised May 16, 2012. As shown, the project site is not within the 100- or 500-year flood hazard area. Thus, the project would not impede or redirect flood flow. No impact would occur.

**d. No Impact.** As discussed in Section 15.10.c(iv), the project site is not within the 100-year or 500-year flood hazard area. The project site, along with the rest of the City, is located in the San Diego river valley. Reservoirs upstream of the project site include the San Vicente, El Capitan, and Lake Jennings. Figure 8-2 of the General Plan Safety Element delineates the areas potentially subject to inundation in the event of failure of each dam. The project site is outside the potential inundation areas. The project site is located approximately 17 miles inland from the coast, at approximately 400 feet AMSL. 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 as a lake. Thus, the project would not risk the release of pollutants due to project inundation associated with flood hazards, tsunami, or seiche zones. No impacts would occur.

**e. Less than Significant Impact.** As described in Section 15.10.c(i) above, the project would reduce peak flows in the post-project condition. The project would not be subject to substantial erosion or siltation because both construction and operational BMPs would be employed to control potential erosion and siltation by retaining storm water and capturing runoff that may carry silt or other pollutants. Typical construction BMPs include silt fencing, fiber rolls, and sweeping. Post-construction BMPs are detailed in response 15.10.a, which includes three biofiltration basins and eight 10-foot-diameter tree wells. Therefore, the project would not generate substantial amounts of runoff that would conflict with or obstruct implementation of a water quality control plan, and impacts would be less than significant.

Although the project would increase impermeable surfaces, this slight increase of 1.27 acres would not substantially interfere with groundwater recharge, and therefore would not conflict with or obstruct a sustainable groundwater management plan. Impacts would be less than significant.

**15.11 Land Use and Planning**

Would the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Sources: Project Description; City of Santee General Plan–Land Use Element; City of Santee Draft Multiple Species Conservation Program Subarea Plan 2006; Lantern Crest/Santee



Seniors Annual Management Report prepared by J. Whalen Associates, Inc. (2017; see Appendix D); 2017 Annual Report and 2018 Work Plan for the Lantern Crest Open Space Preserve memorandum prepared by Cummings Environmental, Inc. (January 3, 2018; see Appendix E); and Parking Analysis for the Proposed Lantern Crest Ridge II Senior Living Assisted and Memory Care Development prepared by (Darnell and Associates (April 9, 2019; Appendix N).

**a. Less than Significant Impact.** The project would result in the construction of a three story, 46-unit senior care facility, along with four independent-living units (contained within two duplex villas) for a total of 50 residential units on a 2.74-acre project site. The project site is located within an urban environment that is accessed via Sunset Trail and Lantern Crest Way on the southern side of the site from Graves Avenue. The western boundary of the project site is adjacent to multi- and single-family residential land uses, while the eastern boundary of the site is adjacent to the Lantern Crest Ridge I Senior Housing facility. The project would be integrated into the existing Lantern Crest Ridge I Senior Housing facility through an enclosed bridge that will link the proposed project to the adjacent facility. Thus, the project would improve community connectivity with existing land uses and would not physically divide an established community. A less than significant impact would occur.

**b. Less than Significant Impact.** The project site has a General Plan designation of R-1A (Low Density Residential) and H/L (Hillside Limited Residential). The project would include a General Plan amendment (GPA2018-1) and zone reclassification, which would change the designation to R-14 (Medium High Density Residential). These actions would increase the allowable unit density from 2 to 4 dwelling units per gross acre in the R-1A (Low Density Residential) zone and zero to one dwelling unit per gross acre in the HL (Hillside/Limited) zone, to 14 to 22 dwelling units per gross acre throughout the project site.

As outlined in the Land Use Element of the General Plan, approval of higher densities is a discretionary action based on several criteria including compliance with specific goals, objectives and policies, adverse impacts to public facilities, consideration of environmental constraints, compatibility with community character, etc. The project is not within a Specific Plan Area, is adjacent to public facilities, and, as outlined in this Mitigated Negative Declaration, would not result in significant unavoidable impacts. Adjacent occupied properties contain residential uses and are designated either R14 (Medium High Density Residential), west of the project site, or R22 (High Density Residential), east and south of the project site. Therefore, the project proposes uses that would be compatible with the character of surrounding residential uses and the proposed density would be consistent with the surrounding area. No conflicts with any General Plan policies have been identified and the project would assist with implementation of policies that support provision of housing for seniors, including Housing Element Policy 4.1 “Continue to support and actively market shared housing as an affordable housing option for seniors.”

In addition, a parking analysis was completed for the project (see Appendix N). The parking analysis assessed the combined parking demand for the project and the associated Lantern Crest Ridge I development. The parking analysis determined that the project and Lantern

Crest Ridge I would require a combined total of 51 parking spaces. The project would add 16 parking spaces, while the Lantern Crest Ridge I development contains an existing 38 spaces, for a total of 54 parking spaces, thereby exceeding the parking requirement and complying with Chapter 13.24 of the Santee Municipal Code. In addition to the 14 new parking spaces described above, the project would also provide one ADA compliant parking space.

For these reasons, impacts related to conflicts with the existing land use plans, policies, or regulations would be less than significant.

**15.12 Mineral Resources**

Would the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: City of Santee General Plan–Conservation Element.

**a. No Impact.** As discussed in the General Plan Conservation Element, known mineral resources in Santee include sand, gravel, and crushed rock, which are collectively referred to as aggregate. These resources have been identified within the floodplain of the San Diego River. The project site is not located in the floodplain of the San Diego River and therefore has no known mineral resources. Additionally, the project site is located in a developed area, which would preclude use of the site for mining due to incompatibility with adjacent residential uses. As a result, extraction of mineral resources is not a viable use of the site. No impact would occur.

**b. No Impact.** See response to 15.12.a. No impact would occur.

**15.13 Noise**

Would the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Generation of excessive ground borne vibration or ground borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. For a project located within the vicinity of a private airstrip or an airport land use plan, or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Sources: City of Santee General Plan–Noise Element; Santee Municipal Code; Technical Noise Supplement (Caltrans 2013); Gillespie Field Airport Land Use Compatibility Plan (ALUC 2010); and Noise Modeling Results (SoundPLAN Output Files) prepared by RECON Environmental, Inc. (April 10, 2018; Appendix O).

**a. Less than Significant With Mitigation.** Noise is defined as sound that is loud, unpleasant, unexpected, or undesired and, therefore, may cause general annoyance, interference with speech communication, sleep disturbance, and, in the extreme, hearing impairment. Decibels (dB) are the standard unit of measurement of the sound pressure generated by noise sources and are measured on a logarithmic scale that quantifies sound intensity in a manner similar to the Richter scale for earthquake magnitudes. A doubling of the energy of a noise source, such as doubling of traffic volume, would increase the noise level by 3 dB; a halving of the noise energy would result in a 3 dB decrease.

The human ear is not equally sensitive to all frequencies within the sound spectrum. To accommodate this phenomenon, the A-weighted scale, which approximates the frequency response of the average young ear when listening to most ordinary everyday sounds, was devised. Noise levels using A-weighted measurements are written as dB(A). It is widely accepted that the average healthy ear can barely perceive changes of 3 dB(A) (increase or

decrease) and that a change of 5 dB(A) is readily perceptible. An increase of 10 dB(A) is perceived as twice as loud, and a decrease of 10 dB(A) is perceived as half as loud (Caltrans 2013).

The impact of noise is not a function of loudness alone. The time of day when noise occurs and the duration of the noise are also important. In addition, most noise that lasts for more than a few seconds is variable in its intensity. Consequently, a variety of noise descriptors has been developed. The noise descriptors used for this study are the equivalent noise level ( $L_{eq}$ ), the maximum noise level, and the 24-hour day-night average noise level ( $L_{DN}$ ).

The  $L_{eq}$  is the equivalent steady-state noise level in a stated period of time that is calculated by averaging the acoustic energy over a time period; when no period is specified, a 1-hour period is assumed. The maximum noise level is the highest sound level occurring during a specific period.

The  $L_{DN}$  is a 24-hour equivalent sound level. The  $L_{DN}$  calculation applies an additional 10 dB(A) penalty to noise occurring during the night, between 10:00 p.m. and 7:00 a.m. The increase for certain times is intended to account for the added sensitivity of humans to noise during the evening and night.

### General Plan Land Use Compatibility

#### Construction Noise

Noise level limits for construction activities are established in Section 5.04.090 of the Santee Municipal Code. These limits state that a notice must be provided to all owners and occupants within 300 feet of the project site if the construction equipment has a manufacturer's noise rating of 85 dB and operates at a specific location for 10 consecutive workdays.

In addition, Section 5.04.090 of the Santee Municipal Code states that no construction equipment is permitted before 7:00 a.m. or after 7:00 p.m. on Mondays through Saturdays and all times on Sundays and holidays.

Construction noise would be generated by diesel engine-driven construction equipment used for site preparation and grading; removal of existing structures and pavement; loading, unloading, and placing materials and paving. Diesel engine-driven trucks also would bring materials to the site and remove the spoils from excavation.

Construction equipment with a diesel engine typically generates maximum noise levels from 80 to 90 dB(A)  $L_{eq}$  at a distance of 50 feet (FHWA 2006). During excavation, grading, and paving operations, equipment moves to different locations and goes through varying load cycles, and there are breaks for the operators and for non-equipment tasks, such as measurement. Although maximum noise levels may be 80 to 90 dB(A) at a distance of 50 feet during most construction activities, hourly average noise levels from the grading phase of construction would be 82 dB(A)  $L_{eq}$  at 50 feet from the center of construction activity when assessing the loudest pieces of equipment working simultaneously. As the

entire project site would be graded, the acoustic center of the construction activity was modeled as the center of the project site.

A single-family residence is located at the southwestern project boundary approximately 220 feet from the center of construction. A construction noise level of 82 dB(A)  $L_{eq}$  at 50 feet would attenuate to 69 dB(A)  $L_{eq}$  at 220 feet. Multi-family uses are located west and northwest of the project site. The nearest building (the residential use located west of the project site) is approximately 170 feet from the center of construction. A construction noise level of 82 dB(A)  $L_{eq}$  at 50 feet would attenuate to 71 dB(A)  $L_{eq}$  at 170 feet. The Lantern Crest Ridge I senior facility is located east of the project site, approximately 140 feet from the center of construction. A construction noise level of 82 dB(A)  $L_{eq}$  at 50 feet would attenuate to 73 dB(A)  $L_{eq}$  at 140 feet. All other residential uses are located at greater distances from the project site. Therefore, noise levels at the adjacent residential uses are anticipated to not exceed 75 dB(A) 8-hour average equivalent noise level [ $L_{eq(8h)}$ ]. However, because of the close proximity of sensitive receptors, the following mitigation measure is recommended:

### **Mitigation Measures**

#### **NOS-1: Construction Noise**

Prior to issuance of any grading permit(s) for the project, the project applicant or its contractor(s) shall ensure that:

- All construction equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers.
- Construction noise reduction methods such as shutting off idling equipment, maximizing the distance between construction equipment staging areas and occupied residential areas, and use of electric air compressors and similar power tools, rather than diesel equipment, shall be used where feasible.
- During construction, stationary construction equipment shall be placed such that emitted noise is directed away from or shielded from sensitive noise receivers.
- During construction, stockpiling and vehicle staging areas shall be located as far as practical from noise sensitive receptors.
- The project shall be in compliance with the City's Noise Abatement and Control Ordinance such that construction shall occur on the weekdays (Monday through Friday) and Saturday between the hours of 7:00 a.m. to 7:00 p.m. and a notice of construction shall be mailed to all owners and occupants within 300 feet of the project site no more than 10 days before the start of construction. Construction hours, allowable workdays and the phone number of the job superintendent shall be clearly posted at all construction entrances to allow surrounding property owners and residents to contact the job superintendent. In the event that the City receives a complaint regarding construction noise, appropriate corrective actions shall be implemented and a report of the action provided to the reporting party.

On-Site Traffic Noise

The Noise Element of the City’s General Plan establishes noise compatibility standards for various land uses. The project proposes a senior housing facility. The Noise Element land use category closest to the proposed use is Nursing Homes, which are compatible with noise levels up to 65 LDN (Figure 7-3, Noise/Land Use Compatibility Guide, of the Noise Element).

Noise level predictions and contour mapping were developed using noise modeling software, SoundPlan Essential, version 3.0 (Navcon Engineering 2015). The main sources of vehicle traffic noise in the vicinity of the project are Graves Avenue, SR-52, SR-67, and the freeway ramps. For the purpose of the future traffic noise compatibility analysis, the noisiest conditions are represented as the maximum LOS C traffic volume. This represents a condition where the maximum number of vehicles are using the roadway at the maximum speed. LOS A and B categories allow full travel speed but do not have as many vehicles, while LOS E and F have a greater number of vehicles, but due to the traffic volume travel at reduced speeds, thus generating less noise.

Traffic noise levels were calculated based on the peak-hour traffic volumes, which is approximately 10 percent of the average daily traffic volume. Typically, the peak-hour noise level is equivalent to the community noise equivalent level. The vehicle classification mixes were obtained from Caltrans truck count data. Caltrans does not include separate counts of buses or motorcycles, therefore, one percent of the automobiles were modeled as buses, and one percent were modeled as motorcycles.

Table 11 summarizes the vehicle traffic parameters used for modeling on-site noise levels.

<b>Table 11 Traffic Parameters</b>							
Roadway	Peak Hour Volume	Speed (mph)	Vehicle Mix (percent)				
			Autos	Medium Trucks	Heavy Trucks	Buses	Motorcycles
Graves Avenue	900	35	91.0	4.2	2.8	1.0	1.0
SR-52							
Eastbound	3,760	65	95.4	2.0	0.6	1.0	1.0
Westbound	3,760						
SR-67 – North of Prospect Avenue							
Northbound	3,760	65	91.0	4.2	2.8	1.0	1.0
Southbound	3,760						
SR-67 – South of Prospect Avenue							
Northbound	6,768	65	91.0	4.2	2.8	1.0	1.0
Southbound	5,640						
Ramps							
SR-52 Eastbound to SR-67 Southbound	3,760						
SR-52 Eastbound to SR-67 Northbound	3,760	50	91.0	4.2	2.8	1.0	1.0
SR-67 Northbound to SR-52 Westbound	3,760						
SR-67 Southbound to SR-52 Westbound	3,760						

Sources: Caltrans 2016; San Diego Association of Governments 2018; City General Plan Circulation Element.

Noise level contours were modeled at the first-floor level. Noise levels were also modeled at the western property line closest to the roadways at first- through third-floor levels.



Modeled noise levels do not account for shielding provided by intervening barriers and structures or topography, and therefore this analysis provides a conservative assessment. Future vehicle traffic noise levels are summarized in Table 12. SoundPLAN data are contained in Appendix O.

Receiver	First Floor	Second Floor	Third Floor
1	60	64	65
2	60	63	65
3	60	63	65
4	60	63	65
5	60	63	65
Source: Appendix O			

As shown, traffic noise levels would be 65 LDN or less across the entire project site. Therefore, exterior noise impacts would be less than significant.

The interior noise compatibility level for noise sensitive areas, including residential uses, is 45 LDN. Standard wood frame construction would achieve an exterior-to-interior noise reduction of 25 dB(A) (Federal Highway Administration [FHWA] 2011). Thus, because exterior noise levels are projected to be less than 65 LDN, interior noise levels would be less than 45 LDN. Therefore, interior noise impacts would be less than significant.

#### Off-Site Traffic Noise

Existing ambient noise levels in the vicinity of the project are dominated by vehicle traffic on area roadways. Existing noise levels on the project site were measured on April 17, 2018. Measured ambient noise levels on the project site ranged from 61 to 92 dB(A)  $L_{eq}$ .

The project would generate additional vehicle traffic on Graves Avenue. However, the project would not substantially alter the vehicle classifications mix on local or regional roadways, nor would the project alter the speed on an existing roadway or create a new roadway. Thus, the primary factor affecting off-site noise levels would be increased traffic volumes. Off-site traffic noise was modeled using the FHWA Traffic Noise Prediction Model algorithms and reference levels. Traffic noise levels were calculated at 50 feet from the centerline of the affected roadways to determine the noise level increase associated with the project. The model uses various input parameters, such as traffic volumes and vehicle mix, distribution, and speed. For modeling purposes, “hard” ground conditions were used for the analysis, since the hard site provides the most conservative impact assessment. Traffic volumes were obtained from the Traffic Impact Study prepared for the project (see Appendix B). Opening day (2018) and cumulative traffic volumes and noise levels with and without the project are shown in Table 13. Modeled noise levels do not account for shielding provided by intervening barriers and structures. Noise level calculations are contained in Appendix O.

<b>Table 13 Graves Avenue Traffic Noise Level with and without Project</b>				
Roadway Segment	Opening Day (2018)	Opening Day (2018) + Project	Opening Day (2018) + Cumulative	Opening Day (2018) + Cumulative + Project
Graves Avenue				
Traffic Volume	14,809	14,847	15,297	15,325
Noise Level (LDN)	66	66	66	66
Source: Appendix O				

As shown, the project would not result in a measureable increase in ambient noise levels. The increase in noise levels due to the project would not be a perceptible increase in the ambient noise environment. The project would therefore not result in a significant ambient noise increase at adjacent off-site receptors, and impacts would be less than significant.

On-Site Generated Noise

On-site generated noise is regulated by the City’s Municipal Code, Title 5 Health and Safety, Chapter 5.04 Noise Abatement and Control. Section 5.04.040 of the Santee Municipal Code states that “it is unlawful for any person to make, continue, or cause to be made or continued, within the limits of the City, any disturbing, excessive or offensive noise which causes discomfort or annoyance to reasonable persons of normal sensitivity residing in the area.” Section 5.04.040 also provides the following requirements for heating, ventilation, and air conditioning (HVAC) units:

4. Heating and Air Conditioning Equipment and Generators.
  - a. It is unlawful for any person to operate or allow the operation of any generator, air conditioning, refrigeration or heating equipment in such manner as to create a noise disturbance on the premises of any other occupied property, or if a condominium, apartment house, duplex, or attached business, within any adjoining unit.
  - b. All generators, heating, air conditioning, or refrigeration equipment are subject to the setback and screening requirements in this code.

Operational noise sources after construction would include vehicles arriving and leaving and landscape maintenance machinery, and would be similar to noise sources from adjacent land uses. With the exception of rooftop HVAC units, none of these noise sources would have the potential to produce excessive noise or result in a substantial permanent increase in existing noise level. HVAC units would be on the rooftop within a mechanical well, and would be screened in accordance with the Section 5.04.040 requirements above. It is not known at this time which manufacturer, brand, or model of unit or units would be selected for use in the project. For the purposes of this analysis, to determine what general noise levels the HVAC units would generate, it was assumed that each unit would generate noise levels similar to a 5-ton Carrier Model 38 HD50VG-A HVAC unit. The 38 HDR50VG-A units have a sound power level of 75 dB(A) which is equivalent to 68 dB(A)  $L_{eq}$  at 3 feet.

Property line noise levels due to rooftop HVAC units were modeled using SoundPLAN. The modeling results are summarized in Table 14. SoundPLAN data is contained in Appendix O. As shown, property line noise levels would range from 34 to 39 dB(A)  $L_{eq}$ . Noise at this

level would not be considered a noise disturbance. Noise impacts associated with on-site generate noise would be less than significant.

Receiver	Noise Level [dB(A) L <sub>eq</sub> ]
1	34
2	35
3	36
4	38
5	38
6	36
7	35
8	34
9	34
10	35
11	38
12	39
13	33
14	34
15	34
16	34

Source: Appendix O

**b. Less than Significant Impact.** Construction operations have the potential to result in varying degrees of temporary ground vibration, depending on the specific construction equipment used and operations involved. Ground vibration generated by construction equipment spreads through the ground and diminishes in magnitude with increases in distance. The effects of ground vibration may be imperceptible at the lowest levels, low rumbling sounds and detectable vibrations at moderate levels, and damage to nearby structures at the highest levels. Vibration perception would occur at structures, as people do not perceive vibrations without vibrating structures.

Project construction equipment used during site grading and excavation would have the greatest potential to generate vibrations that would affect nearby residential land uses. Construction equipment would include loaded trucks, an excavator, as well as a dozer or loader. Vibration levels from these pieces of equipment would generate vibration levels with a peak particle velocity (PPV) ranging from 0.035 to 0.089 inches per second (in/sec) PPV at the nearest residence. Human reaction to vibration is dependent on the environment the receiver is in as well as individual sensitivity. For example, vibration outdoors is rarely noticeable and generally not considered annoying. Typically, humans must be inside a structure for vibrations to become noticeable and/or annoying. Based on several federal studies the threshold of perception is 0.035 in/sec PPV, with 0.24 in/sec PPV being a distinctly perceptible (Caltrans 2013). Neither cosmetic nor structural damage of buildings occurs at levels below 0.1 in/sec PPV. As construction vibration levels would be below the distinctly perceptible threshold, groundborne vibration and noise impacts from construction would be less than significant.

**c. Less than Significant Impact.** The property is located within the Airport Influence Area, Review Area 1 of the Gillespie Field Airport. However, the project site is located outside the ALUCP noise contours for the Gillespie Field Airport. As a result, the project would not expose people to excessive noise levels from airport noise and impacts would be less than significant.

**15.14 Population and Housing**

Would the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
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 roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: Project Description; City of Santee General Plan–Land Use Element; and San Diego Association of Governments Data Surfer.

**a. Less than Significant Impact.** The project would add 46 senior care units, consisting of six 1-bedroom units, 40 studio units, and four independent-living units (contained within two duplex villas). As described in Section 15.3.a above, the proposed senior facility would serve seniors who have previously been living independently in the region and require assisted living and health care support. Thus, the project is anticipated to accommodate approximately 50 persons already living in the region. Per the SANDAG Series 13 growth forecast, the estimated population within the City is expected to rise to 59,497 by 2020, which would be an increase of 2,740 from the current estimated population of 56,757 in 2016. As such, the approximately 50 non-senior residential uses left vacant by the relocation of seniors to the proposed senior facility would serve to help accommodate anticipated population growth of 2,740 people as projected by SANDAG. While the project would be located in a vacant lot, it would not require any new infrastructure that would accommodate or encourage new development. As described in Section 15.3.a above, project construction would last 12 months and would not affect population growth. Therefore, the project would not induce substantial unplanned population growth in an area, and impacts would be less than significant.

**b. No Impact.** The project site is vacant. Thus, the project would not displace any existing people or housing. No impact would occur.

**15.15 Public Services**

Would the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
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:				
(i) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(ii) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(iii) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(iv) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(v) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: Santee School District and Grossmont Union High School District School Facility Letters (Appendix P); City of Santee General Plan; City of Santee Fire Department; San Diego County Sheriff’s Department; Santee School District website, <http://www.santeesd.net/>; City of Santee Community Services Department <http://www.ci.santee.ca.us/Index.aspx?page=28>; and Fire and Rescue Mutual Aid Operations (County of San Diego 2014).

**a(i). Less than Significant Impact.** The City operates two fire stations: one located at 8950 Cottonwood Avenue and the other at 9130 Carlton Oaks Drive. The project site is located approximately 1.4 roadway miles from the nearest fire station on Cottonwood Avenue. Based on a review of the project by the Santee Fire Department, existing fire services are available to serve the project and no new facilities would be needed. A fire hydrant and water utility lines would be installed within the project site, which would serve the project. Additionally, the City is a member of the San Diego County (central zone) for Fire and Rescue Mutual Aid Operations. Each participating member has a mutual aid agreement with each other to provide paramedic and fire protection services in the event that additional fire-fighting units are required. The City’s Fire Department response time goal is 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. Thus, service levels to the project site would be adequate and no new facilities would be required. Impacts would be less than significant.

**a(ii). Less than Significant Impact.** Police protection for the project area is provided by the San Diego County Sheriff’s Department under contractual agreement with the City and operating out of the Santee Substation at 8811 Cuyamaca Street. The average priority call response time for general law enforcement within the City is 8.2 minutes and the average for traffic law enforcement is 7.5 minutes. Appropriate staffing levels for law enforcement personnel are evaluated at every contract renewal. As a result, the small increase in housing would not necessitate new police facilities. Impacts would be less than significant.

**a(iii). No Impact.** The project would provide 50 senior care units that would not serve families with school-aged children. As such, the project is not expected to generate a new student population, of which the Santee School District or Grossmont Union High School District would be required to accommodate, resulting in no impact. Thus, no physical impacts associated with the construction of school facilities would occur, resulting in no impact. Pursuant to Government Code Section 65995 et seq., the project proponent would be required to pay applicable school fees before a construction permit is issued.

**a(iv). Less than Significant Impact.** An increase in population associated with new residential housing could result in an increase in demand for parkland and recreational services. However, the project would not adversely affect existing City park facilities or create the need for new park facilities because the project would be required to pay park-in-lieu fees in lieu of actual public park construction. Park-in-lieu fees can only be used for providing public park facilities. As a result, a less than significant impact would occur.

**a(v). No Impact.** All public facilities discussed in Section 15.15.a(i). through a(iv). are available to serve the project. No other required public facilities have been identified. The 50 senior care units proposed by the project would serve seniors who have previously been living independently in the region, and thereby provide additional health care services within the City. Therefore, the project would not affect existing public facilities related to health care services, and no impact would occur.

**15.16 Recreation**

Would the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
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 checked="" type="checkbox"/>	<input type="checkbox"/>
b. Include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: City of Santee Community Services Department, <http://www.ci.santee.ca.us/Index.aspx?page=28>; and Project Description.

**a. Less than Significant Impact.** The project proposes 46 senior care units and four independent-living units (contained within two duplex villas), for a total of 50 units which could increase the use of neighborhood or regional parks. However, the project would not adversely affect existing City park facilities or create the need for new park facilities because the increase in use would be minimal in relation to the availability of parkland in the City and surrounding area. The project would not result in a substantial physical deterioration of existing parks. Additionally, the project would pay park-in-lieu fees as discussed above under 15.15.a(iv). As a result, impacts would be less than significant.

**b. No Impact.** The project does not include the provision of recreational facilities or require the construction or expansion of recreational facilities. No impact would occur from construction of the private park and expansion of recreational facilities off-site is not proposed.

**15.17 Transportation/Traffic**

Would the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a. Conflict with a program plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Sources: Project Description; Project Description, Revised Lantern Crest Ridge II Senior Care Project, Traffic Impact Study prepared by Darnell and Associates (April 30, 2018; see Appendix B); Parking Analysis for the Proposed Lantern Crest Ridge II Senior Living Assisted and Memory Care Development prepared by (Darnell and Associates (April 9, 2019; see Appendix N); Santee Fire Department; ALUC 2010; City of Santee General Plan–Mobility and Safety Elements; San Diego Metropolitan Transit System website (<https://www.sdmts.com/>); and FAA Letter of Determination of No Hazard to Air Navigation



(April 2, 2018; Appendix J); and Lantern Crest Ridge II Assisted Living Construction Traffic prepared by Darnell and Associates (October 31, 2019; Appendix Q).

**a. Less than Significant Impact.** Access to the project site would be provided via Sunset Trail, Lantern Crest Way, and Graves Avenue from Prospect Avenue and SR-67. Graves Avenue is a north-south collector street that provides access between Sunset Trail and Prospect Avenue. The following discussion is based on information from the project Traffic Impact Analysis (see Appendix B).

The project-generated traffic is anticipated to account for an additional 125 ADT. Trips would include 5 a.m. and 10 p.m. peak-hour trips. The City considers LOS D the minimum level of acceptable roadway service. A project would have a significant impact if project traffic decreases the operations of surrounding roadways to below LOS D (LOS E or LOS F), or exceeds the thresholds identified in Table 15 below.

Table 15 City of Santee Traffic Impact Thresholds of Significance		
LOS with Project	Allowable Increase Due to Project Impacts	
	Roadway Segments	Intersections
	Volume to Capacity Ratio	Delay (seconds)
E & F	0.02	2
SOURCE: Appendix B V/C = Volume to Capacity Ratio		

Under existing conditions, the roadway segment of Graves Avenue, south of Prospect Avenue is expected to operate at LOS F with and without project-generated traffic once the project becomes operational. Roadway segment operations with and without the project are identified in Table 16 below.

Table 16 Traffic Operations With and Without Project										
Roadway Segment	Functional Classification	LOS E Capacity	Opening Day (2018) Conditions			Opening Day (2018) Plus Project Conditions				
			ADT	V/C	LOS	ADT	V/C	LOS	$\Delta$ V/C	Sign.?
Graves Avenue										
South of Prospect Avenue	Collector	10,000	14,809	1.481	F	14,847	1.485	F	0.004	No
Source: Appendix B Collector = 2-Lane without fronting property; Sign.? = Significant Impact if $\Delta$ V/C is equal to or greater than 0.02										

As shown in Table 16, roadway operation along the street segment of Graves Avenue, south of Prospect Avenue is expected to continue to operate at LOS F. The project would result in an increase of 0.004 V/C, which would fall below the significance threshold of an increase of 0.02 V/C for a roadway operating at LOS F. Impacts associated with the project would be less than significant.

Cumulative traffic impacts were also assessed, based on the anticipated traffic generation of the project along with the addition of the traffic associated with the proposed

Convenience Store/Coffee Shop with a drive through, located at the northwest corner of Graves Avenue and Prospect Avenue. The results of the cumulative traffic impact analysis are identified in Table 17 below.

Table 17 Cumulative Traffic Operations With and Without Project										
Roadway Segment	Functional Classification	LOS E Capacity	Opening Day (2018) Plus Graves/Prospect Commercial Traffic Conditions			Opening Day (2018) Plus Graves/Prospect Commercial Plus Project Conditions				
			ADT	V/C	LOS	ADT	V/C	LOS	Δ V/C	Sign.?
Graves Avenue										
South of Prospect Avenue	Collector	10,000	15,297	1.530	F	15,325	1.535	F	0.005	No
Source: Appendix B										

As shown in Table 17, roadway operation under the cumulative project scenario along the street segment of Graves Avenue, south of Prospect Avenue is expected to continue to operate at LOS F. The cumulative project plus project conditions would result in an increase of 0.005 V/C ratio, which would fall below the significance threshold of an increase of 0.02 V/C for a roadway operating at LOS F. Therefore, the project would not result in a cumulative traffic impact to the Graves Avenue roadway segment. Therefore, operation traffic volumes generated by the project would not conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, and impacts would be less than significant.

Project construction activities would temporarily contribute additional vehicle trips on the local circulation system, and would generate up to 14 daily trips during an approximately 12-month period (see Appendix Q). Deliveries of construction materials would periodically generate up to eight additional vehicle trips, which would result in a maximum of up to 22 trips per day. This maximum of 22 construction trips per day would be less than 125 operational trips per day that were evaluated above and determined to be less than significant. Therefore, construction traffic volumes generated by the project would not conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, and impacts would be less than significant.

**b. Less than Significant Impact.** As described in Section 15.17.a above, the project would not degrade operations below acceptable levels on the surrounding roadway network. The City has not adopted regulations or thresholds yet pertaining to vehicle miles traveled (VMT) and the reduction of GHG emissions. The City is not required to adopt alternative thresholds until 2020. As discussed above in Section 15.17.a, the project is expected to have less than significant impacts on traffic flows and Level of Service standards as project peak hour traffic volumes will be minimal. Therefore, impacts would be less than significant.

**c. Less than Significant Impact.** The project includes the addition of 46 senior care units and 4 independent senior living units (contained within two duplex villas) that would be accessed from Sunset Trail and Lantern Crest Way. The project includes the construction of

an internal access road and cul-de-sac, along with a 65-foot-long firetruck turn around area. The project would not result in changes to the existing traffic patterns or roadway design along Sunset Trail. The project would not increase hazards associated with any new design feature or create an incompatible use in association with the above-mentioned road improvements. Therefore, impacts would be less than significant.

**d. Less than Significant Impact.** The project has been reviewed by the City’s Fire Chief and determined to be consistent with all policies of that department. The internal access road would be constructed to a curb-to-curb width of at least 16 feet to allow for fire truck access. In addition, the site would include a firetruck turnaround area at the northern end of the internal access road to a total of 65 feet from the centerline of the turnaround. No impediments to emergency access were identified and therefore, impacts would be less than significant.

**15.18 Tribal Cultural Resources**

Would the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a. Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
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)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Issue	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
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 Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source(s): Results of the Archaeological Survey for the Lantern Crest Ridge II Project prepared by RECON Environmental, Inc. (September 17, 2018; see Appendix F).

**a. Less Than Significant With Mitigation**

Tribal cultural resources are sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either included or determined to be eligible for inclusion in the California Register of Historical Resources or included in a local register of historical resources as defined in subdivision (k) of Public Resources Code Section 5020.1. As discussed in Sections 15.5.a and 15.5.b, the project site does not support any historic or cultural resources. In accordance with SB 18 and AB 52, the Native American Heritage Commission was notified of the project on August 29, 2018 and the tribes were notified of the project on September 12, 2018 and June 19, 2019. On September 28, 2018, the City received a letter from the Viejas Band of Kumeyaay Indians requesting that sacred site be avoided with adequate buffer zones, compliance with NEPA, CEQA, and NAGPRA, and contacting the Viejas Band of Kumeyaay Indians on any changes or inadvertent discoveries.

As discussed in Section 15.5.b above, due to the low sensitivity of the project site, it is not anticipated to support significant cultural resources; however, as unknown tribal cultural resources may have the potential to be present in the region, implementation of Mitigation Measures CUL-1 through CUL-3 are proposed to ensure that any unknown cultural or tribal cultural resources or human remains discovered during project-related ground disturbing activities are properly identified and protected over the long-term. Through consultation with the City, the Viejas Band of Kumeyaay Indians concurred that implementation of Mitigation Measures CUL-1 through CUL-3 would satisfactorily reduce impacts on unknown tribal cultural resources to a level less than significant.

**Mitigation Measures**

Implement Mitigation Measures CUL-1 to CUL-3.

**15.19 Utilities and Service Systems**

Issue	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Sources: City of Santee, General Plan, Conservation Element; Public Service Availability Forms from the Padre Dam Municipal Water District, (May 4, 2017 Appendix R); Santee Municipal Code; Project Site Plan; County of San Diego Countywide Five-Year Review Report of the Countywide Integrated Waste Management Plan (September 2012); Storm Water Quality Management Plan (SWQMP) for Lantern Crest Ridge II prepared by REC

Consultants, Inc., (July 2019; see Appendix L); CEQA Drainage Study for Lantern Crest Ridge Addition prepared by REC Consultants, Inc. (April 1, 2019; see Appendix M); and Padre Dam Municipal Water District website (<http://www.padredam.org/>).

**a. Less than Significant Impact.** The project would not require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities that would cause significant environmental effects. Existing water and sewer facilities are available adjacent to the site. Improvements would be limited to extension of pipelines onto the project site, and all impacts associated with proposed improvements have been considered within this environmental document. In addition, the PDMWD has indicated in Public Facility Availability Forms that facilities for water and sewer are available to serve the project (Appendix R). No new water or wastewater facilities are required to serve the project, and impacts would be less than significant.

As discussed in Section 15.10.a and 15.10.c(i), the project would construct three on-site storm water biofiltration basins but would not change the existing off-site runoff pattern. All on-site facility construction would be consistent with the City's Storm Water Management and Discharge Control Ordinance (Chapter 13.42) and engineering standards, and the project would reduce peak flows compared to existing condition. Therefore, the project would not require construction of new storm water drainage facilities or expansion of existing facilities, and impacts would be less than significant.

**b. Less than Significant Impact.** The PDMWD has provided a Public Facility Availability Form that indicates adequate water supplies are available to serve the project (see Appendix R). Therefore, no new entitlements or resources are needed and impacts would be less than significant.

**c. Less than Significant Impact.** The PDMWD has provided a Public Facility Availability Form indicating that wastewater facilities are adequate to serve the project. Thus, no additional capacity would be needed and impacts would be less than significant.

**d. Less than Significant Impact.** Solid waste generated by the 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.

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 65 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.

**e. Less than Significant Impact.** The project would comply with the City’s construction and demolition recycling ordinance (Santee Municipal Code Section 13.38.060) and Solid Waste Ordinance #3239-A, which follow state regulations for solid waste and recycling which requires a minimum of 65 percent of the project’s construction and demolition be diverted from the landfills. As a result, impacts would be less than significant.

**15.20 Wildfire**

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**a. Less than Significant Impact.** As described in Section 15.9.f, the project site is located in an existing developed area with access to major roadways that would allow for emergency evacuation. The Santee Fire Department has reviewed the project and determined adequate emergency access is available to the project site. Therefore, the



project would not impair implementation of, or physically interfere with emergency response and impacts would be less than significant.

**b. Less than Significant Impact.** As described in Section 15.9.g, the project site is identified within an area considered a “non-very high fire hazard severity zone.” However, the project site is located within a Wildland Urban Interface area, which requires the project to comply with certain fire protection requirements set forth in the City’s Municipal Code. (Municipal Code, Title 11, Chapter 11.18). Although the project site does not contain sufficient area to provide a 100-foot fuel modified defensible space between the proposed structures and open space area to the east (56 feet is available), the project’s design includes a 5-foot fire barrier in the form of a non-combustible wall along the top of the slope along the eastern boundary of the project site, running from the northern edge of the bridge connecting the proposed structure to the Lantern Crest Ridge Phase I structure. The construction of this fire barrier wall as part of the project design would minimize the potential exposure of people or structures to a significant risk of loss, injury or death involving wildland fires. Impacts would be less than significant.

**c. Less than Significant Impact.** As described in Section 15.9.g, the project would construct a 5-foot fire barrier in the form of a non-combustible wall along the top of the slope along the eastern boundary of the project site, running from the northern edge of the bridge connecting the proposed structure to the Lantern Crest Ridge Phase I structure to comply with the City’s Municipal Code. As described in Section 15.19.a, above, the project would not require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities that would that may exacerbate fire risk. Therefore, impacts would be less than significant.

**d. No Impact.** As described in Section 15.9.g, the project site is not within the 100-year or 500-year flood hazard area, and is located outside the potential inundation areas delineated on Figure 8-2 of the General Plan Safety Element. Furthermore, the project site is generally flat and surrounded by an urban environment No impacts would occur.

**15.21 Mandatory Findings of Significance**

Does the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a. Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable futures projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**a. Less than Significant with Mitigation.** As described in Section 15.4.a of this Initial Study and in the Mitigated Negative Declaration, the project would impact 1.01 acres of Diegan coastal sage scrub, 1.30 acres of non-native grassland, and California gnatcatcher, San Diego banded gecko, and San Diego County viguiera. Mitigation measures BIO-1 through BIO-4 would mitigate the habitat loss and ensure impacts to sensitive species would be minimized. Thus, with implementation of the biological resources mitigation measures, the project will not degrade the quality of the environment by causing wildlife populations to drop below self-sustaining levels.

**b. Less than Significant Impact.** 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. Cumulative projects in the project area are shown in Table 18.

Table 18 Cumulative Project List			
Project	Location	Description	Status
Fanita Ranch	Northern edge of City	Master Plan Residential Community (approx. 2,949 residences)	Application under review
RiverView	RiverView Parkway	128-detached condominium units	Approved
Walker Trails	Magnolia Ave., north of State Route 52 and west of State Route 67	Specific Plan Amendment for 83 residences at the RCP Block & Brick site.	Approved
Sharp Santee	Cuyamaca Street and Buena Vista Dr.	Medical Office Building	Approved
Gas Station/ Car Wash	Mission Gorge Road and West Hills Parkway	New gas station with renovated convenience market	Application under review
Parkside	Eastern Terminus of Mast Boulevard	128 condominium units	Application under review
Caribbean project	East side of Caribbean Way	42 condominium units	Approved
Tyler Street Subdivision	Southern terminus of Tyler Street	14 single-family units	Application under review
Gas Station	Cuyamaca Street and Prospect Avenue	New gas station, convenience market and car wash	Application under review
Coffee shop and mini- market	Graves Avenue and Prospect Avenue	New coffee shop and mini market	Application under review
East County Estates	Pryor Drive	14 single-family dwelling units	Under Construction
Pinnacle Peak	Mission Gorge Road	113 condominium units	Under Construction
Lantern Crest III	Graves Avenue	113 congregate care units	Under Construction
Conejo Road	Conejo Road	3 new single-family dwelling units	Under Construction
Monitivo	Olive Lane	18 condominium units	Under Construction
Prospect Estates	Prospect Avenue, north of Clifford Heights Road	75 detached condominiums	Under Construction
Prospect Estates II	--	--	Application under review
Weston	North of Mast Boulevard near Medina Drive	415 dwelling units	Under Construction
D'Lazio	Fanita Drive	20 condominium units	Under Construction
Woodside Terrace	Woodside Terrace	4 single-family units	Under Construction
River Village	Braverman Drive and Jeremy Street	82 single-family units	Under Construction
Mission Greens	Buena Vista Drive and Mission Greens	40 condominium units	Approved
Robinson Lane	Robinson Lane near Caribbean Drive	10 condominium units	Approved

SOURCE: City of Santee, Department of Development Services

As discussed in this Initial Study, all impacts would be mitigated to a level less than significant. Air quality is a regional issue and the cumulative study area for air quality impacts encompasses the SDAB as a whole. Therefore, the cumulative analysis addresses regional air quality plans and policies, such as the RAQS, as well as the project's contribution to a net increase of any criteria pollutant for which the SDAB is listed as a

non-attainment area. As described in Section 15.3.a, the project would not be significantly different from the growth projections of the General Plan, and would not result in an increase in emissions than are already accounted for in the RAQS. As described in Section 15.4.a, implementation of mitigation measures BIO-1 and BIO-2 would reduce impacts to sensitive vegetation communities and sensitive species to a level less than significant consistent with the requirements of the NCCP. Projects that comply with the NCCP would not result in a significant cumulative impact for biological resources. Cumulative projects listed in Table 18 would also be required to comply with the NCCP and mitigate for impacts to biological resources as necessary. Climate change is, by its nature, a cumulative issue. As described in Section 15.8.b, the project would not conflict with the applicable plans developed to reduce GHG emissions at the regional level. As described in Section 15.13.a, potential impacts associated with noise would be mitigated to a level less than significant. Due to the varied schedules and for construction of cumulative projects listed in Table 18, it is unlikely construction activities would overlap, thereby avoiding significant cumulative noise impacts on sensitive receptors. The impact analysis presented in Section 15.17.a is cumulative in nature, which determined that the project would not result in a cumulative traffic impact to the Graves Avenue roadway segment. Cumulative projects listed in Table 18 would also be required to conduct cumulative traffic impact analyses and implement mitigation as necessary to reduce cumulative impacts to a level less than significant. All other project impacts were determined to be less than significant, and due to the limited scope of the project would result in cumulatively considerable impacts.

**c. Less than Significant Impact.** 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. Redevelopment 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.

## **16.0 Mitigation, Monitoring, and Reporting Program**

Section 21081.6 of the CEQA Guidelines requires that a Mitigation, Monitoring, and Reporting Program (MMRP) be adopted upon certification of an EIR or adoption of an MND to ensure that the mitigation measures are implemented. The MMRP specifies the mitigation for the project, when in the process the mitigation measure should be accomplished, and the entity responsible for implementing and/or monitoring the mitigation. Public Resources Code Section 21081.6 requires monitoring of only those impacts identified as significant or potentially significant. After analysis, potentially significant impacts requiring mitigation were identified for biological resources, cultural resources, geology and soils, and noise. The MMRP is presented below in Table 19.

<b>Table 19 Mitigation, Monitoring, and Reporting Program</b>			
Mitigation Measure	Timing of Verification	Responsible for Verification	Status/Date/Initials
<b>Biological Resources</b>			
<p><b>BIO-1: Diegan Coastal Sage Scrub Habitat</b>                      Prior to grading permit issuance, the applicant shall secure no less than 2.02 acres of Diegan coastal sage scrub habitat (at a 2:1 mitigation ratio) at <del>the Willow Road Conservation Bank, which is fully endowed to provide a non-wasting funding source that pays for management, and is protected with a Conservation Easement (CE) over the entire property. If the Willow Road Conservation Bank were unavailable, the applicant would secure no less than 2.02 acres of Diegan coastal sage scrub habitat (at a 2:1 mitigation ratio) at another</del> location approved by the City, CDFW, and USFWS that would be similarly subject to perpetual conservation with a recorded CE and require a non-wasting endowment to fund management in perpetuity.</p>	Prior to Construction	City of Santee/ Qualified Biologist	
<p><b>BIO-2: Non-Native Grassland Habitat</b>                      Prior to grading permit issuance, the applicant shall secure no less than 1.30 acres of non-native grassland habitat (at a 1:1 mitigation ratio) at <del>the Willow Road Conservation Bank, which is fully endowed to provide a non-wasting funding source that pays for management, and is protected with a Conservation Easement (CE) over the entire property. If the Willow Road Conservation Bank were unavailable, the applicant would secure no less than 2.02 acres of Diegan coastal sage scrub habitat (at a 2:1 mitigation ratio) at another</del> location approved by the City, CDFW, and USFWS that would be similarly subject to perpetual conservation with a recorded CE and require a non-wasting endowment to fund management in perpetuity.</p>	Prior to Construction	City of Santee/ Qualified Biologist	
<p><b>BIO-3: Nesting Birds and Wildlife Nursery Sites</b>                      To remain in compliance with the California Fish and Game Code 3503, 3503.5, 3511, and 3513, no direct impacts shall occur to any nesting birds, their eggs, chicks, or nests during the spring/summer migratory songbird breeding season, defined as from 15 February to 31 August of each year. Limiting activities to the non-breeding season will minimize chances for the incidental take of migratory songbirds or raptors. If vegetation removal activities were to occur during the songbird breeding season, a qualified biologist shall conduct a preconstruction nesting survey within the limits of disturbance and within 300 feet of the limits of disturbance where feasible, including within the <u>Diegan coastal sage scrub adjacent to the project site.</u> This survey must occur no more than <del>10</del>three days prior to any site activities to ensure compliance with the standard seasonal restrictions. The preconstruction nesting survey would need to be repeated if construction is not initiated within <del>10</del>three days following completion of the survey. If active nests or nesting behaviors are detected, construction must</p>	Prior to and during Construction	City of Santee/ Qualified Biologist	

<b>Table 19 Mitigation, Monitoring, and Reporting Program</b>			
Mitigation Measure	Timing of Verification	Responsible for Verification	Status/Date/Initials
be delayed until such time as nesting is complete. The results of the survey shall be provided in a report to the City Planning Department, for concurrence with the conclusions and recommendations.			
<b>Cultural Resources</b>			
<p><b>CUL-1: Archaeological Monitoring</b>                      If during grading or construction activities, unanticipated cultural resources are discovered on the project site, work shall be halted immediately within 50 feet of the discovery and the resources shall be evaluated by a qualified archaeologist and the most likely descendant Tribe (Tribe) and the Viejas Band of Kumeyaay Indians. Any unanticipated cultural resources that are discovered shall be evaluated and a final report prepared by the qualified archaeologist. The report shall include a list of the resources discovered, documentation of each site/locality, and interpretation of the resources identified, and the method of preservation and/or recovery for identified resources. If the qualified archaeologist determines the cultural resources to be either historic resources or unique archaeological resources, avoidance and/or mitigation will be required pursuant to and consistent with CEQA Guidelines Section 15064.5(c) and Public Resources Code Section 21083.2. This mitigation measure shall be incorporated into all construction contract documentation.</p>	During Construction	City of Santee/ Qualified Archaeologist	
<p><b>CUL-2: Tribal Cultural Monitoring</b>                      A Tribal Cultural Monitor shall be present for all ground disturbing activities associated with the project. Should any cultural or tribal cultural resources be discovered, no further grading shall occur in the area of the discovery until the Director of Development Services, or designee, is satisfied that treatment of the resource has occurred. In the event that a unique archaeological resource or tribal cultural resource is discovered, and in accordance with Public Resources Code Section 21083.2(b)(1), (2), and (4), the resource shall be moved and buried in an open space area of the project site, such as slope areas, which will not be subject to further grading activity, erosion, flooding, or any other ground disturbance that has the potential to expose the resource. The onsite area to which the resource is moved shall be protected in perpetuity as permanent open space. No identification of the resource shall be made onsite; however, the project applicant shall plot the new location of the resource on a map showing latitudinal and longitudinal coordinates and provide that map to the Native American Heritage Commission for inclusion in the Sacred Lands File. Disposition of the resources shall be at the discretion of the City of Santee.</p>	During Construction	City of Santee/ Qualified Archaeologist	
<p><b>CUL-3: Human Remains</b>                      If during grading or construction activities, human remains are encountered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the San Diego County Coroner has</p>	During Construction	City of Santee/ Qualified Archaeologist	

<b>Table 19 Mitigation, Monitoring, and Reporting Program</b>			
Mitigation Measure	Timing of Verification	Responsible for Verification	Status/Date/Initials
made the necessary findings as to origin. Further, pursuant to California Public Resources Code Section 5097.98(b), remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within a reasonable time frame. Subsequently, the Native American Heritage Commission shall identify the most likely descendant. The most likely descendant shall then make recommendations and engage in consultations concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. This mitigation measure shall be incorporated into all construction contract documentation.			
<b>Geology and Soils</b>			
<b>GEO-1: Geotechnical/Geological Engineering Recommendations</b> Prior to any ground-disturbing construction activities, the project applicant shall incorporate the recommendations of the geotechnical/geological engineering studies prepared by GEOCON, Inc. into project plans related to the proposed project. The project's building plans shall demonstrate that they incorporate all applicable recommendations of the design-level geotechnical study and comply with all applicable requirements of the latest adopted version of the California Building Code. A licensed professional engineer shall prepare the plans, including those that pertain to soil engineering, structural foundations, pipeline excavation, and installation. All on-site soil engineering activities shall be conducted under the supervision of a licensed geotechnical engineer or certified engineering geologist.	Prior to Construction	City of Santee/ Contractor	
<b>Noise</b>			
<b>NOS-1: Construction Noise</b> Prior to issuance of any grading permit(s) for the project, the project applicant or its contractor(s) shall ensure that: <ul style="list-style-type: none"> <li>• All construction equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers.</li> <li>• Construction noise reduction methods such as shutting off idling equipment, maximizing the distance between construction equipment staging areas and occupied residential areas, and use of electric air compressors and similar power tools, rather than diesel equipment, shall be used where feasible.</li> <li>• During construction, stationary construction equipment shall be placed such that emitted noise is directed away from or shielded from sensitive noise receivers.</li> <li>• During construction, stockpiling and vehicle</li> </ul>	Prior to Construction	City of Santee/ Contractor	



<b>Table 19 Mitigation, Monitoring, and Reporting Program</b>			
Mitigation Measure	Timing of Verification	Responsible for Verification	Status/Date/Initials
staging areas shall be located as far as practical from noise sensitive receptors. <ul style="list-style-type: none"> <li>• The project shall be in compliance with the City’s Noise Abatement and Control Ordinance such that construction shall occur on the weekdays (Monday through Friday) and Saturday between the hours of 7:00 a.m. to 7:00 p.m. and a notice of construction shall be mailed to all owners and occupants within 300 feet of the project site no more than 10 days before the start of construction. Construction hours, allowable workdays and the phone number of the job superintendent shall be clearly posted at all construction entrances to allow surrounding property owners and residents to contact the job superintendent. In the event that the City receives a complaint regarding construction noise, appropriate corrective actions shall be implemented and a report of the action provided to the reporting party.</li> </ul>			

**17.0 Checklist References**

1. Project documents—including all plans, documents, departmental comments and information contained in the files for the Lantern Crest Ridge II; GPA 2018-1, R2018-1, P2017-04.
2. Airport Land Use Commission (ALUC). Gillespie Field Airport Land Use Compatibility Plan. January 2010.
3. California Air Pollution Control Officers Association (CAPCOA), CEQA and Climate Change: Evaluating and Addressing Greenhouse Gas Emissions from Projects Subject to the California Environmental Quality Act, January 2008.
4. CAPCOA, California Emissions Estimator Model Version 2016.3.1. October 2017.
5. California Air Resources Board (CARB), Climate Change Scoping Plan, 2017.
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7. CARB 2008 Climate Change Scoping Plan: A Framework for Change. [http://www.arb.ca.gov/cc/scopingplan/document/adopted\\_scoping\\_plan.pdf](http://www.arb.ca.gov/cc/scopingplan/document/adopted_scoping_plan.pdf). December.
8. CARB 2014 Emission Factors Web Database model. Accessed at <https://www.arb.ca.gov/emfac/2014/>.

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13. City of Santee Community Services Department.
14. City of Santee General Plan, 2003.
15. City of Santee Zoning Ordinance.
16. City of Santee Parks and Recreation Facilities Master Plan Update, April 2017.
17. City of Santee Draft Multiple Species Conservation Subarea Plan, 2006.
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23. Federal Highway Administration (FHWA) Highway Traffic Noise: Analysis and Abatement Guidance. FHWA-HEP-10-025. December 2011.
24. Institute of Transportation Engineers, Trip Generation Handbook 8th Edition, 2009.
25. LSA. Initial Study for the Sustainable Santee Plan. Prepared for City of Santee, August 2017.
26. Navcon Engineering, Inc., SoundPLAN Essential version 3.0, 2015.
27. Office of Environmental Health Hazard Assessment (OEHHA) Air Toxics Hot Spots Program Guidance Manual for the Preparation of Risk Assessments (Guidance Manual), February 2015.

28. Padre Dam Municipal Water District Project Facility Availability Forms and Conditions of Approval for Sewer and Water dated May 4, 2017.
29. REC Consultants, Inc., Storm Water Quality Management Plan (SWQMP) for Lantern Crest Ridge II, July 2019.
30. REC Consultants, Inc., CEQA Drainage Study for Lantern Crest Ridge Addition, dated April 1, 2019.
31. San Diego Air Pollution Control District (SDAPCD) Resolution Adopting Amended Rule 20.1 – New Source Review – General Provisions; Rule 20.2 – New Source Review – Non-Major Stationary Sources; Rule 20.3 – New Source Review – Major Stationary Sources And Prevention of Significant Deterioration (PSD) Stationary Sources; Rule 20.4 – New Source Review – Portable Emission Units; and Rule 20.6 – Standards for Permit to Operate Air Quality Analysis, of Regulation II of the Rules and Regulations of the San Diego Air Pollution Control District. Resolution Number 16-041, April 2016.
32. San Diego Association of Governments (SANDAG), Transportation Forecast Information Center. Series 13 Traffic Volume Forecast. Accessed at <http://tfic.sandag.org/> on April 10, 2018.
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**The following appendices may be downloaded from the City's Website at the following link:**  
**<https://www.cityofsanteeca.gov/services/project-environmental-review>**

## **APPENDICES**

- A: Air Quality and Greenhouse Gas Model Results (California Emissions Estimator Model Output Files), RECON Environmental, Inc., November 1, 2019
- B: Revised Lantern Crest Ridge II Senior Care Project Traffic Impact Study, Darnell and Associates, Inc., April 30, 2018
- C: A Biological Resources Survey Report for the Lantern Crest Ridge II Property, Vince Scheidt, June 2018
- D: Lantern Crest/Santee Seniors Annual Management Report, J. Whalen Associates, Inc.
- E: 2017 Annual Report and 2018 Work Plan for the Lantern Crest Open Space Preserve Memorandum, Cummings Environmental, Inc., January 3, 2018
- F: Results of the Archaeological Survey for the Lantern Crest Ridge II Project, RECON Environmental Inc., September 17, 2018
- G: Energy Use Calculations, RECON Environmental, Inc., November 4, 2019
- H-1: Report of Geotechnical Investigation, Group Delta Consultants, Inc., June 19, 2017
- H-2: Geotechnical Investigation Addendum, Group Delta Consultants, Inc., May 30, 2019
- H-3: Geotechnical Investigation Addendum #2, Group Delta Consultants, Inc., August 19, 2019
- I: Phase I Environmental Site Assessment, CERES, Corp. (Parcel #383-142-04-00), May 3, 2017
- J: Determination of No Hazard to Air Navigation, Federal Air Administration, April 2, 2018
- K: AM&M Proposal for Lantern Crest Ridge II, Firewise2000, Inc., June 27, 2018
- L: Storm Water Quality Management Plan (SWQMP) for Lantern Crest Ridge II, REC Consultants, Inc., July 2019
- M: CEQA Drainage Study for Lantern Crest Ridge Addition, REC Consultants, Inc., April 1, 2019
- N: Revised Parking Analysis for the Proposed Lantern Crest Ridge II Senior Living Assisted and Memory Care Development, Darnell and Associates, Inc., July 30, 2019.
- O: Noise Modeling Results (SoundPLAN Output Files), RECON Environmental, Inc., April 10, 2018
- P: School Facility Availability Letters, Santee School District and Grossmont Union High School District, May 17 and May 15, 2017, respectively
- Q: Lantern Crest Ridge II Assisted Living Construction Traffic, Darnell and Associates, Inc., October 31, 2019
- R: Public Service Availability Forms from the Padre Dam Municipal Water District, May 4, 2017

## EXHIBIT B: MMRP

Mitigation, Monitoring, and Reporting Program			
Mitigation Measure	Timing of Verification	Responsible for Verification	Status/Date/Initials
<b>Biological Resources</b>			
<p><b>BIO-1: Diegan Coastal Sage Scrub Habitat</b>            Prior to grading permit issuance, the applicant shall secure no less than 2.02 acres of Diegan coastal sage scrub habitat (at a 2:1 mitigation ratio) at <del>the Willow Road Conservation Bank, which is fully endowed to provide a non-wasting funding source that pays for management, and is protected with a Conservation Easement (CE) over the entire property. If the Willow Road Conservation Bank were unavailable, the applicant would secure no less than 2.02 acres of Diegan coastal sage scrub habitat (at a 2:1 mitigation ratio) at another</del> location approved by the City, CDFW, and USFWS <u>that would be similarly subject to perpetual conservation with a recorded CE and require a non-wasting endowment to fund management in perpetuity.</u></p>	Prior to Construction	City of Santee/ Qualified Biologist	
<p><b>BIO-2: Non-Native Grassland Habitat</b>            Prior to grading permit issuance, the applicant shall secure no less than 1.30 acres of non-native grassland habitat (at a 1:1 mitigation ratio) at <del>the Willow Road Conservation Bank, which is fully endowed to provide a non-wasting funding source that pays for management, and is protected with a Conservation Easement (CE) over the entire property. If the Willow Road Conservation Bank were unavailable, the applicant would secure no less than 2.02 acres of Diegan coastal sage scrub habitat (at a 2:1 mitigation ratio) at another</del> location approved by the City, CDFW, and USFWS <u>that would be similarly subject to perpetual conservation with a recorded CE and require a non-wasting endowment to fund management in perpetuity.</u></p>	Prior to Construction	City of Santee/ Qualified Biologist	
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<b>Mitigation, Monitoring, and Reporting Program</b>			
Mitigation Measure	Timing of Verification	Responsible for Verification	Status/Date/Initials
be delayed until such time as nesting is complete. The results of the survey shall be provided in a report to the City Planning Department, for concurrence with the conclusions and recommendations.			
<b>Cultural Resources</b>			
<p><b>CUL-1: Archaeological Monitoring</b>            If during grading or construction activities, unanticipated cultural resources are discovered on the project site, work shall be halted immediately within 50 feet of the discovery and the resources shall be evaluated by a qualified archaeologist and the most likely descendant Tribe (Tribe) and the Viejas Band of Kumeyaay Indians. Any unanticipated cultural resources that are discovered shall be evaluated and a final report prepared by the qualified archaeologist. The report shall include a list of the resources discovered, documentation of each site/locality, and interpretation of the resources identified, and the method of preservation and/or recovery for identified resources. If the qualified archaeologist determines the cultural resources to be either historic resources or unique archaeological resources, avoidance and/or mitigation will be required pursuant to and consistent with CEQA Guidelines Section 15064.5(c) and Public Resources Code Section 21083.2. This mitigation measure shall be incorporated into all construction contract documentation.</p>	During Construction	City of Santee/ Qualified Archaeologist	
<p><b>CUL-2: Tribal Cultural Monitoring</b>            A Tribal Cultural Monitor shall be present for all ground disturbing activities associated with the project. Should any cultural or tribal cultural resources be discovered, no further grading shall occur in the area of the discovery until the Director of Development Services, or designee, is satisfied that treatment of the resource has occurred. In the event that a unique archaeological resource or tribal cultural resource is discovered, and in accordance with Public Resources Code Section 21083.2(b)(1), (2), and (4), the resource shall be moved and buried in an open space area of the project site, such as slope areas, which will not be subject to further grading activity, erosion, flooding, or any other ground disturbance that has the potential to expose the resource. The onsite area to which the resource is moved shall be protected in perpetuity as permanent open space. No identification of the resource shall be made onsite; however, the project applicant shall plot the new location of the resource on a map showing latitudinal and longitudinal coordinates and provide that map to the Native American Heritage Commission for inclusion in the Sacred Lands File. Disposition of the resources shall be at the discretion of the City of Santee.</p>	During Construction	City of Santee/ Qualified Archaeologist	
<p><b>CUL-3: Human Remains</b>            If during grading or construction activities, human remains are encountered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the San Diego County Coroner has</p>	During Construction	City of Santee/ Qualified Archaeologist	

<b>Mitigation, Monitoring, and Reporting Program</b>			
Mitigation Measure	Timing of Verification	Responsible for Verification	Status/Date/Initials
made the necessary findings as to origin. Further, pursuant to California Public Resources Code Section 5097.98(b), remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within a reasonable time frame. Subsequently, the Native American Heritage Commission shall identify the most likely descendant. The most likely descendant shall then make recommendations and engage in consultations concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. This mitigation measure shall be incorporated into all construction contract documentation.			
<b>Geology and Soils</b>			
<b>GEO-1: Geotechnical/Geological Engineering Recommendations</b> Prior to any ground-disturbing construction activities, the project applicant shall incorporate the recommendations of the geotechnical/geological engineering studies prepared by GEOCON, Inc. into project plans related to the proposed project. The project's building plans shall demonstrate that they incorporate all applicable recommendations of the design-level geotechnical study and comply with all applicable requirements of the latest adopted version of the California Building Code. A licensed professional engineer shall prepare the plans, including those that pertain to soil engineering, structural foundations, pipeline excavation, and installation. All on-site soil engineering activities shall be conducted under the supervision of a licensed geotechnical engineer or certified engineering geologist.	Prior to Construction	City of Santee/ Contractor	
<b>Noise</b>			
<b>NOS-1: Construction Noise</b> Prior to issuance of any grading permit(s) for the project, the project applicant or its contractor(s) shall ensure that: <ul style="list-style-type: none"> <li>• All construction equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers.</li> <li>• Construction noise reduction methods such as shutting off idling equipment, maximizing the distance between construction equipment staging areas and occupied residential areas, and use of electric air compressors and similar power tools, rather than diesel equipment, shall be used where feasible.</li> <li>• During construction, stationary construction equipment shall be placed such that emitted noise is directed away from or shielded from sensitive noise receivers.</li> <li>• During construction, stockpiling and vehicle</li> </ul>	Prior to Construction	City of Santee/ Contractor	



<b>Mitigation, Monitoring, and Reporting Program</b>			
<b>Mitigation Measure</b>	<b>Timing of Verification</b>	<b>Responsible for Verification</b>	<b>Status/Date/Initials</b>
<p>staging areas shall be located as far as practical from noise sensitive receptors.</p> <ul style="list-style-type: none"> <li>The project shall be in compliance with the City's Noise Abatement and Control Ordinance such that construction shall occur on the weekdays (Monday through Friday) and Saturday between the hours of 7:00 a.m. to 7:00 p.m. and a notice of construction shall be mailed to all owners and occupants within 300 feet of the project site no more than 10 days before the start of construction. Construction hours, allowable workdays and the phone number of the job superintendent shall be clearly posted at all construction entrances to allow surrounding property owners and residents to contact the job superintendent. In the event that the City receives a complaint regarding construction noise, appropriate corrective actions shall be implemented and a report of the action provided to the reporting party.</li> </ul>			


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

Item 9

**MEETING DATE** September 9, 2020

**AGENDA ITEM NO.**

**ITEM TITLE** RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA APPROVING THE FIRST AMENDMENT TO LIEN AND DEVELOPMENT IMPACT FEE PAYMENT AGREEMENT FOR LANTERN CREST – PHASE III, AND AUTHORIZING THE CITY MANAGER TO EXECUTE SAID AMENDMENT. LOCATION: 8549 GRAVES AVENUE. DEVELOPER: SANTEE SENIOR RETIREMENT COMMUNITIES III, LLC (MICHAEL GRANT)

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

**SUMMARY**

This item requests City Council's approval of an amendment to the existing Lien and Development Impact Fee (DIF) Payment Agreement for the Lantern Crest – Phase III project that was approved at the May 23, 2018 City Council meeting. This phase constructs 113 multiple-family units and amenities within a single building. The building is nearing completion. The Developer has requested issuance of building occupancy with a revised schedule of the deferral of payment of impact fees due to the COVID-19 pandemic. The Developer's request is attached.

In accordance with the current agreement, on June 29, 2018 the Developer paid 100% of the Park-in-Lieu Fees and 50% of the Public Facilities Fees due. The remaining Drainage, Traffic, Traffic Signal, Regional Transportation Congestion Improvement Program and Public Facilities Fees are due in three installments with the first such installment due prior to the first occupancy with the subsequent installments to be paid over a one-year period with payments due at six-month intervals and at the fee rates in place at the time the installment payments are made.

The proposed amendment provides for the deferred fees to be due in three installments with the first such installment due no later than six (6) months after the issuance of a certificate of occupancy or June 30, 2021, whichever occurs first. The subsequent installments would be paid over a one-year period with payments due at six-month intervals similar to the original agreement. Fee amounts would be based on the fee rates in effect at the time of payment and are included in Exhibit B (AMENDED) to the First Amendment as an example only. These fee amounts may not reflect the actual cost due.

**FINANCIAL STATEMENT** 

Deferral would result in delay of receipt of some development impact fees. Payment of fees is secured by the recording of a lien against the project which will remain until such time as all fees have been paid.

**CITY ATTORNEY REVIEW**       N/A       Completed

**RECOMMENDATION** 

Adopt the Resolution:

1. Authorizing the approval of the First Amendment to the Lien and Development Impact Fee Payment Agreement for Lantern Crest – Phase III; and
2. Authorizing the City Manager to execute the First Amendment.

**ATTACHMENTS**

Resolution, with First Amendment attached  
Lien and Development Impact Fee Payment Agreement dated June 12, 2018  
Requests from Michael Grant dated July 7 and September 2, 2020

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA  
APPROVING THE FIRST AMENDMENT TO LIEN AND DEVELOPMENT IMPACT  
FEE PAYMENT AGREEMENT FOR LANTERN CREST – PHASE III, AND  
AUTHORIZING THE CITY MANAGER TO EXECUTE SAID AMENDMENT.  
LOCATION: 8549 GRAVES AVENUE**

**DEVELOPER: SANTEE SENIOR RETIREMENT COMMUNITIES III, LLC  
(MICHAEL GRANT)**

**WHEREAS**, on June 12, 2018 the City of Santee (“City”) and Santee Senior Retirement Communities III, LLC (“Developer”) entered into a Lien and Development Impact Fee Payment Agreement (“Agreement”) for Phase III of Lantern Crest; and

**WHEREAS**, in accordance with the Agreement, on June 29, 2018, the Developer paid 100% of the Park-in-Lieu Fees and 50% of the Public Facilities Fees due. The remaining Drainage, Traffic, Traffic Signal, Regional Transportation Congestion Improvement Program and Public Facilities Fees are due in three installments with the first such installment due prior to the first occupancy with the subsequent installments to be paid over a one-year period with payments due at six-month intervals and at the fee rates in place at the time the installment payments are made; and

**WHEREAS**, the Developer has requested an amendment to the Agreement as a result of the inability to partially occupy the structure due to the conditions of the COVID-19 pandemic; and

**WHEREAS**, the proposed First Amendment provides for the deferred fees that would to be due in three installments with the first such installment due no later than six (6) months after the issuance of a certificate of occupancy or June 30, 2021, whichever occurs first. The subsequent installments would be paid over a one-year period with payments due at six-month intervals similar to the original agreement. Fee amounts would be based on the fee rates in effect at the time of payment and are included in Exhibit B (AMENDED) to the First Amendment as an example only. These fee amounts may not reflect the actual cost due; and

**WHEREAS**, Staff recommends that the City Council approve the First Amendment, a copy of which is attached to this Resolution as Exhibit A and incorporated herein.

**NOW THEREFORE BE IT RESOLVED** that the City Council of the City of Santee, California, does hereby:

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

**Section 2. CEQA Compliance.** The City’s approval of this First Amendment to the Agreement does not constitute approval by the City of any development of the Property or of other activity on the Property that would have a direct or reasonably foreseeable indirect environmental impact pursuant to CEQA. (See 14 C.C.R. §§ 15060(c); 15378(b).)

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

**Section 3. Approval of Amendment.** The City Council hereby approves the First Amendment to the Agreement, in substantially the form attached to this Resolution as Exhibit "A," subject to any non-substantive revisions which do not increase the City's liability and are approved by the City Attorney, and authorizes the City Manager to execute the First Amendment.

**Section 4. Severability.** If any provision of this Resolution or the application of any such provision to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Resolution that can be given effect without the invalid provision or application, and to this end the provisions of this Resolution are severable. The City declares that the City would have adopted this Resolution irrespective of the invalidity of any particular portion of this Resolution.

**Section 5. Effective Date.** This Resolution shall become effective immediately upon its adoption.

**ADOPTED** by the City Council of the City of Santee, California, at a Regular meeting thereof held this 9th day of September 2020, by the following roll call vote to wit:

**AYES:**

**NOES:**

**ABSENT:**

**APPROVED:**

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

**ATTEST:**

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

Attachments:

Exhibit A – First Amendment to Lien and Development Impact Fee Payment Agreement

**RESOLUTION - EXHIBIT A**

RECORDING REQUESTED BY, AND WHEN  
RECORDED MAIL TO:

CITY OF SANTEE  
10601 MAGNOLIA AVE  
SANTEE, CA 92071

Attn: City Clerk

No transfer tax is due as this is a conveyance to a public  
Agency of less than a fee interest for which no cash  
consideration has been paid or received

For Recorder's Use Only

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**FIRST AMENDMENT TO  
LIEN AND DEVELOPMENT IMPACT FEE PAYMENT AGREEMENT**

This FIRST AMENDMENT TO LIEN AND DEVELOPMENT IMPACT FEE PAYMENT AGREEMENT ("First Amendment") is made and entered into as of \_\_\_\_\_ 2020, by and between SANTEE SENIOR RETIREMENT COMMUNITIES III, LLC ("Owner"), and the CITY OF SANTEE, a California charter city ("City"). City and Owner are sometimes referred to in this First Amendment individually as a "Party" and collectively as the "Parties." This First Amendment is entered into in light of the following recited facts (each a "Recital").

**RECITALS**

A. Owner is the owner of that certain real property in the City of Santee, County of San Diego, State of California, more particularly described as follows: Parcel "A" of the Certificate of Compliance document No. 2018-0046327, recorded February 5, 2018 in the County of San Diego, Official Records.

B. On August 27, 2008, the Santee City Council approved Conditional Use Permit 2007-12, a proposed congregate care facility for Alzheimer and assisted living care known as Lantern Crest – 8549 Graves Avenue, Phase 3 (the "Project"). The Project for this phase consists of 113 multi-family units.

C. City and Owner entered into that certain Lien and Development Impact Fee Payment Agreement dated June 12, 2018, and recorded in the Office of the San Diego County Recorder as Document Number 2018-02515560 ("Agreement"), which provides for deferral of collection of certain City Development Impact Fees.

D. City and Owner now desire to amend the Agreement to revise the fee payment schedule.

NOW, THEREFORE, in consideration of the Recitals and the terms and conditions set forth in this Agreement, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties set forth their mutual covenants and understandings as follows:

## TERMS

1. PAYMENT SCHEDULE. Section 3 of the Agreement is revised as follows (new language indicated by italicized text):

3. The balance of Developer Impact Fees will be divided into thirds, payable every six (6) months. See Exhibit "B" as an example of a one-third payment of remaining fees. Note, fee amounts shall be based on the fee rates in effect at the time of payment.

a. **Payment Amounts.** The first payment shall consist of 100% of all Park in Lieu and 50% of all Public Facilities Fees. Fee amounts shall be based on the fee rate in effect at the time of payment. The balance of Developer Impact Fees shall consist of one-third payments. Fee may be paid in advance and are based on the current fee ordinances in effect at the time of payment.

b. **Payment Schedule.** Payment of the first installment of Fees shall be made at time of building permit issuance and before August 15, 2018, whichever occurs first. The second payment shall be made *no later than six (6) months after the issuance of the certificate of occupancy or June 30, 2021, whichever occurs first.* The subsequent installment payments shall be made at six (6) month intervals. Final inspection and completion of the entire building shall be made prior to issuing a certificate of occupancy.

c. **Failure to Pay Fees Constitutes Material Breach.** Failure to timely pay any installment payment once it becomes due shall constitute a material breach of this Agreement, and the City may elect to demand immediate payment in full of all outstanding Fees or to charge interest on the amount(s) due but unpaid at a rate not to exceed the legal rate, accruing annually until paid in full. The Owner agrees to pay the City's costs incurred for recovering fees, which are due, but unpaid, including, but not limited to attorneys' fees, staff time and court costs.

2. CONFORMING CHANGES. Exhibit "B" to the Agreement is updated in conformance with the revisions to Section 3, as shown in "Exhibit 'B' (AMENDED)" attached to this First Amendment and incorporated herein.

3. CONTINUING EFFECT OF AGREEMENT. Except as amended by this First Amendment, all other provisions of the Agreement remain in full force and effect. From and after the date of this First Amendment, whenever the term "Agreement" appears in the Agreement, it shall mean the Agreement as amended by this First Amendment.

[SIGNATURES ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF, the Parties have caused this First Amendment to be executed and delivered by their respective representatives, thereunto duly authorized, as of the date first written above.

**CITY OF SANTEE**

**OWNER**

**SANTEE SENIOR RETIREMENT  
COMMUNITIES III, LLC**

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

Marlene Best, City Manager

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

Michael A. Grant, President of M. Grant  
Corporation, its Managing Member

Date: \_\_\_\_\_

Date: \_\_\_\_\_

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

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

Shawn Hagerty, City Attorney

Date: \_\_\_\_\_

Attachment: Exhibit "B" (Amended)



**CITY OF SANTEE  
EXHIBIT "B" (AMENDED)**

Date:	August 24, 2020		EXAMPLE *	
Project #:	G-1281		ONE THIRD DUE WITHIN 6 MONTHS OF CERTIFICATE OF	
Project Name:	Lantern Crest - Phase 3		OCCUPANCY AND PRIOR TO JUNE 30, 2021, WHICHEVER	
Project Status:	Tentative		OCCURS FIRST; PLUS AT 6 MONTHS AND ONE YEAR	
Prepared By:	John Keane		FROM FIRST INSTALLMENT PAYMENT	
<b>DRAINAGE FEE</b>				
	Zone	# Units	Fee Rate *	Total Fee
Single Family Residential	HL	0	\$4,766.00	\$0.00
	R1	0	\$3,735.00	\$0.00
	R1A	0	\$3,411.00	\$0.00
	R2	0	\$3,093.00	\$0.00
Multi-Family Residential	ALL	113	\$2,115.00	\$238,995.00
<b>TRAFFIC FEE</b>				
		# Units	Fee Rate	Total Fee
Single Family Residential	ALL	0	\$3,896.00	\$0.00
Multi-Family Residential	ALL	113	\$2,435.00	\$275,155.00
<b>TRAFFIC SIGNAL FEE</b>				
		# Units	Fee Rate	Total Fee
Single Family Residential	ALL	0	\$402.00	\$0.00
Multi-Family Residential	ALL	113	\$252.00	\$28,476.00
<b>PARK-IN-LIEU FEE</b>				
		# Units	Fee Rate	Total Fee
Single Family Residential	ALL	0	\$8,334.00	\$0.00
Multi-Family Residential	ALL	0	\$7,598.00	\$0.00
Mobile Home	ALL	0	\$4,163.00	\$0.00
<b>PUBLIC FACILITIES FEE</b>				
		# Units	Fee Rate	Total Fee
Single Family Residential	ALL	0	\$6,923.00	\$0.00
Multi-Family Residential	ALL	56.5	\$6,243.00	\$352,729.50
<b>RTCIP MITIGATION FEE</b>				
		# Units	Fee Rate	Total Fee
Single Family Residential	ALL	0	\$2,583.82	\$0.00
Multi-Family Residential	ALL	113	\$2,583.82	\$291,971.66
			<b>Total Fees</b>	<b>\$1,187,327.16</b>

**One Third of Total Fees**

**\$395,775.72**

**\* NOTE: FEE AMOUNTS WILL BE BASED ON THE FEE RATE IN EFFECT AT THE TIME OF PAYMENT AND ARE SHOWN ABOVE AS AN EXAMPLE AND MAY NOT REFLECT ACTUAL COST DUE**



RECORDING REQUESTED BY, AND WHEN  
RECORDED MAIL TO:

Jun 21, 2018 08:44 AM

OFFICIAL RECORDS

Ernest J. Dronenburg, Jr.,

SAN DIEGO COUNTY RECORDER

FEES: \$35.00 (SB2 Atkins: \$0.00)

CITY OF SANTEE  
10601 MAGNOLIA AVE  
SANTEE, CA 92071

PAGES: 8

Attn: City Clerk

No transfer tax is due as this is a conveyance to a public  
Agency of less than a fee interest for which no cash  
consideration has been paid or received

For Recorder's Use Only

**LIEN AND DEVELOPMENT IMPACT FEE PAYMENT AGREEMENT**

THIS LIEN AND DEVELOPMENT IMPACT FEE PAYMENT AGREEMENT ("Agreement") is made and entered into as of 6/12/18, by and between Santee Senior Retirement Communities III, LLC ("Owner"), and the CITY OF SANTEE, a California municipal corporation and charter city ("City") with reference to the following facts:

- A. Owner is the owner of that certain real property in the City of Santee, County of San Diego, State of California, more particularly described as follows: Parcel "A" of the Certificate of Compliance document No. 2018-0046327, recorded February 5, 2018 in the County of San Diego, Official Records.
- B. On August 27, 2008, the Santee City Council approved Conditional Use Permit 2007-12, a proposed congregate care facility for Alzheimer and assisted living care known as Lantern Crest – 8549 Graves Avenue, Phase 3 (the "Project"). The Project for this phase consists of 113 multi-family units.
- C. Owner has applied for a building permit(s) for the Project.
- D. Upon the issuance of Building Permits, certain City Development Impact Fees ("Fees") are due and payable pursuant to City's Municipal Code Chapter 16.26 and Chapter 16.04, and California Government Code Sections 66000 et. seq. The Development Impact Fees are more particularly described in Paragraph 1 below. Other fees or charges related to the Project, but not included in Paragraph 1 below, shall still be due and payable to the City in accordance to the City Municipal Code. Omission of such additional fees and charges from this Agreement shall not be a waiver of the obligation of Owner to pay such additional fees and charges.
- E. The City has found that a portion of the Fees are not immediately needed for public improvements required to serve the Project; deferral of collection of Fees would encourage development vital to the City; payment of Fees is adequately secured through this Agreement; and the deferral of Fees for the Portion of Project would not jeopardize the public health, safety and welfare.
- F. City has the authority to defer the payment of Fees.
- G. The law and the City's Municipal Code allow the City when issuing a building permit to require the property owner to execute a contract to pay Fees if such fee or charge is not fully paid prior to the issuance of building permits.
- H. City and Owner desire to enter into an Agreement deferring payment of Fees. A condition of this agreement is the Owner will make payment of all 100% of Park-in-Lieu and 50% of Public Facilities Fees, at time of building permit issuance and before August 15, 2018, whichever occurs first. All fees in this agreement are based on the current fee ordinances in effect at the time of

payment of fees. However, if the building permit is not issued on or before August 15, 2018, this Agreement will terminate, with the following results: (1) the Owner will not be obligated to make any payments of the Park-in-Lieu or Public Facilities Fees without receiving the building permit; (2) the City will not be obligated to extend this Agreement; and (3) the City and Owner may, but are under no obligation to, negotiate a new fee deferral agreement.

- I. The balance of developer impact fees will be divided into three (3) parts. The first third of these deferred payments is due simultaneously with or prior to Engineering Department’s sign-off of the “blue card” to approve the scheduling of the final building inspection of the structure that allows occupancy or use of the structure. Subsequent payments are due every six months from the time of a certificate of occupancy is issued. Fee may be paid in advance and will be based on the current fee ordinances in effect at the time of deferred payment.
- J. It is the Owner’s intent that the entire building be fully completed and ready for occupancy prior to the request for certificate of occupancy.

NOW, THEREFORE, THE PARTIES AGREE AS FOLLOWS:

- 1. **Development Impact Fees.** Owner agrees and acknowledges that it is obligated to pay all Fees in type and amount identified below and, in the absence of this Agreement, such Fees are due and payable upon issuance of building permits.

Development Impact Fee	Fee Rate*	Number of Units	Amount
Drainage Fee	\$ 1,939.00	113	\$ 219,107.00
Traffic Mitigation Fee	\$ 2,233.00	113	\$ 252,329.00
Traffic Signal Fee	\$ 231.00	113	\$ 26,103.00
Park in Lieu Fee	\$ 6,967.00	113	\$ 787,271.00
Public Facilities Fee	\$ 5,724.00	113	\$ 646,812.00
RTCIP Fee	\$ 2,404.14	113	\$ 271,667.82
TOTAL			\$ 2,203,289.82

- 2. **Payment of Development Impact Fees.** The first payment shall be made at time of building permit issuance and for 100% of all Park-In-Lieu and 50% of all Public Facilities Impact Fees for the entire project. See Exhibit “A” as an example of the first payment. Note, fee amounts shall be based on the fee rates in effect at the time of payment.
- 3. The balance of Developer Impact Fees will be divided into thirds, payable every six (6) months. See Exhibit “B” as an example of a one-third payment of remaining fees. Note, fee amounts shall be based on the fee rates in effect at the time of payment.
  - a. **Payment Amounts.** The first payment shall consist of 100% of all Park in Lieu and 50% of all Public Facilities Fees. Fee amounts shall be based on the fee rate in effect at the time of payment. The balance of Developer Impact Fees shall consist of one-third payments. Fee may be paid in advance and are based on the current fee ordinances in effect at the time of payment.
  - b. **Payment Schedule.** Payment of the first installment of Fees shall be made at time of building permit issuance and before August 15, 2018, whichever occurs first. The second payment shall be made simultaneously with or prior to issuance of a certificate of occupancy. The subsequent installment payments shall be made at six (6) month intervals. Final inspection and completion of the entire building shall be made prior to issuing a certificate of occupancy.
  - c. **Failure to Pay Fees Constitutes Material Breach.** Failure to timely pay any installment payment once it becomes due shall constitute a material breach of this

Agreement, and the City may elect to demand immediate payment in full of all outstanding Fees or to charge interest on the amount(s) due but unpaid at a rate not to exceed the legal rate, accruing annually until paid in full. The Owner agrees to pay the City's costs incurred for recovering fees, which are due, but unpaid, including, but not limited to attorneys' fees, staff time and court costs.

4. **Waiver.** By executing this Agreement, Owner **WAIVES AND RELEASES** the City from any and all claims arising out of or related to this Agreement, including claims relating to the amount and type of Fees as specified in Paragraph 1.
5. **Access.** Owner agrees to provide City staff immediate and unrestricted access to all parts of the building for which a certificate of occupancy has been granted. Owner agrees to provide reasonable access to all other areas of the building.
6. **Payment Method.** Owner on behalf of itself and its successors in interest, whether by inheritance, gift, bequest, devise, sale, conveyance, assignment or other method of transferring title or acquiring interest in or to any part of the Project or Property ("Successors"), agrees to pay the Fees by a method of payment satisfactory to the City in accordance with the terms of this Agreement. Owner further agrees that the City may cease processing the Project, including withholding certificates of occupancy and inspections if Fees are not paid as specified above.
7. **Other Rights.** All other rights of the parties shall remain unchanged, as if the Fees were paid at the time of permit issuance. Without limiting the foregoing, the Fees payable shall be those in effect at the time of execution of the Agreement as set forth in Paragraph 1.
8. **Recording.** This Agreement shall be recorded by the City in the Official Records of the County of San Diego, Office of the County Recorder and shall constitute a lien for the Fees binding upon and running with the Property. If the Owner sells or transfers the Property or any portion of the Property in any manner, Property shall not be released from any of the obligations, covenants, or conditions under this Agreement relating to the Property or portion of the Property being acquired.
9. **Release.** The burden of this Agreement shall be released from the title to the Property upon the payment of the Fees. Within a reasonable time following the payment of Fees, the City shall execute a "Release of Lien," which will be in standard form, approved by the City Attorney, releasing the burden of this Agreement from the title to the Property. The City will, upon the Owner having made final payment, acknowledge in writing to the Owner that the obligations of this Agreement have been satisfied.
10. **Recording Costs.** The Owner agrees and is obligated to pay all costs, if any, associated with the recording of the Agreement and Release of Lien.
11. **Representation.** Each signatory to this Agreement represent, warrants, and certifies that he/she has the authority to enter into this Agreement on behalf of the Owner, the agencies/companies/trusts, respective officers, directors, and/or trustees they represent (collectively "Applicants") and that this Agreement shall be binding upon and constitute an obligation of the Applicants.
12. **Severability.** The unenforceability, invalidity, or illegality of any provision(s) of this Agreement shall not render the other provisions unenforceable, invalid, or illegal. Waiver by any party of any portion of this Agreement shall not constitute waiver of any other portion thereof.

IN WITNESS WHEREOF, this Agreement is executed by the CITY OF SANTEE acting by and through its designated and authorized representative thereto, and by the Owner/Applicant.

Date: 5-18-18

"Owner/Applicant"

Santee Senior Retirement Communities III, LLC

By Michael A. Grant  
Michael A. Grant, President of M. Grant Corporation,  
Its: Managing Member

Date: 6-5-18

CITY OF SANTEE  
A California municipal corporation

By Marlene Best  
Marlene Best

Its: City Manager

Date: 6/12/18

APPROVED AS TO FORM

BEST BEST & KRIEGER LLP  
By [Signature]

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

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

State of California )  
County of San Diego )

On June 15, 2018 before me, Sara B. Real, Notary Public  
Date Here Insert Name and Title of the Officer

personally appeared Marlene D. Best, City Manager  
Name(s) of Signer(s)

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

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

WITNESS my hand and official seal.



Signature Sara B. Real  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_ Document Date: \_\_\_\_\_  
Number of Pages: \_\_\_\_\_ Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

**ALL PURPOSE ACKNOWLEDGEMENT**

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

STATE OF CALIFORNIA }  
COUNTY OF \_\_\_\_\_ }

On 6/19/18 before me, A. Fagan, Notary

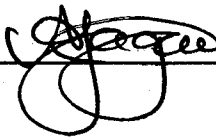
(Insert Name and Title of Officer)

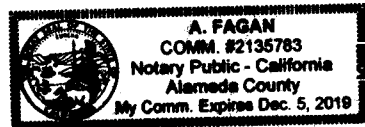
personally appeared Michael A. Grant

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

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

Witness my hand and official seal.

Signature 



(This area for official notarial seal)



**CITY OF SANTEE  
EXHIBIT "A"**

Date:	May 9, 2018			
Project #:	G-1281			
Project Name:	Lantern Crest - Phase 3			
Project Status:	Tentative		EXAMPLE *	
Prepared By:	John Keane		FEES DUE AT BUILDING PERMIT ISSUANCE	
<b>DRAINAGE FEE</b>				
	Zone	# Units	Fee Rate *	Total Fee
Single Family Residential	HL	0	\$4,370.00	\$0.00
	R1	0	\$3,425.00	\$0.00
	R1A	0	\$3,128.00	\$0.00
	R2	0	\$2,836.00	\$0.00
Multi-Family Residential	ALL	0	\$1,939.00	\$0.00
<b>TRAFFIC FEE</b>				
		# Units	Fee Rate *	Total Fee
Single Family Residential	ALL	0	\$3,572.00	\$0.00
Multi-Family Residential	ALL	0	\$2,233.00	\$0.00
<b>TRAFFIC SIGNAL FEE</b>				
		# Units	Fee Rate *	Total Fee
Single Family Residential	ALL	0	\$369.00	\$0.00
Multi-Family Residential	ALL	0	\$231.00	\$0.00
<b>PARK-IN-LIEU FEE</b>				
		# Units	Fee Rate *	Total Fee
Single Family Residential	ALL	0	\$7,642.00	\$0.00
Multi-Family Residential	ALL	113	\$6,967.00	\$787,271.00
Mobile Home	ALL	0	\$3,817.00	\$0.00
<b>PUBLIC FACILITIES FEE</b>				
		# Units	Fee Rate *	Total Fee
Single Family Residential	ALL	0	\$6,348.00	\$0.00
Multi-Family Residential	ALL	56.5	\$5,724.00	\$323,406.00
<b>RTCIP MITIGATION FEE</b>				
		# Units	Fee Rate *	Total Fee
Single Family Residential	ALL	0	\$2,404.14	\$0.00
Multi-Family Residential	ALL	0	\$2,404.14	\$0.00
			<b>Total Fees</b>	<b>\$1,110,677.00</b>

**\* NOTE: FEE AMOUNTS WILL BE BASED ON THE FEE RATE IN EFFECT AT THE TIME OF PAYMENT AND ARE SHOWN ABOVE AS AN EXAMPLE AND MAY NOT REFLECT ACTUAL COST DUE**

**CITY OF SANTEE  
EXHIBIT "B"**

Date:	May 9, 2018			
Project #:	G-1281			
Project Name:	Lantern Crest - Phase 3			
Project Status:	Tentative	EXAMPLE *		
Prepared By:	John Keane	ONE THIRD DUE AT OCCUPANCY AND 6 MONTHS AND ONE YEAR		
<b>DRAINAGE FEE</b>				
	Zone	# Units	Fee Rate *	Total Fee
Single Family Residential	HL	0	\$4,370.00	\$0.00
	R1	0	\$3,425.00	\$0.00
	R1A	0	\$3,128.00	\$0.00
	R2	0	\$2,836.00	\$0.00
Multi-Family Residential	ALL	113	\$1,939.00	\$219,107.00
<b>TRAFFIC FEE</b>				
		# Units	Fee Rate *	Total Fee
Single Family Residential	ALL	0	\$3,572.00	\$0.00
Multi-Family Residential	ALL	113	\$2,233.00	\$252,329.00
<b>TRAFFIC SIGNAL FEE</b>				
		# Units	Fee Rate *	Total Fee
Single Family Residential	ALL	0	\$369.00	\$0.00
Multi-Family Residential	ALL	113	\$231.00	\$26,103.00
<b>PARK-IN-LIEU FEE</b>				
		# Units	Fee Rate *	Total Fee
Single Family Residential	ALL	0	\$7,642.00	\$0.00
Multi-Family Residential	ALL	0	\$6,967.00	\$0.00
Mobile Home	ALL	0	\$3,817.00	\$0.00
<b>PUBLIC FACILITIES FEE</b>				
		# Units	Fee Rate *	Total Fee
Single Family Residential	ALL	0	\$6,348.00	\$0.00
Multi-Family Residential	ALL	56.5	\$5,724.00	\$323,406.00
<b>RTCIP MITIGATION FEE</b>				
		# Units	Fee Rate *	Total Fee
Single Family Residential	ALL	0	\$2,404.14	\$0.00
Multi-Family Residential	ALL	113	\$2,404.14	\$271,667.82
			<b>Total Fees</b>	<b>\$1,092,612.82</b>

**One Third of Total Fees**

**\$364,204.27**

\* NOTE: FEE AMOUNTS WILL BE BASED ON THE FEE RATE IN EFFECT AT THE TIME OF PAYMENT AND ARE SHOWN ABOVE AS AN EXAMPLE AND MAY NOT REFLECT ACTUAL COST DUE

## MEMORANDUM

TO: Marlene Best & Melanie Kush

July 7, 2020

RE: Request for Extension of Impact Fee Deferral Agreement

FROM: Santee Senior Retirement Communities III, LLC

### Background:

The City entered into an agreement to partially defer Impact Fees for the Phase 3 building at Lantern Crest. The parties contemplated the initial payment pursuant to the Deferral Agreement to be made upon occupancy of the building and subsequent payments to be made as occupancy increased during the lease-up of the building.

As a result of the COVID-19 pandemic, construction slowed a little; however, the primary challenge has been marketing and potentially moving elderly people into the new building. We have found that seniors are reluctant to move or make significant changes in their current housing needs because of the uncertainty of the virus and the confusing media associated with it. The restrictions imposed by the CDC severely restrict the ability to provide tours through the new building when residents are living at the new building. Consequently, we are providing tours through the new building but not moving anyone in until we have a significant number of reservations ready to move-in and occupy the building.

### Request

We are requesting that the Deferral Agreement be amended to extend the time for payment for six months and that the fees not be increased during that extension period. Subsequent payments would also be extended by six months for each installment.

## MEMORANDUM

TO Melanie Kush

September 2, 2020

RE: Request for extension of Impact Fee Deferral Agreement

FROM: Lantern Crest Care Community

In accordance with your request, the following is intended to provide some further explanation in support of the request for an extension of the Impact Fee Deferral Agreement associated with the Phase 3 building at Lantern Crest. Specifically, the request to not raise the rate of initial fees associated with the first payment.

As previously discussed, the impacts of the COVID-19 pandemic have been extremely significant for the Lantern Crest Senior Care Community. State mandated "Stay at Home" orders along with special procedures to manage the potential impacts of the virus at Lantern Crest have been severe and very burdensome.

Additional costs and labor have included special equipment, temperature taking of all residents, staff and limiting visitors. Some of the special tasks assumed included delivering in excess of 600 meals per day to resident rooms. Furthermore, excessive cleaning efforts have presented enormous demands on staff and management. Monitoring all activities of residents, their family members and guests has been extremely demanding.

Testing all staff was challenging initially because securing tests was virtually impossible for the first few months. After finally securing tests, more than 100 employees were tested (and fortunately all tested negative). Difficulties have remained and most of the time, the County and CDC would not give or sell us tests. Lantern Crest eventually found some tests and purchased them on their own.

Extensive cleaning efforts have been employed. Staff has been required to wash their hands 25 times every day. No one with a temperature or who has

traveled and been involved in group gatherings has been permitted into Lantern Crest.

Of course, many residents have been upset about all the restrictions and limitations on gathering in groups. Constraints on visitations with family members has also been difficult.

In an effort to protect elderly residents and staff, Lantern Crest incurred some expensive special equipment. Three facial recognition and thermal imaging devices were purchased. Lantern Crest also purchased a UVC machine to use in disinfecting certain target areas at Lantern Crest. This equipment is designed to use light radiation to disinfect air and surfaces. The equipment is currently used by Sharp Hospital in their surgical rooms. Lantern Crest is the only senior care community in San Diego with these devices.

In conclusion, the financial impacts from COVID-19 have been severe on many businesses and numerous people. Probably no more so than at senior care facilities. The residents at Lantern Crest are the target group identified as most vulnerable. The time and expense has been significant.

We believe this request is extremely modest in comparison to the costs borne by Lantern Crest. We hope and pray that the City will feel a strong sense of obligation to our parents and grandparents and to the people who risk their lives daily to care for them.

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

**Item 10**

**MEETING DATE**      September 9, 2020

**AGENDA ITEM NO.**

**ITEM TITLE**      **RESOLUTION AUTHORIZING AN INCREASE IN CHANGE ORDER AUTHORIZATION FOR THE DESIGN BUILD CONTRACT WITH WESTERN AUDIO VISUAL FOR THE COUNCIL CHAMBER AV UPGRADES (CIP 2016-51) PROJECT AND AMENDING THE PROJECT BUDGET ACCORDINGLY**

**DIRECTOR/DEPARTMENT**      Annette Ortiz, City Clerk *AJ.*

**SUMMARY**

This item requests City Council authorize a \$37,148.00 increase in the change order authorization (from \$34,123.00 to \$71,271.00 total) for the design build contract with Western Audio Visual for the Council Chamber AV Upgrades project to provide for the installation of the Tightrope media system. This contract was awarded by the City Council on July 22, 2020 in the amount of \$341,230.93 and the City Manager was authorized to approve change orders in a total amount not to exceed \$34,123.00. The remaining change order budget is \$4,915.18.

There are two options available to the City for broadcasting City Council meetings: (1) utilizing the County Office of Education's feed, or (2) launching the City's own Public, Educational, and Governmental ("PEG") channel provided by Cox and AT&T. City staff recommends that the City host its own PEG channel, because that approach allows the City to maintain more control over content and not share programming with the County or other cities. Hosting the City's own PEG channel would allow the City to broadcast programming specific to Santee citizens.

Installing the Tightrope media cablecast system would allow the City to host its own channel. The system is an affordable live and on-demand solution that eliminates the need for costly third-party hardware and services. This system will consolidate the workflow, and enable smooth remote system management from anywhere, on any device. The system will allow staff to insert content in advance and develop a schedule to ensure we are not fined by the cable companies for a blank screen being broadcast to viewers. This system will work with the City's agenda management software to allow staff to attach agendas and meeting minutes on the website for easy chapter marking for quick playback. The cost for Western Audio Visual to furnish and install the system in the Council Chamber is \$32,062.74.

Staff requests City Council authorize a \$37,148.00 increase in the City Manager's change order authorization for the design build contract with Western Audio Visual (for a total change order authorization of \$71,271.00) to provide for the installation of the Tightrope media cablecast system and other unforeseen changes or improvements.

**ENVIRONMENTAL REVIEW**      N/A

**FINANCIAL STATEMENT** *fn*

Funding for the additional change order authorization will ultimately be provided by PEG fees which are restricted for use to a project such as this. An advance from the General Fund will initially be required which will be repaid as PEG fees are received over the next two years. The total revised project budget is \$447,023.00.

**CITY ATTORNEY REVIEW**       N/A       Completed

**RECOMMENDATION** *MSB*

Adopt the attached Resolution increasing the City Manager's change order authorization by \$37,148.00 to a total of \$71,271.00 for the design build contract with Western Audio Visual for the Council Chamber AV Upgrade project and amending the project budget accordingly.

**ATTACHMENTS**

Resolution

**RESOLUTION NO. \_\_\_\_-2020**

**RESOLUTION AUTHORIZING AN INCREASE IN CHANGE ORDER  
AUTHORIZATION FOR THE DESIGN BUILD CONTRACT WITH WESTERN AUDIO  
VISUAL FOR THE COUNCIL CHAMBER AV UPGRADES (CIP 2016-51) PROJECT  
AND AMENDING THE PROJECT BUDGET ACCORDINGLY**

**WHEREAS**, on July 22, 2020, the City Council awarded to Western Audio Visual the design build contract for the Council Chamber AV Upgrades (CIP 2016-51) project in the amount of \$341,230.93, and the City Manager was authorized to approve change orders in a total amount not to exceed \$34,123.00; and

**WHEREAS**, there are two options available to the City for broadcasting City Council meetings: (1) utilizing the County Office of Education's feed, or (2) launching the City's own Public, Educational, and Governmental ("PEG") channel provided by Cox and AT&T; and

**WHEREAS**, staff recommends that the City host its own PEG channel, to allow the City to control the content, and to allow the City to broadcast programming specific to Santee citizens; and

**WHEREAS**, installing the Tightrope media cablecast system would allow the City to host its own PEG channel; and

**WHEREAS**, the Tightrope system is an affordable live and on-demand solution that eliminates the need for costly third-party hardware and services, and will consolidate workflow, enable smooth remote system management from anywhere, on any device; and

**WHEREAS**, the Tightrope system will allow staff to insert content in advance and develop a schedule to ensure that the City is not fined by the cable companies for a blank screen being broadcast to viewers; and

**WHEREAS**, the Tightrope system will work with the City's agenda management software to allow staff to attach City agendas and meeting minutes on the website for easy chapter marking for quick playback; and

**WHEREAS**, the cost for Western Audio Visual to furnish and install the system in the Council Chamber is \$32,062.74; and

**WHEREAS**, staff requests City Council authorize a \$37,148.00 increase in the City Manager's change order authorization for the design build contract with Western Audio Visual (for a total change order authorization of \$71,271.00) to provide for the installation of the Tightrope media cablecast system and other unforeseen changes or improvements.

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



**RESOLUTION NO. \_\_\_\_-2020**

The City Manager is authorized to approve change orders to the design build contract with Western Audio Visual for the Council Chamber AV Upgrades (CIP 2016-51) project in a total amount not to exceed \$71,271.00, and the project budget is amended accordingly.

**ADOPTED** by the City Council of the City of Santee, California, at a Regular Meeting thereof held this 9<sup>th</sup> day of September 2020, by the following roll call vote to wit:

**AYES:**

**NOES:**

**ABSENT:**

**APPROVED:**

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**JOHN W. MINTO, MAYOR**

**ATTEST:**

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**ANNETTE ORTIZ, CMC, CITY CLERK**

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

**Item 11**

**MEETING DATE**      September 9, 2020

**AGENDA ITEM NO.**

**ITEM TITLE**    RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA AUTHORIZING THE CITY MANAGER TO EXECUTE A PROFESSIONAL SERVICES AGREEMENT WITH KOA CORPORATION FOR TRAFFIC ENGINEERING SERVICES FOR DEVELOPING THE CITYWIDE LOCAL ROADWAY SAFETY PLAN

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



**SUMMARY**

The City received a Caltrans Local Roadway Safety Plan Program grant to develop a Citywide Local Roadway Safety Plan (LRSP). To develop the plan, the City will conduct a citywide traffic safety review, to include the identification of high crash locations and counter measures that improve safety. The plan will develop projects for the implementation of proposed counter measures. The LRSP is required for the Year 2022 cycle of the Highway Safety Improvement Program grant applications.

The City publicized a Request for Proposals in June 2020 and received eight proposals from traffic engineering consulting firms. Staff reviewed the proposals in accordance with Caltrans requirements. KOA Corporation is the top-ranked firm based on the rating of proposals and consideration of the scope of work, relevant experience, past performance, and cost. The contract amount proposed by KOA Corporation is \$63,819 which is under the budgeted amount of \$65,000.

This item requests City Council to authorize the City Manager to execute a professional services agreement with KOA Corporation for traffic engineering services for developing the Citywide Local Roadway Safety Plan.

**ENVIRONMENTAL REVIEW**

This action is exempt from the requirements of the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines section 15378 and section 15061 (b)(3).

**FINANCIAL STATEMENT:**



At its May 27, 2020 meeting, the City Council appropriated grant funds in the amount of \$64,800 with a local match in the amount of \$7,200 funded by Traffic Mitigation Fees. The total estimated cost for the project is \$72,000 including contract cost, staff time, and environmental documentation. The contract amount with KOA Corporation is \$63,819.

**CITY ATTORNEY REVIEW**

N/A

Completed

**RECOMMENDATION:**



Adopt resolution authorizing the City Manager to execute a professional services agreement with KOA Corporation in an amount not to exceed \$63,819.

**ATTACHMENTS**

Resolution  
Summary of Proposals

## RESOLUTION NO.

### RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA AUTHORIZING THE CITY MANAGER TO EXECUTE A PROFESSIONAL SERVICES AGREEMENT WITH KOA CORPORATION FOR TRAFFIC ENGINEERING SERVICES FOR DEVELOPING THE CITYWIDE LOCAL ROADWAY SAFETY PLAN

**WHEREAS**, Caltrans offers grant funding for traffic safety improvements through the Highway Safety Improvement Program (HSIP); and

**WHEREAS**, the City has successfully applied for and received many HSIP grants for roadway safety improvements; and

**WHEREAS**, starting in the Year 2022 cycle a Local Roadway Safety Plan (LRSP) will be required for an agency to apply for HSIP grants; and

**WHEREAS**, the City has received a Caltrans Local Roadway Safety Plan Program grant; and

**WHEREAS**, on May 27, 2020, the City Council appropriated funds for the LRSP; and

**WHEREAS**, the City publicized a Request for Proposals in June 2020 and received eight proposals from traffic engineering consulting firms; and

**WHEREAS**, staff reviewed the proposals and ranked the eight consulting firms in accordance with Caltrans requirements; and

**WHEREAS**, KOA Corporation is the top-ranked firm based on a rating of proposals; and

**WHEREAS**, the contract amount of \$63,819 proposed by KOA Corporation is under the budgeted amount of \$65,000.

**NOW, THEREFORE BE IT RESOLVED** that 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 into this Resolution by this reference.

**SECTION 2. CEQA Compliance.** The City Council finds that this Resolution is not subject to the California Environmental Quality Act ("CEQA") pursuant to Section 15061(b)(3) (the activity is covered by the common sense exemption that CEQA only applies to projects which have the potential for causing a significant effect on the environment ) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because this Resolution has no potential for resulting in a significant effect on the environment.

**SECTION 3. Approval of Agreement.** The City Council hereby authorizes the City Manager to execute a professional services agreement with KOA Corporation in an amount not to exceed \$63,819 for traffic engineering services for developing the Citywide Local Roadway Safety Plan.

**RESOLUTION NO.**

**SECTION 4. Severability.** If any provision of this Resolution or the application of any such provision to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Resolution that can be given effect without the invalid provision or application, and to this end the provisions of this Resolution are severable. The City declares that the City would have adopted this Resolution irrespective of the invalidity of any particular portion of this Resolution.

**SECTION 5. Effective Date.** This Resolution shall become effective immediately upon its adoption.

**ADOPTED** by the City Council of the City of Santee, California, at a Regular Meeting thereof held this 9<sup>th</sup> day of September 2020, by the following roll call vote to wit:

**AYES:**

**NOES:**

**ABSENT:**

**APPROVED:**

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

**ATTEST:**

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

## Summary of Proposals

1. Kimley Horn and Associates, Inc.	\$64,987
2. STC Traffic, Inc.	\$60,000
3. Chen Ryan Associates	\$65,000
4. Linscott, Law & Greenspan, Engineers	\$59,294
5. Michael Baker International	\$64,870
6. Minagar & Associates, Inc.	\$63,919
7. Rick Engineering Company	\$64,985
8. KOA Corp.	\$63,819



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

Item 12

**MEETING DATE** September 9, 2020

**AGENDA ITEM NO.**


**ITEM TITLE** A REQUEST FOR CITY MANAGER AUTHORIZATION TO EXECUTE A COST SHARE AGREEMENT WITH TEN NAMED PARTIES IN THE BACTERIA INVESTIGATIVE ORDER R9-2019-0014

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

**SUMMARY** On June 12, 2019, the San Diego Regional Water Quality Control Board (“Regional Board”) issued Investigative Order R9-2019-0014 “To Submit Technical and Monitoring Reports to Identify and Quantify the Sources and Transport Pathways of Human Fecal Material to the Lower San Diego River Watershed” (“Order”). The Order names the following agencies: California Department of Transportation, City of El Cajon, City of La Mesa, City of San Diego, City of Santee, County of San Diego, San Diego County Sanitation District, Metropolitan Transit System, Padre Dam Municipal Water District, and San Diego State University (collectively referred to as “Parties”). As a result of this Order, the City included the estimated costs to comply within the currently adopted Capital Improvement Program project budget titled “San Diego River Bacteria Reduction (Investigative Order)”.

The affected Parties have agreed to work collaboratively and share costs relating to the development of the initial investigation required by this Order. The Parties have retained the services of the “Southern California Coastal Water Research Project” to serve as technical lead for this Cost Share Agreement (“Agreement”) including assisting the Parties in implementing a work plan and preparing the required technical and monitoring reports to identify and investigate potential sources of human fecal material, evaluate transport pathways, and quantify the amount that each source contributes, if any, to the Lower San Diego River. Once this investigation is complete, each Party will be required to individually address how the data obtained in this investigation will be used to assess the effectiveness of the Responsible Party’s program in preventing discharges of human fecal material in the Lower San Diego River, its tributaries, and downstream coastal waters.

This Agreement becomes effective on the date of the last signature and continues in effect until terminated, but no longer than five (5) years after the Effective Date.

**FINANCIAL STATEMENT**  Funding for this cost share agreement is appropriated within the Capital Improvement Program FY2020-2024 adopted budget, with identified funding to be provided by the General Fund totaling \$200,000 through FY 2023-24. The City’s cumulative total cost share will not exceed \$222,193, in accordance with the San Diego County Board of Supervisors’ authorization of the San Diego River Investigative Order Cost Share Agreement on August 5, 2020.

**CITY ATTORNEY REVIEW**       N/A       Completed

**RECOMMENDATION**   
Authorize the City Manager to execute a Cost Share Agreement with ten named parties in the bacteria investigative order R9-2019-0014.

**ATTACHMENT**  
Cost Share Agreement

## **COST-SHARE AGREEMENT**

### **San Diego Regional Water Quality Control Board San Diego River Investigative Order: Technical and Monitoring Reports**

This Cost Share Agreement (“Agreement”), is entered into by and between: California Department of Transportation (“Caltrans”), City of El Cajon (“El Cajon”), City of La Mesa (“La Mesa”), City of San Diego (“San Diego”), City of Santee (“Santee”), County of San Diego (“County”), San Diego County Sanitation District (“Sanitation District”), Metropolitan Transit System (“MTS”), Padre Dam Municipal Water District (“Padre Dam”), and San Diego State University (“SDSU”) (individually “Party,” and collectively “Parties”).

### **RECITALS**

WHEREAS, on June 12, 2019, the San Diego Regional Water Quality Control Board (“Regional Board”) issued Investigative Order R9-2019-0014 *“To Submit Technical and Monitoring Reports to Identify and Quantify the Sources and Transport Pathways of Human Fecal Material to the Lower San Diego River Watershed”* (“Order”), attached as Exhibit A to this Agreement; and

WHEREAS, the Order alleges that suspected sources of bacteria and transport pathways to the San Diego River are as follows: sanitary sewer overflows from publicly owned sewer collection systems; sewage spills from privately-owned lateral sewer lines; exfiltration from publicly-owned sanitary sewer collection systems; faulty privately-owned on-site wastewater treatment systems (“Septic Systems”); illegal connections to the Municipal Separate Storm Sewer System (“MS4”); illicit discharges to the MS4; and direct or indirect deposition from homeless encampments; and

WHEREAS, the Order names the following agencies as responsible parties as either owners and operators of MS4, or owners and operators of publicly owned sanitary sewer collection systems: Caltrans, El Cajon, La Mesa, San Diego, Santee, County, Sanitation District, MTS, Padre Dam, and SDSU; and

WHEREAS, El Cajon, La Mesa, San Diego, Sanitation District, Padre Dam, and SDSU constitute the Parties who are required to respond to the Order’s requirements related to sanitary sewer overflows from publicly-owned sewer collection systems (i.e., publicly-owned treatment works (“POTW”)), sewage spills from privately-owned lateral sewer lines, and exfiltration from publicly-owned sanitary sewer collection systems, and are hereinafter to be collectively called the “POTW Parties” or individually called “POTW Party;” and

WHEREAS, Caltrans, El Cajon, La Mesa, San Diego, Santee, County, MTS, and SDSU constitute the Parties who are required to respond to the Order’s requirements related to



illegal connections to the MS4, illicit discharges to the MS4, and deposition from homeless encampments, and are hereinafter to be collectively called “MS4 Parties” or individually called “MS4 Party;” and

WHEREAS, the County is the Party required to respond to the Order’s requirements related to Septic Systems, and is hereafter to be called “Septic Party”; and

WHEREAS, on February 10, 2010, the Regional Board adopted Resolution No. R9-2010-001, *A Resolution Amending the Water Quality Control Plan for the San Diego Basin (9) to Incorporate Revised Total Maximum Daily Loads for Indicator Bacteria, Project I – Twenty Beaches and Creeks in the San Diego Region (including Tecolote Creek)*, (“Beaches and Creeks TMDL”), establishing waste load allocations for MS4 Parties, related to the discharge of fecal indicator bacteria to receiving waters, including San Diego River and its tributaries; and

WHEREAS, the Beaches and Creeks TMDL was developed using limited data, and special studies could result in improved analysis in future proceedings to consider updates to the Beaches and Creeks TMDL; and

WHEREAS, one or more of the MS4 Parties have undertaken special studies to collect data and perform modeling that may serve to validate or support revisions to the Beaches and Creeks TMDL; and

WHEREAS, the Parties expect that the conclusions and data generated in response to the Order will be used to evaluate amendments to the Beaches and Creeks TMDL; and

WHEREAS, the Parties have agreed to retain the services of the Southern California Coastal Water Research Project (“SCCWRP”) to serve as technical lead for this Agreement including assisting the Parties in implementing a work plan and preparing the required technical and monitoring reports to identify and investigate potential sources of human fecal material, evaluate transport pathways, and quantify the amount that each source contributes, if any, to the Lower San Diego River; and

WHEREAS, each Party will need to address individually in the Final Investigative Study Report the following Order requirement: “*How the data obtained in this investigation will be used to assess the effectiveness of the Responsible Parties program in preventing discharges of human fecal material in the Lower San Diego River, its tributaries, and downstream coastal waters*”; and

WHEREAS, the MS4 Parties have agreed to work together to implement the *Workplan for Quantifying Sources of Human Fecal Contamination Loading to the Lower San Diego River* (“Work Plan”), attached as Exhibit B to this Agreement, and to develop the required technical and monitoring reports with potential recommendations regarding implementation of regulatory requirements in general and for changes to the Beaches and Creeks TMDL; and

WHEREAS, Padre Dam has excluded the required investigations in the Order for the Ray Stoyer Water Reclamation Facility from this Agreement; and

WHEREAS, Footnote 25 of the Order acknowledges that the Parties “*shall comply with the requirements of this Order to the fullest extent of their legal authorities. A Party is not required to investigate suspected sources or pathways of human fecal material discharges to the extent it lacks legal authority and cannot reasonably obtain legal authority (such as access to private property) to conduct the required investigations*”; and

WHEREAS, the Parties recognize that expenditures will be needed to implement the Work Plan that includes site investigations and the completion of the technical and monitoring reports, and that the costs will be shared among Parties as reached by mutual agreement among all Parties; and

WHEREAS, the Parties have agreed to develop cost sharing formulas to share costs for responding to their respective requirements under the Order; and

WHEREAS, the Parties desire to establish the responsibilities of each Party with respect to funding the implementation of the Work Plan, the preparation of the technical and monitoring reports, including ancillary costs such as project management, meeting preparation, and attending meetings between the Parties, SCCWRP, Regional Board staff, and other entities as necessary; and

WHEREAS, the Parties acknowledge that the obligation of Caltrans to contribute funds under this Agreement is subject to the appropriation of funds by the California Legislature and the allocation of funds by the California Transportation Commission.

NOW THEREFORE, the Parties agree as follows:

## **AGREEMENT**

1. **TERM.** This Agreement shall become effective on the date of the last signature (“Effective Date”) and shall continue in effect until terminated in accordance with Paragraph 7 of this Agreement, but in no event longer than five (5) years after the Effective Date.
2. **ROLES AND RESPONSIBILITIES OF PARTIES:**

- A. **IMPLEMENTATION OF WORK PLAN AND PREPARATION OF TECHNICAL AND MONITORING REPORTS – ADMINISTRATIVE LEAD PARTY**

The County is hereby designated as Administrative Lead Party for implementation of Work Plan and preparation of the technical and monitoring reports required by the Order. The County will assume responsibility for overall project management and administration of any

contract or contracts with SCCWRP, as well as submittal of required work products on behalf of the Parties.

## **B. RESPONSIBILITIES OF ALL PARTIES**

(1) The Parties shall form a Steering Committee consisting of representatives from each of the Parties as further set forth in Section 2.B.(2) of this Agreement. The Steering Committee shall also consist of other interested parties such as nongovernment agencies (e.g., San Diego Coastkeeper and San Diego River Park Foundation), academics (e.g., University of California, San Diego) and the Regional Board (collectively, "Other Interested Parties"). The Other Interested Parties shall not have any voting powers whatsoever under any of the terms and provisions of this Agreement. SCCWRP will schedule meetings, prepare agendas, and facilitate the Steering Committee meetings as directed by the Administrative Lead Party.

(2) The Steering Committee shall consist of at least one representative from each of the Parties listed in Tables 2, 3, and 4. Those Parties listed in more than one table may have up to two representatives. Representatives will be the only members of the Steering Committee to vote on budgetary matters.

(3) The Steering Committee may convene advisory committees to address key topics or issues on an as-needed basis.

(4) All decisions made by the Steering Committee shall occur as part of a meeting facilitated by SCCWRP. All Steering Committee meetings shall follow the Ralph M. Brown Act.

(5) The members of the Steering Committee who are also Parties to this Agreement will attempt to reach consensus on all issues. If a vote is necessary, each Steering Committee member will have one vote. Each Party's voting power shall be weighted in accordance with such Party's Total Cumulative Limit over the term of the Agreement, as described in Section C(2), below. The cost of any particular budget item shall be subject to the approval of only the Parties to which it applies. Decisions will be based on a weighted majority. The Other Interested Parties shall not have any voting powers whatsoever under any of the terms and provisions of this Agreement.

(6) Any Party may submit a request to remove and replace SCCWRP as the technical lead. The request will be considered by the Steering Committee and will be addressed as a decision item at the next scheduled meeting. In the event a new technical lead is sought, the solicitation, review,

and selection process will be managed by the Administrative Lead Party and Steering Committee.

(7) The Steering Committee will implement the Work Plan and prepare the technical and monitoring reports following the terms of this Agreement. Parties may submit individual alternative conclusions and recommendations as part of the final technical and monitoring reports as necessary.

(8) Each Party agrees to participate in the implementation of the Work Plan and the preparation of technical and monitoring reports efforts by:

- (a) assigning one person to serve as the Party’s representative to participate in Steering Committee meetings (at least 80% of all meetings);
- (b) collaborating on developing strategies;
- (c) making decisions;
- (d) reviewing work products;
- (e) supplying the Technical Lead with available data associated with the Party’s jurisdiction (e.g., previously collected water quality data, recent rainfall data, current GIS layers of land use data, among other data) within thirty (30) days of request from the Technical Lead; and
- (f) supplying the Administrative Lead Party with information to be included in required technical and monitoring reports, including, but not limited to, signed certification statements for authorized agency representatives.

(9) To demonstrate a collaborative commitment to a transparent and timely process, a schedule of the technical and monitoring reports with key milestone dates from the Order is set forth in Table 1 (henceforth called “Technical And Monitoring Reports”). Parties agree to make every effort, in good faith, to meet the required due dates.

**Table 1: SCHEDULE OF TECHNICAL AND MONITORING REPORTS**

<b>ACTIVITY</b>	<b>RESPONSIBLE ENTITIES</b>	<b>DUE DATE</b>
SEMIANNUAL PROGRESS REPORT	ALL PARTIES	Annually by April 30 and October 30 after EFFECTIVE DATE through April 30, 2024
FINAL INVESTIGATIVE STUDY REPORT	ALL PARTIES	June 12, 2024

### **C. PROGRAM BUDGET AND COSTS**

(1) The Work Plan from the Effective Date through not more than 5 years after the Effective Date is included as Exhibit B to this Agreement. The Work Plan contains a scope of work anticipated to fulfill the requirements of the Order that may be refined over time by the Steering Committee without amendment to this Agreement, unless such amendment increases the Cumulative Limits of one or more Parties in Tables 2, 3, and 4. Alternatively, a separate funding agreement outside of this Agreement may be pursued.

(2) The total Budget authorized under this Agreement may not exceed the Cumulative Limits specified for each POTW Party in Table 2, for each MS4 Party in Table 3, and for the Septic Party in Table 4. Spending limits apply only to the designated Party's Cumulative Total over the length of the Agreement. These values represent the maximum amount that will be contributed by each Party for each spending category for the duration of the Agreement. The estimated annual amounts shown for each fiscal year ("FY") are for planning purposes only. Where an estimated annual limit is not reached in any fiscal year, the surplus amount may be carried over into subsequent fiscal years, so long as the Cumulative Limit is not exceeded. Additionally, voting percentages for each POTW Party, MS4 Party, and Septic Party are shown in Tables 2, 3, and 4. These voting percentages will remain the same for the duration of the Agreement. Approval of the budget for each fiscal year is subject to approval by each Party's governing body as part of their regular annual budgeting process.

(3) No later than October 31<sup>st</sup> of each year, the Administrative Lead shall prepare and submit to the Steering Committee an Annual Workplan and Shared Cost Budget for the upcoming year. Each budget shall describe major tasks, schedules, and projected costs. The Steering Committee will review and recommend changes as appropriate. The Annual Workplan and Shared Cost Budget shall be considered for adoption as set forth in Section 2.B of this Agreement by January 31<sup>st</sup> of the following year. The Annual Workplan for FY 2020-21 is provided in Exhibit C.

**Table 2: CUMULATIVE LIMITS, ESTIMATED ANNUAL COST SHARES, AND VOTING PERCENTAGES BY POTW PARTY**

Party	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	FY 2024-25	Cumulative Limit	Cost/Voting Percent
San Diego	\$704,602	\$680,934	\$298,381	\$33,112	\$3,312	\$1,720,341	69.2
Sanitation District	\$66,654	\$64,415	\$28,226	3,132	\$313	\$162,740	6.5
El Cajon	\$124,649	\$120,462	\$52,786	\$5,858	\$586	\$304,341	12.2
Padre Dam	\$56,988	\$55,074	\$24,133	\$2,678	\$268	\$139,141	5.6
La Mesa <sup>1</sup>	\$47,322	\$45,732	\$20,040	\$2,224	\$222	\$115,540	4.7
SDSU	\$18,324	\$17,709	\$7,760	\$861	\$86	\$44,740	1.8

**Table 3: CUMULATIVE LIMITS, ESTIMATED ANNUAL COST SHARES, AND VOTING PERCENTAGES BY MS4 PARTY**

Party	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	FY 2024-25	Cumulative Limit	Cost/Voting Percent
County <sup>2</sup>	\$268,805	\$198,840	\$134,000	\$103,748	\$1,360	\$706,753	31.6
San Diego	\$295,609	\$218,669	\$147,362	\$114,093	\$1,496	\$777,229	34.8
El Cajon	\$108,620	\$80,348	\$54,147	\$41,922	\$550	\$285,587	12.8
Santee	\$84,508	\$62,513	\$42,128	\$32,617	\$427	\$222,193	9.9
La Mesa	\$39,879	\$29,499	\$19,880	\$15,392	\$202	\$104,852	4.7
SDSU	\$8,493	\$6,282	\$4,233	\$3,278	\$43	\$22,329	1.0
MTS	\$6,997	\$5,176	\$3,488	\$2,701	\$36	\$18,398	0.8
Caltrans	\$36,942	\$27,327	\$18,415	\$14,258	\$187	\$97,129	4.4

**Table 4: CUMULATIVE LIMITS, ESTIMATED ANNUAL COST SHARES, AND VOTING PERCENTAGES BY SEPTIC PARTY**

Party	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	FY 2024-25	Cumulative Limit	Cost/Voting Percent
County	\$4,107	\$185,020	\$145,020	\$139,127	\$913	\$474,187	100

<sup>1</sup> The City of La Mesa will be credited \$50,000 for providing \$50,000 for Task 2\_GIS Analysis through another contract.

<sup>2</sup> The County of San Diego will be credited \$50,000 for providing \$50,000 for Task 2\_GIS Analysis through another contract.

## **D. INVOICES AND FISCAL MANAGEMENT**

The Administrative Lead Party shall serve as budget manager for this Agreement. The Administrative Lead Party shall invoice each participating Party for the participating Party's share of the FY 2020-21 approved budget, as shown in Tables 2, 3 and 4, within 60 days of the Effective Date of this Agreement. For subsequent fiscal years, the Administrative Lead Party shall invoice each participating Party for the participating Party's share of the approved budget at the beginning (July 1st) of each fiscal year. Each Party shall pay its share of the budget within 60 days of the date of receipt of the invoice. Each Party's invoiced amount shall be based on that Party's share of the approved budget, reduced for any surplus identified in the prior fiscal year end accounting that resulted from unspent funds. In kind services cannot be used. Funds collected and not expended at the end of the project shall be refunded in full to each Party in proportions that are consistent with the cost-sharing amounts in Tables 2, 3, and 4. Approval of the budget for each fiscal year is subject to approval by each Party's governing body as part of their regular annual budgeting process.

## **3. COMMUNICATION AND DISPUTE RESOLUTION**

The Parties agree to employ ongoing, timely, and open communications to identify issues and problems that may arise during the development and implementation of the Work Plan. In the event that deficiencies, delays, or other detrimental circumstances occur during the course of Work Plan and Technical and Monitoring Reports execution, the Parties will initiate discussion and actions as necessary to resolve said deficiencies, delays, or detrimental circumstances. In the event that a dispute arises regarding any aspect of this Agreement, the Parties agree to assign appropriate individuals to negotiate an acceptable resolution of the dispute.

## **4. MODIFICATION OR RECISSION**

No alteration or variation of the terms of this Agreement shall be valid unless made in writing and signed by all of the Parties.

## **5. RESERVATION OF AUTHORITY**

Nothing in this Agreement is intended to constrain or limit, nor shall have the effect of constraining or limiting, the authority of the Parties in carrying out their legal responsibilities and exercising their discretion in management, regulation, coordination, and control of water quality or land use affecting water quality. Furthermore, nothing in this Agreement obligates the Parties to conduct the Work Plan, however, if the Parties elect not to conduct the Work Plan, all funding for the Work Plan or the portion of the Work Plan not conducted shall be returned to the Party(ies) that provided the funding.



## **6. AVAILABILITY OF FUNDS**

The obligation of each Party is subject to the availability of funds for this purpose, and nothing herein shall be construed as obligating the Parties to expend money in excess of appropriations authorized by law. Approval of the budget for each fiscal year is subject to approval by each Party's governing body as part of their regular annual budgeting process.

## **7. TERMINATION/WITHDRAWAL OF PARTY**

Any Party may terminate their involvement in this Agreement without cause, unless otherwise specified after the terminating Party complies with all of the following conditions of termination:

- (a) Provide written notice to the other Parties no less than 30 days prior to the effective date of termination. Notice shall be deemed served as set forth in the terms of Section 15.
- (b) Termination of this Agreement does not release any Party for obligations of the Order.
- (c) Any expenses of the terminating Party associated with its withdrawal will be solely the responsibility of the terminating Party.
- (d) The terminating Party will pay all costs incurred up to the date of termination.

Exercise by a Party of the right to terminate this Agreement shall not relieve the remaining Parties of their obligations under this Agreement, to the extent those obligations are fully funded. The Steering Committee will request that the Administrative Lead evaluates the remaining unpaid costs of the terminating Party and if the cost share can be apportioned per Tables 2, 3, and 4 to the remaining POTW, MS4 and Septic Parties, as appropriate. If the costs can be apportioned without exceeding Cumulative Limits for the remaining Parties in Tables 2 through 4, then the Steering Committee can direct the Administrative Lead to update the Annual Work Plan and Shared Cost Budget to reflect the agreed upon apportionment. If the Cumulative Limits are exceeded for one or more Party(ies) an Amendment to the Agreement will be necessary or alternatively a separate agreement outside of this Agreement by one or more Parties may be pursued.

## **8. AMENDMENTS**

During the term of this Agreement, any Party may request that the other Parties negotiate, in good faith, modifications to the Agreement that may be reasonably necessary because of changed circumstances.

Any amendment to this Agreement must be in writing and must be consented to by all Parties. Upon such consent, the amendment must be executed by each Party within six months of notice by the Steering Committee.

## **9. ATTORNEYS FEES AND COSTS**

Each Party agrees to bear its own attorneys' fees, costs, and all other legal expenses in connection with any action seeking to enforce, construe, challenge, or interpret the terms of this Agreement.

## **10. ADVICE OF COUNSEL**

Each Party acknowledges it has consulted with and been advised by its respective attorneys concerning the terms of this Agreement, or that it knowingly declined to consult with or seek the advice of an attorney, and that it has executed this Agreement after independent investigation.

## **11. JOINT DRAFT**

Each Party has had the opportunity to participate in the drafting and preparation of this Agreement. Any construction to be made of this Agreement or any of its terms or provisions shall not be construed against any one Party.

## **12. WARRANTY OF AUTHORITY TO EXECUTE AGREEMENT**

Each person executing this Agreement on behalf of any Party hereto hereby warrants that he or she has authority to so execute this Agreement in that capacity, that no other approval or consent other than that of the person executing this Agreement is necessary for the due and legal execution of this Agreement and that the Party on whose behalf the Agreement is signed, including that Party's agents, officers and employees, is legally bound thereby as of the Effective Date of this Agreement.

## **13. COUNTERPARTS**

This Agreement may be executed in counterparts, with the same force and effect as if executed in a single, complete document. For purposes of this Agreement, a facsimile or Portable Document Format ("PDF") execution shall be considered as the equivalent of a wet ink signature, shall be deemed good and valid acceptance of this Agreement, and shall be reasonably relied upon by all Parties.

## **14. AMERICANS WITH DISABILITIES ACT**

As state and local government entities, all Parties are required by law to comply with Titles I and II of the Americans with Disabilities Act. Parties hereby certify that they have enacted policies that substantially comply with the Americans

with Disabilities Act. Parties shall remain individually responsible for their own Americans with Disabilities Act compliance programs.

## 15. NOTICES

All notices required or desired to be given under this Agreement shall be in writing and (a) delivered personally, or (b) sent by certified mail, return receipt requested or (c) sent by e-mail communication followed by a mailed copy, to the addresses specified below, provided each Party may change the address for notices by giving the other Parties at least ten (10) days written notice of the new address. Notices shall be deemed received when actually received in the office of the addressee or when delivery is refused, as shown on the receipt of the U.S. Postal Service, or other person making the delivery, except that notices sent by e-mail communication shall be deemed received on the first business day following delivery.

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Gustavo Dallarda  
California Department of Transportation  
Acting District Director  
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San Diego, CA 92110  
e-mail: Gustavo.Dallarda@dot.ca.gov

## **16. CALTRANS**

By reason of constraints in California law (Streets and Highway Code Sections 114 & 130) and the California Constitution (Article XVI, section 7), Caltrans encumbers an amount not to exceed \$97,129 as its portion of the shared cost for the San Diego River Investigative Order: Technical and Monitoring Reports. Caltrans's contribution of encumbered funds pursuant to these sections does not limit Caltrans's liability with respect to a future agreement

(which all Parties agree to negotiate in good faith), settlement, or judgment, if such agreement, settlement, or judgment concludes that Caltrans's total liability exceeds the amount that it initially encumbered in the Agreement.

## **17. ENTIRE AGREEMENT**

This Agreement constitutes the entire Agreement between the Parties.

**COST-SHARE AGREEMENT**

**San Diego Regional Water Quality Control Board  
San Diego River Investigative Order:  
Technical and Monitoring Reports**

IN WITNESS THEREOF, this AGREEMENT is executed as follows:

For the County of San Diego

Date: \_\_\_\_\_

Signature \_\_\_\_\_

Jeff C. Moneda

Director of the Department of Public Works

Approved as to Form & Legality

County Counsel

Date \_\_\_\_\_

Signature \_\_\_\_\_

Printed Name: Thomas Deak

Title: Senior Deputy County Counsel

**COST-SHARE AGREEMENT**

**San Diego Regional Water Quality Control Board  
San Diego River Investigative Order:  
Technical and Monitoring Reports**

IN WITNESS THEREOF, this AGREEMENT is executed as follows:

For the San Diego County Sanitation District

Date: \_\_\_\_\_

Signature \_\_\_\_\_

Jeff C. Moneda

Director of the Department of Public Works

Approved as to Form & Legality

County Counsel

Date \_\_\_\_\_

Signature \_\_\_\_\_

Printed Name: Thomas Deak

Title: Senior Deputy County Counsel



**COST-SHARE AGREEMENT**

**San Diego Regional Water Quality Control Board  
San Diego River Investigative Order:  
Technical and Monitoring Reports**

Date: \_\_\_\_\_ By: \_\_\_\_\_  
Chair of the Board

Signed and certified that a copy of this agreement has been delivered to the Chair of the Board:

Date: \_\_\_\_\_ By: \_\_\_\_\_  
Name  
Title  
Agency

APPROVED AS TO FORM  
AGENCY COUNSEL

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

Date: \_\_\_\_\_