



City Council
Mayor John W. Minto
Vice Mayor Laura Koval
Council Member Ronn Hall
Council Member Rob McNelis
Council Member Dustin Trotter

City of Santee

REGULAR MEETING AGENDA

Santee City Council

City Manager | Marlene D. Best
City Attorney | Shawn D. Hagerty
City Clerk | Annette Fagan Ortiz

MEETING INFORMATION

Wednesday, February 22, 2023

6:30 p.m.

Council Chambers | Building 2

10601 Magnolia Ave • Santee, CA 92071

Staff

Assistant to the City Manager | Kathy Valverde
Community Services Director | Nicolas Chavez
Finance Director/Treasurer | Heather Jennings
Fire & Life Safety Director/Fire Chief | Justin Matsushita
Human Resources Director | Matt Rankin
Law Enforcement | Captain Michael McNeill

TO WATCH LIVE:

AT&T U-verse channel 99 (SD Market) | Cox channel 117 (SD County)
www.cityofsanteeca.gov

IN-PERSON ATTENDANCE

Please be advised that current public health orders recommend that attendees wear face coverings while inside the Council Chambers.

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 appear in person and submit a speaker slip, before the item is called. Your name will be called when it is time to speak.

PLEASE NOTE: Public Comment will be limited to 3 minutes and speaker slips will only be accepted until the item is called. The timer will begin when the participant begins speaking.



The City Council also sits as the Community Development Commission Successor Agency and the Santee Public Financing Authority. Any actions taken by these agencies are separate from the actions taken by City Council. For questions regarding this agenda, please contact the City Clerk's Office at (619) 258-4100 x114

ROLL CALL: Mayor John W. Minto
Vice Mayor Laura Koval – District 3
Council Member Rob McNelis – District 1
Council Member Ronn Hall – District 2
Council Member Dustin Trotter – District 4

LEGISLATIVE INVOCATION: Meridian Baptist Church – Rolland Slade

PLEDGE OF ALLEGIANCE

RECOGNITION: Recognition of Bill Balog on 25 Years as Umpire-In-Chief at West Hills Little League

PROCLAMATION: Proclamation of the City Council Naming March 4, 2023, as Little League Day in Santee

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; Finding the Action is Not a Project Subject to the California Environmental Quality Act (“CEQA”). (City Clerk – Ortiz)**
- (2) **Approval of Meeting Minutes of the Santee City Council for the February 8, 2023, Regular Meeting; Finding the Action is Not a Project Subject to the California Environmental Quality Act (“CEQA”). (City Clerk – Ortiz)**
- (3) **Approval of Payment of Demands as Presented; Finding the Action is Not a Project Subject to the California Environmental Quality Act (“CEQA”). (Finance – Jennings)**
- (4) **Approval of the Expenditure of \$95,605.05 for January 2023 Legal Services and Reimbursable Costs and Finding the Action is Not a Project Subject to the California Environmental Quality Act (“CEQA”). (Finance – Jennings)**
- (5) **Adoption of a Resolution Adopting the 2023 Multi-Jurisdictional Hazard Mitigation Plan and Santee Annex; Finding the Action is Not a Project Subject to the California Environmental Quality Act (“CEQA”). (Fire – Matsushita)**



- (6) **Adoption of a Resolution Accepting the Magnolia Avenue Traffic Signal Upgrades Project (CIP 2019-03) as Complete and Finding the Action is Not a Project Subject to the California Environmental Quality Act (“CEQA”). (Development Services – Engineering)**
- (7) **Claim Against the City by Scott Schutza; Finding the Action is Not a Project Subject to the California Environmental Quality Act (“CEQA”). (Human Resources – Rankin)**
- (8) **Adoption of a Resolution Ratifying Emergency Repair Service Expenditures, Approving the First Amendment to the Contract with Paradigm Mechanical Corp. for HVAC Maintenance and Repairs, and Finding the California Environmental Quality Act (“CEQA”) Inapplicable or Relying on a CEQA Exemption per State CEQA Guidelines Section 15301. (Community Services – Chavez)**

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:

- (9) **Continued Public Hearing to Assess Community Development Needs and to Solicit Proposals for Program Year 2023 Community Development Block Grant (CDBG) and Home Program Funding Consistent with the Consolidated Plan and Finding the Action is Not a Project Subject to the California Environmental Quality Act (“CEQA”). (Development Services – Engineering)**

Recommendation:

1. Re-open, conduct and close the Public Hearing; and
2. Direct staff to publish a summary of the Annual Action Plan; and
3. Adopt the Resolution assessing and prioritizing community development needs, allocating CDBG funds for program year 2023 and authorizing Staff to prepare and publish a draft Annual Action Plan for Program Year 2023.



- (10) Public Hearing for a Major Revision (MJR2022-2) to the Lantern Crest Congregate Care Facility (Conditional Use Permit P07-12) at 300 Lantern Crest Way to Allow an Additional 72 Units at the Facility and a Maximum Building Height of 82 Feet Under a Density Bonus Application (DB2022-1); and to Consider an Addendum to Previously Adopted Mitigated Negative Declaration (AEIS07-29) for the Project. Applicant: Santee Senior Retirement Communities, LLC (Michael Grant). (Development Services – Planning)**

Recommendation:

1. Conduct and Close the Public Hearing; and
2. Approve and adopt the Addendum to the previously approved Mitigated Negative Declaration (AEIS07-29) and in compliance with the provisions of the California Environmental Quality Act (CEQA) per the Resolution and authorize a filing of a Notice of Determination; and
3. Approve Major Revision MJR2022-2 to Conditional Use Permit P07-12 and Density Bonus DB2022-1 per the Resolution.

CONTINUED BUSINESS:

- (11) Report Summarizing the Outcome of the Santee City Council Planning Workshop Held January 30, 2023; Finding the Action is Not a Project Subject to the California Environmental Quality Act (“CEQA”). (City Manager – Best)**

Recommendation:

Receive report, affirm priorities and/or provide direction as needed.

NEW BUSINESS:

- (12) Fiscal Year 2022-23 Operating Budget Update and Resolution Amending the Fiscal Year 2022-23 Budget and Resolution Approving the Updated Salary Schedule; Finding the Action is Not a Project Subject to the California Environmental Quality Act (“CEQA”). (Finance – Jennings)**

Recommendation:

1. Adopt the Resolution amending the fiscal year 2022-23 budget, including any changes as directed by the City Council.
2. Adopt the Resolution approving an amended Salary Schedule for Hourly, General, and Management Employees, effective February 23, 2023, which includes the Director of Engineering/City Engineer and Director of Planning and Building/City Planner positions.

- (13) Authorization to Participate with the County of San Diego and City of San Diego in an Encampment Resolution Funding Program Grant Focused on the San Diego River Corridor and Finding the Program is Not a Project Subject to the California Environmental Quality Act (“CEQA”). (City Manager – Best)**

Recommendation:

Authorize the participation in an Encampment Resolution Funding Program Grant with the County of San Diego and City of San Diego and authorize the City Manager to execute the grant application documents on behalf of the City of Santee.

- (14) Appointment of Alternate to San Diego River Conservancy Board; Finding the Action is Not a Project Subject to the California Environmental Quality Act (“CEQA”). (Mayor – Minto)**

Recommendation:

Take action on the Mayor’s recommendation for an alternate to the San Diego River Conservancy Board.

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:

- (15) CONFERENCE WITH LEGAL COUNSEL—EXISTING LITIGATION**

(Gov. Code §54956.9(d)(1))

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

Case Number: San Diego Superior Court Case No. 37-2022-00035836-CU-OR-CTL

ADJOURNMENT:



BOARDS, COMMISSIONS & COMMITTEES
FEBRUARY & MARCH MEETINGS

Feb	02	SPARC	Council Chamber
Feb	08	Council Meeting	Council Chamber
Feb	13	Community Oriented Policing Committee	Council Chamber
Feb	22	Council Meeting	Council Chamber
Mar	02	SPARC	Council Chamber
Mar	08	Council Meeting	Council Chamber
Mar	13	Community Oriented Policing Committee	Council Chamber
Mar	16	SMHFPC	Council Chamber
Mar	22	Council Meeting	Council Chamber

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

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

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.

MEETING DATE February 22, 2023

ITEM TITLE **RECOGNITION OF BILL BALOG ON 25 YEARS AS UMPIRE-IN-CHIEF AT WEST HILLS LITTLE LEAGUE**

DIRECTOR/DEPARTMENT John W. Minto, Mayor

SUMMARY

The City of Santee Mayor and City Council would like to officially recognize the efforts of Bill Balog, Umpire-In-Chief at West Hills Little League. Mr. Balog has been a volunteer with West Hills Little League since 1996, when it was known as Santee American Little League. Starting as a T-Ball manager, Mr. Balog has spent thousands of hours volunteering in support of youth baseball. This year, Mr. Balog is celebrating 25 years as the Umpire-In-Chief at West Hills Little League. Under his leadership, Mr. Balog has built the most respected umpire crew in District 41 and east San Diego County. Mr. Balog and his umpire crew of 10 plus volunteer umpires have ensured the games at West Hills Little League are officiated in a fair and impartial manner, applying the rules of Little League Baseball, and acting as a resource with their deeper understanding of the rules and their application.

In addition to his time spent volunteering at West Hills Little League, he has also umpired district, section, and division level games, earning him the opportunity to represent West Hills Little League and the City of Santee in the 2023 Little League Senior World Series in Easley, South Carolina. In addition to his time spent volunteering with Little League, he has also umpired overseas in other countries. West Hills Little League and youth baseball has benefited from his expertise and guidance for nearly 30 years and we are grateful to recognize his contributions to youth baseball.

Thank you, Mr. Balog for helping us Do More Little League > Due East and putting Santee, California on the map when you represent us at the 2023 Little League Senior World Series.

FINANCIAL STATEMENT

There is no fiscal impact with this action.

CITY ATTORNEY REVIEW N/A • Completed

RECOMMENDATION *MDB*

Recognize Bill Balog for his contribution to the youth of Santee.

ATTACHMENT

None



MEETING DATE February 22, 2023

ITEM TITLE PROCLAMATION OF THE CITY COUNCIL NAMING MARCH 4, 2023, AS LITTLE LEAGUE DAY IN SANTEE

DIRECTOR/DEPARTMENT John W. Minto, Mayor

SUMMARY

Santee currently has two (2) youth sports organizations that are part of California District 41 Little League, Santee National Little League and West Hills Little League. Combined, the two (2) leagues have nearly 600 participants.

This year, Opening Day for Little League in Santee will be March 4, 2023. Opening Day is a fun-filled day often with family activities and other exciting events.

A Proclamation has been prepared in honor of Little League Day and will be accepted by representatives from both leagues and players in the leagues. In attendance will be:

- Jason Krein - President, Santee National Little League
- Players, Santee National Little League
- Anthony Roman - President, West Hills Little League
- Players, West Hills Little League

FINANCIAL STATEMENT N/A

CITY ATTORNEY REVIEW N/A • Completed

RECOMMENDATION *MSB*
Present Proclamation.

ATTACHMENT
Proclamation





| Proclamation

WHEREAS, the Little Leagues in the city of Santee have come together to promote youth baseball for over 50 years; and

WHEREAS, the city of Santee honors and celebrates our baseball athletes both young and old who engage in America's national pastime for recreation or competition; and

WHEREAS, Little League believes in the power of youth baseball to teach life lessons that build stronger individuals and communities, joined together by one common goal, encouraging friends, families and communities to participate in the game of baseball, thus creating a sustainable enthusiasm for the game that has produced countless family and community bonding experiences; and

WHEREAS, the sport of baseball teaches participants teamwork, perseverance, leadership and sportsmanship; and

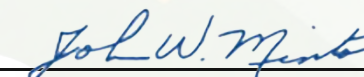
WHEREAS, Santee residents benefit from partnerships between West Hills Little League, Santee National Little League and the city of Santee, allowing for the use of facilities such as West Hills Park and the various baseball fields used for practice and play.

NOW, THEREFORE, I, John W. Minto, Mayor of the city of Santee, on behalf of the City Council do hereby proclaim March 4, 2023, as

“LITTLE LEAGUE DAY”

in the city of Santee and encourage residents to engage in activities that promote baseball for social connection, exercise and play for all ages.

IN WITNESS WHEREOF, I have hereunto set my hand this twenty-second day of February, two thousand twenty-three, and have caused the Official Seal of the city of Santee to be affixed.



Mayor John W. Minto

MEETING DATE February 22, 2023

ITEM TITLE APPROVAL OF READING BY TITLE ONLY AND WAIVER OF READING IN FULL OF ORDINANCES AND RESOLUTIONS ON THE AGENDA; FINDING THE ACTION IS NOT A PROJECT SUBJECT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA")

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).

FINANCIAL STATEMENT

N/A

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.

ATTACHMENT

None



MEETING DATE February 22, 2023

ITEM TITLE APPROVAL OF MEETING MINUTES OF THE SANTEE CITY COUNCIL FOR THE FEBRUARY 8, 2023, REGULAR MEETING; FINDING THE ACTION IS NOT A PROJECT SUBJECT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (“CEQA”)

DIRECTOR/DEPARTMENT Annette Ortiz, CMC, City Clerk



SUMMARY

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

FINANCIAL STATEMENT

N/A

CITY ATTORNEY REVIEW N/A Completed

RECOMMENDATION

Approve Minutes as presented.

ATTACHMENT

Regular Meeting Minutes

- February 8, 2023

DRAFT

**Minutes
Santee City Council
Council Chamber – Building 2
10601 Magnolia Avenue
Santee, California
February 8, 2023**

This Regular Meeting of the Santee City Council was called to order by Mayor John W. Minto at 6:33 p.m.

(1) **ROLL CALL**: Present: Mayor John W. Minto, Vice Mayor Laura Koval and Council Members Ronn Hall, Rob McNelis and Dustin Trotter – 5

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

(2) **INVOCATION** was given by Pastor Gary Lawton - Senior Pastor of Calvary Chapel of Santee.

(3) **PLEDGE OF ALLEGIANCE** was led by Mayor Minto.

(4) **PROCLAMATION**: Retirement of Principal Planner Chris Jacobs.

Mayor Minto presented a Proclamation to Chris Jacobs.

(5) **RECOGNITION**: Certificates of Commendation, Varsity Santee Ravens Pop Warner Cheerleader Champions

Vice Mayor Koval presented the recognition to the Varsity Santee Ravens Pop Warner Cheerleader Champions.

(6) **CONSENT CALENDAR**:

City Clerk requested Item (6.4) to be pulled for discussion.

(6.1) **Approval of Reading by Title Only and Waiver of Reading in Full of Ordinances and Resolutions on the Agenda; Finding the Action is Not a Project Subject to the California Environmental Quality Act (“CEQA”). (City Clerk – Ortiz)**

(6.2) **Approval of Meeting Minutes of the Santee City Council for the January 11, 2023, and January 25, 2023, Regular Meetings, and the January 30, 2023 Special Meeting; Finding the Action is Not a Project Subject to the California Environmental Quality Act (“CEQA”). (City Clerk - Ortiz)**

(6.3) Approval of Payment of Demands as Presented; Finding the Action is Not a Project Subject to the California Environmental Quality Act (“CEQA”). (Finance – Jennings)

(6.4) Item Pulled for Discussion.

(6.5) Claim Against the City by Jeff Metcalf; Finding the Action is Not a Project Subject to the California Environmental Quality Act (“CEQA”). (Human Resources - Rankin)

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

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

(6.4) Adoption of a Resolution Authorizing the Submittal of a Grant Application to the Federal RAISE (Rebuilding American Infrastructure with Sustainability and Equity) Grant Program for State Route 52 (SR 52) Improvements and Finding the Action is Not a Project Subject to the California Environmental Quality Act (“CEQA”). (Development Services - Engineering) (Reso 008-2023)

PUBLIC SPEAKER(S):

- Alan C
- Audra

ACTION: Council Member McNelis moved approval of staff recommendation.

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

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

Speakers A through G spoke regarding the YMCA restroom policy and the lease.

- (A) Blake
- (B) Alan C
- (C) Marci Strange, Gays Against Groomers
- (D) Susan Ash
- (E) Ben Richards, SoCal Parent Advocates
- (F) Ryan Pernicano, Lexit San Diego
- (G) Alicia, Lexit San Diego

(8) PUBLIC HEARING:

- (8.1) A Public Hearing to Assess Community Development Needs and to Solicit Proposals for Program Year 2023 Community Development Block Grant (CDBG) and Home Program Funding Consistent with the Consolidated Plan and Finding the Action is Not a Project Subject to the California Environmental Quality Act (“CEQA”)**

The Public Hearing was opened at 7:21 p.m. The Senior Management Analyst provided a PowerPoint presentation and responded to Council questions.

PUBLIC SPEAKER(S):

- Deborah Martin, Elder Help
- Tonya Hendrix, Santee Santas
- Dennis Martins, Santee Foodbank
- Tim Ray, Meals on Wheels
- John Hossick, SMOAC
- Estela Pelos Rios, CSA San Diego County
- Steve Anderson, Crisis House
- Consuelo Consuelo (Did not speak)
- Christina Piranio, Voices for Children
- Alan C

ACTION: Council Member McNelis moved approval of staff recommendation.

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

The Public Hearing was continued to February 22nd, 2023, at 7:51 p.m.

(9) CONTINUED BUSINESS:

None.

(10) NEW BUSINESS:

None.

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

The speakers below spoke regarding the YMCA restroom policy and the lease.

- Los, Lexit San Diego (Did not speak)
- Corbin
- Tracie
- Melissa O'Conner
- Rachel Ashlee
- Sharie
- Greg Denham, Rise Church / World News Brietin
- Jason Neese
- Jeff Noway
- Shawn Frederickson
- Dan Moyer
- Stan Baker
- Ronald Sterzinski
- Dan Bickford
- Amy Strelic
- Samuel Denth, Awaken Church
- Lou Uridel
- Rich Truchinski
- Isabella Clifford, Party for Socialism and Liberation
- Mary D.
- George
- Consuelo
- Audra
- Jovann Rushing
- Anthony Carnevale
- John Hossick
- June McGreevy
- Michael Castillo, Awaken Church
- Tsukuru Fors (Did not speak)
- Naomi Abrego
- John Parker (Did not speak)
- Jonny Ramon
- Kevin Prescott (did not speak)
- Richard Mendez, Lexit San Diego (did not speak)
- Amy Hirsh, SoCal Parent Advocates

(12) CITY COUNCIL REPORTS:

Mayor Minto reported on the San Diego Association of Governments (SANDAG) meeting; he also mentioned his attendance at the New Mayor's and Council Members conference.

(13) CITY MANAGER REPORTS:

None.

(14) CITY ATTORNEY REPORTS:

None.

(15) ADJOURNMENT:

There being no further business, the meeting was adjourned at 9:03 p.m.

Date Approved:

Annette Fagan Ortiz, CMC, City Clerk

DRAFT

MEETING DATE February 22, 2023

ITEM TITLE APPROVAL OF PAYMENT OF DEMANDS; FINDING THE ACTION IS NOT A PROJECT SUBJECT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA")

DIRECTOR/DEPARTMENT Heather Jennings, Finance *HJ*

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

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.

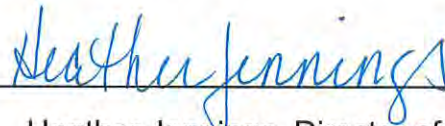
ATTACHMENT

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

Payment of Demands
Summary of Payments Issued

<u>Date</u>	<u>Description</u>	<u>Amount</u>
01/30/23	Accounts Payable	\$ 109,240.87
02/01/23	Accounts Payable	111,757.02
02/02/23	Retiree Health	5,567.00
02/08/23	Accounts Payable	171,785.46
02/09/23	Accounts Payable	228,652.10
02/09/23	Payroll	403,916.64
02/10/23	Accounts Payable	38,422.23
02/13/23	Accounts Payable	<u>110,802.50</u>
	TOTAL	<u>\$1,180,143.82</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.



Heather Jennings, Director of Finance

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
51635	1/30/2023	10956 FRANCHISE TAX BOARD	PPE 01/18/23		CA STATE TAX WITHHELD	27,112.27
					Total :	27,112.27
51655	1/30/2023	10955 DEPARTMENT OF THE TREASURY	PPE 01/18/23		FED WITHHOLD & MEDICARE	82,128.60
					Total :	82,128.60
2 Vouchers for bank code : ubgen					Bank total :	109,240.87
2 Vouchers in this report					Total vouchers :	109,240.87

Prepared by: Juan M
Date: 1-30-23
Approved by: E. Bull
Date: 1-30-23

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
132644	2/1/2023	14590 AP TRITON, LLC	2023-012	53850	CRA / EMERG SRVCS ANALYSIS	5,698.55
					Total :	5,698.55
132645	2/1/2023	10412 AT&T	301053963; FEB23		MAST PARK	90.95
					Total :	90.95
132646	2/1/2023	10516 AWARDS BY NAVAJO	0123149		ENGRAVING FOR RETIREMENT PE	19.95
					Total :	19.95
132647	2/1/2023	12951 BERRY, BONNIE F.	February 1, 2023		RETIREE HEALTH PAYMENTS	91.00
					Total :	91.00
132648	2/1/2023	13292 BORDER RECAPING LLC DBA BORDE	22-0027255-008	53865	TIRES	3,221.74
					Total :	3,221.74
132649	2/1/2023	14780 CAL FIRE	FS-CSRA1055		CLASS CERTIFICATIONS	600.00
					Total :	600.00
132650	2/1/2023	10668 CALIFORNIA BUILDING STANDARDS	OCT-DEC 2022		OCTOBER - DECEMBER 2022 SB14	525.60
					Total :	525.60
132651	2/1/2023	10478 CALIFORNIA DEPARTMENT OF	2022 SALES TAX		2022 CALENDAR YEAR SALES TAX	12.00
					Total :	12.00
132652	2/1/2023	10031 CDW GOVERNMENT LLC	FF36374	54154	TREND MICRO ANTIVIRUS SOFTW	1,934.40
					Total :	1,934.40
132653	2/1/2023	10032 CINTAS CORPORATION #694	4143038905	53959	MISC SHOP RENTALS	65.10
					Total :	65.10
132654	2/1/2023	10268 COOPER, JACKIE	February 1, 2023		RETIREE HEALTH PAYMENT	91.00
					Total :	91.00
132655	2/1/2023	10171 COUNTY OF SAN DIEGO AUDITOR &	11/2022 AGENCY REV		11/2022 AGENCY PARK CITE REPT	125.00
			11/2022 DMV REVENUE		11/2022 DMV PARK CITE REPT	112.50
			11/2022 PHOENIX REV		11/2022 PHOENIX CITE REV REPT	891.00

Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
132655	2/1/2023	10171 10171 COUNTY OF SAN DIEGO AUDITOR & (Continued)				Total : 1,128.50
132656	2/1/2023	10333 COX COMMUNICATIONS	063453006; JAN23 112256001; JAN23		9534 VIA ZAPADOR 9130 CARLTON OAKS DR	94.80 94.11 Total : 188.91
132657	2/1/2023	11450 CREATIVE METAL INDUSTRIES INC	13391		DEDICATION PLAQUE	107.75 Total : 107.75
132658	2/1/2023	13129 DAVID TURCH AND ASSOCIATES	01092023	53975	HIGHWAY 52 COALITION SUPPORT	10,000.00 Total : 10,000.00
132659	2/1/2023	10433 DEPARTMENT OF CONSERVATION	OCT-DEC 2022		OCTOBER - DECEMBER 2022 SMIF	2,290.60 Total : 2,290.60
132660	2/1/2023	10054 ELDERHELP OF SAN DIEGO	12312022-ELDERHELP	53993	CDBG SUBRECIPIENT	1,790.83 Total : 1,790.83
132661	2/1/2023	10251 FEDERAL EXPRESS	8-020-38338		SHIPPING CHARGES	46.52 Total : 46.52
132662	2/1/2023	13044 FIELDTURF USA, INC	695762	54067	SYNTHETIC TURF MAINTENANCE	5,742.76 Total : 5,742.76
132663	2/1/2023	11196 HD SUPPLY FACILITIES	9210232045 9210283378	53945 53945	STATION SUPPLIES STATION SUPPLIES	843.57 215.76 Total : 1,059.33
132664	2/1/2023	10600 HINDERLITER, DE LLAMAS & ASSOC	SIN024688		DEC CANNABIS MGMT SVCS	125.00 Total : 125.00
132665	2/1/2023	11864 KIRKLAND PRINTING & MAILING	4153		2022 ACFR COVER PRINTING	26.94 Total : 26.94
132666	2/1/2023	10204 LIFE ASSIST INC	1283703	53891	EMS SUPPLIES	6,020.62 Total : 6,020.62
132667	2/1/2023	14499 MARSHALL, NANCY J	February 1, 2023		RETIREE HEALTH PAYMENTS	91.00

Voucher List
CITY OF SANTEE

Bank code : ubgen



Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
132667	2/1/2023	14499 14499 MARSHALL, NANCY J	(Continued)			Total : 91.00
132668	2/1/2023	10308 O'REILLY AUTO PARTS	2968-130088	53896	VEHCILE SUPPLIES	107.74
			2968-131175	53896	VEHICLE SUPPLIES	208.97
					Total :	316.71
132669	2/1/2023	12919 PARCELQUEST	8732-1-2023		SOFTWARE RENEWAL	2,399.00
					Total :	2,399.00
132670	2/1/2023	10092 PHOENIX GROUP INFO SYSTEMS	112022031	54127	FY 22-23 PARKING CITE PROCESS	705.18
					Total :	705.18
132671	2/1/2023	12237 RAYON, KYLE	February 1, 2023		RETIREE HEALTH PAYMENT	91.00
					Total :	91.00
132672	2/1/2023	10097 ROMAINE ELECTRIC CORPORATION	12-058018	53980	VEHICLE REPAIR PART	350.19
					Total :	350.19
132673	2/1/2023	10407 SAN DIEGO GAS & ELECTRIC	22373580042; JAN23		TRAFFIC SIGNALS	7,396.50
			34223805628; JAN22		ROW / MEDIANS (GAS)	348.75
			43940205509; JAN23		LMD	1,855.57
			79900685777; JAN23		BALLFIELDS; FACILITIES; PARKS	20,723.79
			85097421694; JAN23		CITY HALL GROUP BILL	11,396.26
					Total :	41,720.87
132674	2/1/2023	13171 SC COMMERCIAL, LLC	2302120-IN	53902	DELIVERED FUEL	527.59
					Total :	527.59
132675	2/1/2023	10110 SECTRAN SECURITY INC	23010528	54148	FY 22/23 ARMORED CAR TRANSPC	155.84
					Total :	155.84
132676	2/1/2023	14038 SINGH GROUP INC	01416	53905	DEAD ANIMAL REMOVAL SERVICE	1,443.71
					Total :	1,443.71
132677	2/1/2023	10314 SOUTH COAST EMERGENCY VEHICLE	511060	53907	VEHICLE REPAIR PART	170.45
					Total :	170.45
132678	2/1/2023	10217 STAPLES ADVANTAGE	3527170678	53982	OFFICE SUPPLIES	8.32

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
132678	2/1/2023	10217 STAPLES ADVANTAGE	(Continued) 3527587058	53935	FY 22/23 OFFICE SUPPLIES - FINAL	147.31
					Total :	155.63
132679	2/1/2023	10027 STATE OF CALIFORNIA	628163		FINGERPRINTING SERVICES	64.00
					Total :	64.00
132680	2/1/2023	13451 TELEFLEX FUNDING LLC	9506461552 9506461554	53910 53910	EMS SUPPLIES EMS SUPPLIES	4,299.23 644.35
					Total :	4,943.58
132681	2/1/2023	11152 TERRY SHAW PAINTING	2	54182	PAINTING SRVCS-STATION 5	14,075.20
					Total :	14,075.20
132682	2/1/2023	10250 THE EAST COUNTY	00126466	53967	CLERK OFFICE PUBLICATIONS	598.50
					Total :	598.50
132683	2/1/2023	10515 THE SAN DIEGO UNION - TRIBUNE	01102023		SUBSCRIPTON RENEWAL	453.87
					Total :	453.87
132684	2/1/2023	11305 VELOCITY TRUCK CENTERS	RA290029969:01	54197	VEHICLE REPAIR	1,814.75
					Total :	1,814.75
132685	2/1/2023	10331 HDS WHITE CAP CONST SUPPLY	10017372555	54052	TOOLS, MATERIALS & SUPPLIES	226.29
					Total :	226.29
132686	2/1/2023	12930 WILLIAMS, ROCHELLE M.	February 1, 2023		RETIREE HEALTH PAYMENT	91.00
					Total :	91.00
132687	2/1/2023	12641 WITTORFF, VICKY DENISE	February 1, 2023		RETIREE HEALTH PAYMENTS	31.00
					Total :	31.00
132688	2/1/2023	10318 ZOLL MEDICAL CORPORATION	3643992	53917	EMS SUPPLIES	453.61
					Total :	453.61
45 Vouchers for bank code : ubgen						Bank total : 111,757.02
45 Vouchers in this report						Total vouchers : 111,757.02

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: 
Date: 2.1.23
Approved by: 
Date: 2/1/23

EARNINGS SECTION					DEDUCTIONS SECTION			LEAVE SECTION					
Type	Hours/units	Rate	Amount	Src	Plan	Base Wages	Deduction	Benefit/Cont	LvPlan	Accrued	Taken	Banked	Lost
Grand Totals					Employees: 32								
reth			5,824.00		catax	5,824.00	46.00						
					fedtax	5,824.00	211.00						
Grand Totals	0.00		5,824.00				257.00	0.00					

Gross:	5,824.00
Net:	5,567.00

<< No Errors / No Warnings >>

HJ
Pay date 2/2/23
PPE 2/28/23

Bank code : ubqen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
132689	2/8/2023	11460 ASBURY ENVIRONMENTAL SERVICES	1500-00893555	53861	USED OIL DISPOSAL	95.00
Total :						95.00
132690	2/8/2023	10189 ATTENTION GETTERS DESIGN INC	51069	53862	VEHICLE SUPPLIES	43.30
Total :						43.30
132691	2/8/2023	10516 AWARDS BY NAVAJO	0123118	53864	NAMETAGS	47.41
Total :						47.41
132692	2/8/2023	13990 C.P. RICHARDS SIGNS, INC.	61391	53868	STATION 5 EPOXY PROJECT	419.64
Total :						419.64
132693	2/8/2023	14780 CAL FIRE	FS-FC30179		CLASS CERTIFICATIONS	975.00
Total :						975.00
132694	2/8/2023	10299 CARQUEST AUTO PARTS	11102-577071	53869	VEHICLE SUPPLIES	135.85
Total :						135.85
132695	2/8/2023	10032 CINTAS CORPORATION #694	4143753318	53959	MISC. SHOP RENTAL SERVICE	79.71
Total :						79.71
132696	2/8/2023	10171 COUNTY OF SAN DIEGO AUDITOR &	12/2022 AGENCY REV 12/2022 DMV REVENUE 12/2022 PHOENIX REV		12/2022 AGENCY PARK CITE REPT 12/2022 DMV PARK CITE REPT 12/2022 PHOENIX CITE REV REPT	122.50 360.75 830.25
Total :						1,313.50
132697	2/8/2023	10333 COX COMMUNICATIONS	038997401; FEB23		10601 N MAGNOLIA AVE APT 8	57.00
Total :						57.00
132698	2/8/2023	11457 D'ALESIO INC	26089	53874	WEARING APPAREL	287.16
Total :						287.16
132699	2/8/2023	14808 DELROSARIO, BENJAMIN	31099		PARKING CITATION REFUND	95.00
Total :						95.00
132700	2/8/2023	11017 DIVISION OF THE STATE	AB1379 OCT-DEC 2022		AB1379 OCT-DEC 2022	405.20

Voucher List
CITY OF SANTEE

Bank code : ubqen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
132700	2/8/2023	11017 11017 DIVISION OF THE STATE	(Continued)			Total : 405.20
132701	2/8/2023	11295 DOKKEN ENGINEERING	42637	52440	PROSPECT-MESA PEDESTRIAN CF	390.00
						Total : 390.00
132702	2/8/2023	14446 ENTERPRISE FM TRUST	STMT 2717		VEHICLE LEASING PROGRAM	4,480.57
						Total : 4,480.57
132703	2/8/2023	10251 FEDERAL EXPRESS	8-027-58336		SHIPPING CHARGES	55.39
						Total : 55.39
132704	2/8/2023	10009 FIRE ETC	175806	53881	EQUIPMENT MAINTENANCE	108.49
						Total : 108.49
132705	2/8/2023	12760 FOCUS PSYCHOLOGICAL	SANTEE2022-12	53922	PSYCHOLOGICAL SERVICES	800.00
						Total : 800.00
132706	2/8/2023	10066 GLOBALSTAR USA LLC	000000044569605		SATELLITE PHONE SERVICE	107.22
						Total : 107.22
132707	2/8/2023	10490 HARRIS & ASSOCIATES INC	55814	53763	IS/MND CANNABIS ORDINANCE	2,957.50
						Total : 2,957.50
132708	2/8/2023	10556 HECKMAN, HEATHER	1102023		TUITION REIMBURSEMENT	2,473.00
						Total : 2,473.00
132709	2/8/2023	14459 HMC GROUP	166411	53747	SANTEE COMMUNITY CENTER	115,200.80
						Total : 115,200.80
132710	2/8/2023	14803 JANTZ COMMUNICATIONS	01162023		CONSULTING SERVICES	750.00
						Total : 750.00
132711	2/8/2023	14229 JOBSITE SUPPLY CO	72823400(2)	53978	CIP SUPPLIES	332.32
			73282800	53978	CIP SUPPLIES	249.98
			73894600	53978	CIP SUPPLIES	121.80
						Total : 704.10
132712	2/8/2023	11864 KIRKLAND PRINTING & MAILING	4120		PRINTING CHARGE	82.97



Voucher List
CITY OF SANTEE

Bank code : ubqen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
132712	2/8/2023	11864	11864 KIRKLAND PRINTING & MAILING		(Continued)	Total : 82.97
132713	2/8/2023	10906	KRONOS INC	12016682	54194 ANNUAL SOFTWARE RENEWAL	3,572.75
						Total : 3,572.75
132714	2/8/2023	10204	LIFE ASSIST INC	1284111	53891 EMS SUPPLIES	220.80
				1284953	53891 EMS SUPPLIES	1,810.20
				1284954	53891 EMS SUPPLIES	590.32
						Total : 2,621.32
132715	2/8/2023	10174	LN CURTIS AND SONS	INV667145	54070 SAFETY APPAREL	1,351.62
						Total : 1,351.62
132716	2/8/2023	10308	O'REILLY AUTO PARTS	2968-131345	53896 VEHICLE SUPPLIES	45.13
				2968-132374	53896 VEHICLE SUPPLIES	27.99
						Total : 73.12
132717	2/8/2023	10092	PHOENIX GROUP INFO SYSTEMS	122022031	54127 FY 22-23 PARKING CITE PROCESS	647.75
						Total : 647.75
132718	2/8/2023	12828	RICK ENGINEERING COMPANY	18100(34)	54139 AS-NEEDED ENGINEERING SERVI	2,992.50
						Total : 2,992.50
132719	2/8/2023	12605	SAFE HEARING AMERICA INC	17836	54202 SAFE HEARING TESTING	2,736.00
						Total : 2,736.00
132720	2/8/2023	13171	SC COMMERCIAL, LLC	2305432-IN	53902 DELIVERED FUEL	235.03
				2306589-IN	53902 DELIVERED FUEL	813.56
						Total : 1,048.59
132721	2/8/2023	13206	SHARP BUSINESS SYSTEMS	9004156961	54016 SHARP COPIES OCT-DEC 2022	2,272.47
						Total : 2,272.47
132722	2/8/2023	13162	SOCAL PPE	5104	54141 TURNOUT MAINTENANCE/REPAIR	305.25
						Total : 305.25
132723	2/8/2023	10217	STAPLES ADVANTAGE	3527737505	53981 OFFICE SUPPLIES - DDS	73.46
				3527737506	53981 OFFICE SUPPLIES - DDS	54.35

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
132723	2/8/2023	10217 STAPLES ADVANTAGE	(Continued) 3527737507	53936	OFFICE SUPPLIES	160.67
Total :						288.48
132724	2/8/2023	11587 STRYKER SALES CORPORATON	4016658M	54088	EMS EQUIPMENT	19,456.78
Total :						19,456.78
132725	2/8/2023	14737 STURM, AARON	011823		MEMBERSHIP FEE TO ICC SD	75.00
Total :						75.00
132726	2/8/2023	14806 SUNPOWER CORPORATION	22STE-PV00784		PERMIT REFUND 22STE-PV00784	460.34
Total :						460.34
132727	2/8/2023	14805 SUNRUN	22STE-PV00291		PERMIT REFUND 22STE-PV00291	169.62
Total :						169.62
132728	2/8/2023	14807 TITAN SOLAR	21STE-PV00739		PERMIT REFUND 21STE-PV00739	232.77
Total :						232.77
132729	2/8/2023	14097 VOICES FOR CHILDREN	2-2023	54007	CDBG SUBRECIPIENT	1,417.29
Total :						1,417.29
41 Vouchers for bank code : ubgen						Bank total : 171,785.46
41 Vouchers in this report						Total vouchers : 171,785.46

Prepared by: 
 Date: 2-8-23
 Approved by: 
 Date: 2-8-23

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
132730	2/9/2023	12903 AMERICAN FIDELITY ASSURANCE CO	2216896A		FLEXIBLE SPENDING ACCOUNT	2,315.11
					Total :	2,315.11
132731	2/9/2023	10334 CHLIC	3129547		HEALTH INSURANCE	206,877.54
					Total :	206,877.54
132732	2/9/2023	14793 CONTROLLING INS COST IN CA, SCHOO 2023-1			EMPLOYEE ASSISTANCE PROGRA	342.24
					Total :	342.24
132733	2/9/2023	14458 METROPOLITAN LIFE INSURANCE	75759161		DENTAL INSURANCE	13,089.38
					Total :	13,089.38
132734	2/9/2023	10785 RELIANCE STANDARD LIFE	February 23		VOLUNTARY LIFE INSURANCE	435.98
					Total :	435.98
132735	2/9/2023	10424 SANTEE FIREFIGHTERS	PPE 02/09/23		DUES/PEC/BENEVOLENT/BC EXP	3,122.79
					Total :	3,122.79
132736	2/9/2023	10776 STATE OF CALIFORNIA	PPE 02/01/23		WITHHOLDING ORDER	449.53
					Total :	449.53
132737	2/9/2023	10776 STATE OF CALIFORNIA	PPE 02/01/23		WITHHOLDING ORDER	225.23
					Total :	225.23
132738	2/9/2023	10001 US BANK	PPE 02/01/23		PARS RETIREMENT	1,042.46
					Total :	1,042.46
132739	2/9/2023	14600 WASHINGTON STATE SUPPORT	PPE 02/01/23		WITHHOLDING ORDER	751.84
					Total :	751.84
10 Vouchers for bank code : ubgen						Bank total : 228,652.10
10 Vouchers in this report						Total vouchers : 228,652.10

Bank code : ubgen

<u>Voucher</u>	<u>Date</u>	<u>Vendor</u>	<u>In voice</u>	<u>PO #</u>	<u>Description/Account</u>	<u>Amount</u>
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Prepared by: JucM
Date: 2-9-23
Approved by: EBull
Date: 2-9-23

EARNINGS SECTION				DEDUCTIONS SECTION			LEAVE SECTION					
Type	Hours/units	Rate	Amount Src	Plan	Base Wages	Deduction	Benefit/Cont	LvPlan	Accrued	Taken	Banked	Lost
				roth	33,275.00	5,129.36						
				sb-1		74.40						
				sb-3		49.29						
				sffa		2,583.45						
				sffapc		410.40						
				st1cs3	89,635.16	2,689.07	-2,689.07					
				st2cs3	13,964.64	418.94	-418.94					
				texlif		55.19						
				vaccpr		519.30						
				vaccpt		227.04						
				vcanpr		339.83						
				vcanpt		119.05						
				vgcipt		79.44						
				vision		531.31						
				voladd		24.35						
				voldis		234.94						
				vollad			217.99					
				vollif		217.99						
Grand Totals	14,819.66		617,683.26			213,766.62	262,867.12					

@B 2/2/23

Gross:	617,683.26
Net:	403,916.64

<< No Errors / 16 Warnings >>

Pay date 2/9/23
PPE 2/1/23

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
6186180	2/10/2023	14705 RHS MISSIONSQUARE	PPE 02/01/23		RETIREE HSA	5,149.89
					Total :	5,149.89
6195926	2/10/2023	14704 457 MISSIONSQUARE	PPE 02/01/23		ICMA - 457	33,272.34
					Total :	33,272.34
2 Vouchers for bank code : ubgen						Bank total : 38,422.23
2 Vouchers in this report						Total vouchers : 38,422.23

Prepared by: *J. Smith*
Date: 2-10-23
Approved by: *P. Bull*
Date: 2-10-23

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
81109	2/13/2023	10956 FRANCHISE TAX BOARD	February 23 Retiree PPE 02/01/23		CA STATE TAX WITHHELD CA STATE TAX WITHHELD	46.00 27,698.33 Total : 27,744.33
81160	2/13/2023	10955 DEPARTMENT OF THE TREASURY	February 23 Retiree PPE 02/09/23		FEDERAL WITHHOLDING TAX FED WITHHOLD & MEDICARE	211.00 82,847.17 Total : 83,058.17
2 Vouchers for bank code : ubgen					Bank total :	110,802.50
2 Vouchers in this report					Total vouchers :	110,802.50

Prepared by: Juch
Date: 2-13-23
Approved by: E Bull
Date: 2-13-23

MEETING DATE February 22, 2023

ITEM TITLE APPROVAL OF THE EXPENDITURE OF \$95,605.05 FOR JANUARY 2023 LEGAL SERVICES AND REIMBURSABLE COSTS AND FINDING THE ACTION IS NOT A PROJECT SUBJECT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (“CEQA”)

DIRECTOR/DEPARTMENT Heather Jennings, Finance *HJ*

SUMMARY

Legal services invoices proposed for payment for the month of January 2023 total \$95,605.05 as follows:

1) General Retainer Services	\$ 16,530.00
2) Labor & Employment	9,613.50
3) Litigation & Claims	18,166.14
4) Special Projects - General Fund	37,406.89
5) Special Projects – Other Funds	1,224.92
6) Third-Party Reimbursable Projects	<u>12,663.60</u>
Total	<u>\$ 95,605.05</u>

FINANCIAL STATEMENT

Account Description: Legal Services

	<u>AMOUNT</u>	<u>BALANCE</u>
General Fund:		
Adopted Budget	\$ 691,360.00	
Revised Budget	691,360.00	
Prior Expenditures	(432,930.94)	
Current Request	(81,716.53)	\$ 176,712.53
Other Funds (excluding third-party reimbursable items):		
Adopted Budget	\$ 90,000.00	
Revised Budget	90,000.00	
Prior Expenditures	(33,448.37)	
Current Request	(1,224.92)	\$ 55,326.71

CITY ATTORNEY REVIEW N/A Completed

RECOMMENDATION

Approve the expenditure of \$95,605.05 for January 2023 legal services and reimbursable costs.

ATTACHMENTS

1. Legal Services Billing Summary January 2023
2. Legal Services Billing Recap FY 2022-23



**LEGAL SERVICES BILLING SUMMARY
JANUARY 2023**

Attachment 1

DESCRIPTION	CURRENT AMOUNT	INVOICE NUMBER	NOTES
Retainer 1001.00.1201.51020	\$ 16,530.00 <u>16,530.00</u>	956887	
Labor & Employment: Labor & Employment 1001.00.1201.51020	 9,613.50 <u>9,613.50</u>	 956859	
Litigation & Claims: Litigation & Claims Affordable Housing Coalition of San Diego County Sky Ranch Potential Homeowner/HOA Litigation 1001.00.1201.51020	 17,986.10 62.70 117.34 <u>18,166.14</u>	 956860 956864 956871	
Special Projects (General Fund): Community Oriented Policing Theater Parcel Annual Municipal Code Update CEQA Special Advice Water Quality General Elections Prop 218 Parcel 4 Hotel Housing Element Advanced Records Center Services for PRA Cannabis ADA Transition Plan COVID-19 Related (ARPA) 1001.00.1201.51020	 14,644.10 127.50 2,116.50 2,448.00 1,249.50 255.00 561.00 2,140.69 331.50 4,735.60 3,060.00 1,173.00 1,020.00 <u>33,862.39</u>	 956861 956879 956872 956882 956865 956866 956867 956868 956869 956873 956874 956876 956888	
Special Projects - CSA 69 (General Fund) CSA 69 Dissolution 1001.03.2203.51020	 <u>3,544.50</u>	 956875	
Special Projects (Other Funds): Mobile Home Rent Control Commission Cuyamaca Street Right-of-Way Acquisition	 943.50 281.42 <u>1,224.92</u>	 956863 956870	 2901.04.4106.51020 cip71402.30.05
Third-Party Reimbursable: Sky Ranch (AIR) Castlerock (Weston) HomeFed Project Karl Strauss Popeyes CUP Santee Auto Center CUP Redevelopment of Carlton Oaks Golf Course Hillside Meadows Mitigation	 198.00 4,868.00 2,000.80 131.20 951.20 3,009.60 1,504.80 - <u>12,663.60</u>	 956877 956878 956880 956881 957699 956886 956883	 grd0928a.40.05 spp0801a.10.05 tm22001a.10.05 dr15010a.10.05 cup2101a.20.05 cup2210a.10.05 cup1906a.10.05 cup1802a.10.05
Total	 <u>\$ 95,605.05</u>		

**LEGAL SERVICES BILLING RECAP
FY 2022-23**

Attachment 2

Category	Adopted Budget	Revised Budget	Previously Spent Year to Date	Available Balance	Current Request	
					Mo./Yr.	Amount
General Fund:						
General / Retainer	\$ 200,360.00	\$ 200,360.00	\$ 99,338.85	\$ 101,021.15	Jan-23	\$ 16,530.00
Labor & Employment	60,000.00	60,000.00	18,983.70	41,016.30	Jan-23	9,613.50
Litigation & Claims	90,000.00	90,000.00	68,260.23	21,739.77	Jan-23	18,166.14
Special Projects	341,000.00	341,000.00	246,348.16	94,651.84	Jan-23	37,406.89
Total	\$ 691,360.00	\$ 691,360.00	\$ 432,930.94	\$ 258,429.06		\$ 81,716.53
Other City Funds:						
MHFP Commission	\$ 12,000.00	\$ 12,000.00	\$ 6,502.50	\$ 5,497.50	Jan-23	\$ 943.50
Capital Projects	75,000.00	75,000.00	26,945.87	48,054.13	Jan-23	281.42
Highway 52 Coalition	3,000.00	3,000.00	-	3,000.00	Jan-23	-
Total	\$ 90,000.00	\$ 90,000.00	\$ 33,448.37	\$ 56,551.63		\$ 1,224.92
Third-Party Reimbursable:						
Total			\$ 140,349.28			\$ 12,663.60

**Total Previously Spent to Date
FY 2022-23**

General Fund	\$ 432,930.94
Other City Funds	33,448.37
Applicant Deposits or Grants	140,349.28
Total	\$ 606,728.59

Total Proposed for Payment

General Fund	\$ 81,716.53
Other City Funds	1,224.92
Applicant Deposits or Grants	12,663.60
Total	\$ 95,605.05

MEETING DATE February 22, 2023

ITEM TITLE RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA ADOPTING THE 2023 MULTI-JURISDICTIONAL HAZARD MITIGATION PLAN AND SANTEE ANNEX; FINDING THE ACTION IS NOT A PROJECT SUBJECT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA")

DIRECTOR/DEPARTMENT Justin Matsushita, Fire Chief *AB FOR JUSTIN MATSUSHITA*

SUMMARY

The Disaster Mitigation Act, signed into law on October 30, 2000, requires all jurisdictions to have a Federal Emergency Management Agency ("FEMA")-approved hazard mitigation plan to qualify for hazard mitigation program grants and public assistance funds. In 2004, the San Diego County Office of Emergency Services led an effort to develop the first Multi-Jurisdictional Hazard Mitigation Plan ("MJHMP"), a pre-disaster strategic plan that serves as a guideline for lowering the risks and exposure to hazards in the region. The MJHMP was accepted by the Unified Disaster Council and adopted by the San Diego County Board of Supervisors and participating jurisdictions, including the City of Santee, in 2018.

Current updates to the MJHMP reflect the expansion of climate change inclusion within hazard impacts, public feedback regarding hazard concerns, and updated hazard mitigation Goals, Objectives, and Actions/Priority Actions for the County of San Diego and cities within the regional area to align with current and existing countywide plans, procedures, and priorities.

Although all agencies that participated in updating the MJHMP are awaiting suggested edits from the FEMA, the County of San Diego and local jurisdictions are working towards the expeditious adoption of the 2023 MJHMP due the expiration of the 2018 MJHMP occurring on February 20, 2023. The County of San Diego adopted the 2023 MJHMP (also referred to as the County Base Plan) on February 7, 2023.

Today's recommended action is to approve a resolution adopting the 2023 Multi-Jurisdictional Hazard Mitigation Plan and the City of Santee Hazard Mitigation Plan (also referred to as the Santee Annex), which will reduce hazard impacts (i.e., loss of life and property). Maintaining current MJHMP and Santee Annex allows the City of Santee to continue to submit applications for hazard mitigation grants and remain eligible for public assistance funds following disaster events. Staff also requests that the City Council authorize the City Manager and the Fire Chief to approve any required technical changes requested by FEMA, upon receiving their requested edits, so long as any changes to both plans remain consistent with the City Council approved MJHMP and Santee Annex.



FINANCIAL STATEMENT *AF*

There is no fiscal impact associated with the recommendation. There may be future fiscal impacts based on the recommended mitigation priority projects and actions in response to emergent hazards in the region.

CITY ATTORNEY REVIEW N/A • Completed

RECOMMENDATION *MSB*

1. Adopt the Resolution adopting the 2023 Multi-Jurisdictional Hazard Mitigation Plan and the City of Santee Hazard Mitigation Plan (also referred to as the Santee Annex); and
2. Authorize the City Manager and the Fire Chief to approve any required technical changes to the MJHMP and Santee Annex requested by FEMA, upon receiving their edits to the MJHMP and associated Santee Annex, so long as any changes to the plan remain consistent with the City Council approved plans, and re-submit the plans for approval.

ATTACHMENT

Resolution
City of Santee Hazard Mitigation Plan (Santee Annex)
County of San Diego Resolution No. 20-013
2023 Multi-Jurisdictional Hazard Mitigation Base Plan (Available in City Clerk's Office)
Staff Report

RESOLUTION NO. _____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA, ADOPTING THE 2023 MULTI-JURISDICTIONAL HAZARD MITIGATION PLAN AND SANTEE ANNEX; FINDING THE ACTION IS NOT A PROJECT SUBJECT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (“CEQA”)

WHEREAS, the Disaster Mitigation Act of 2000 requires all jurisdictions to have a Federal Emergency Management Agency (“FEMA”)-approved hazard mitigation plan to qualify for hazard mitigation program grants and public assistance funds; and

WHEREAS, the City of Santee is a member of the San Diego County Unified Disaster Council and the Unified San Diego County Emergency Services Organization along with the County of San Diego and the 17 other cities; and

WHEREAS, the County of San Diego has prepared an unincorporated jurisdiction-specific, multi-hazard mitigation plan hereby known as the 2023 Multi-Jurisdictional Hazard Mitigation Plan (also referred to as the “MJHMP” or “County Base Plan”) in accordance with federal laws, including the Robert T. Stafford Disaster Relief and Emergency Assistance Act, as amended; the National Flood Insurance Act of 1968, as amended; and the National Dam Safety Program Act, as amended; and

WHEREAS, the 2023 MJHMP identifies mitigation goals and actions to reduce and/or eliminate long-term risk to people and property in San Diego County from the impacts of future hazards and disasters; and

WHEREAS, the City of Santee worked in collaboration with the County of San Diego to develop the 2023 City of Santee Hazard Mitigation Plan (also referred to as the “Santee Annex”); and

WHEREAS, the Santee City Council recognizes the threat that natural and human-caused hazards pose to people and property within the City of Santee and all of San Diego County; and

WHEREAS, adoption by the City of Santee and required state and federal updates demonstrate its commitment to hazard mitigation and achieving the goals outlined in the 2023 Multi-Jurisdictional Hazard Mitigation Plan and Santee Annex.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Santee, California, that the “2023 Multi-Jurisdictional Hazard Mitigation Plan and Santee Annex” are hereby adopted as official hazard mitigation plans of the City of Santee, and that the City Manager is authorized to execute any further agreements relating to the implementation of the plans. While the content of the plans may require revisions requested by FEMA, technical changes occurring after adoption are authorized so long as they are executed in agreement between the City Manager and the Fire Chief, and any changes to both plans remain consistent with the City Council approved MJHMP and Santee Annex. Staff is directed to re-submit revised plans for approval. Subsequent plan updates following the five-year approval period for these plans will require separate adoption resolutions.

RESOLUTION NO. _____

ADOPTED by the City Council of the City of Santee, California, at a Regular Meeting thereof held this 22nd day of February 2023, 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
Hazard Mitigation Plan 2023

Section One: Determine the Planning Area and Resources

1.1 Planning Area: City of Santee

“Sunny climate, good schools, small-town friendliness”—Santee prides itself on having a lean government that responds to its community’s concerns. Collectively, these are among the key attributes of the city. Santee is ideally located between the Pacific Ocean and the mountains of the Cleveland National Forest, and had a population of 60, 037 people in 2020. While Santee is considered part of the East County Region, the city is only 18 freeway miles from San Diego’s premier beaches. Santee is connected to the coastline by State Route 52, a six-lane freeway that connects Interstate 5 in La Jolla to State Route 67. State Route 125 also intersects with State Route 52, forming a transportation hub in the heart of Santee. Since the expansion of the San Diego Trolley, Santee community members can ride the Trolley to Mission Valley, Downtown San Diego and as far as the U.S./Mexico Border.

Santee lies 18 miles northeast of Downtown San Diego and is bordered on the east and west by slopes and rugged mountains. The San Diego River runs through this community, which was once a dairy farming area. It is now a residential area that has experienced phenomenal growth since the 1970’s.

Water services are provided by Padre Dam Municipal Water District. The Santee School District and Grossmont Union High School District oversee K-12 grade education. Elementary and middle school students attend one of the nine available schools, while high school students attend Santana or West Hills High School. Higher education facilities include San Diego Christian College, a 4-year private accredited college located in Town Center. Nearby are San Diego State University and Grossmont Community College.^{1 2}

1.2 Development Over Time

The City of Santee experienced a population increase of 2,000 people (3.3%) since the implementation of the 2018 Hazard Mitigation Plan. With the population change, the Local Planning Group (LPG) identified an increase in vulnerability to our jurisdiction since the previous plan was approved. The LPG considered the changes to community development and adjusted the goals, objectives, actions/priority action within this plan to meet the needs of the community.

The City also completed several community park projects, which included Weston and Mast Park. The City is currently finalizing the creation of a Joint Powers Agreement (JPA) with Lakeside Fire Protect District to improve emergency medical services delivery. The City also funded for the development of a comprehensive long-range plan for fire and emergency services, which will be completed in early 2023. These solutions are expected to help prevent an increase of community hazard vulnerabilities

¹ <https://www.cityofsanteeca.gov/our-city/about-santee-new>

² https://www.santeesd.net/schools/district_school_sites

1.3 Plan Integration and Implementation

The City of Santee continually integrates the Safety and Land Use Elements of the City's General Plan into this Local Hazard Mitigation Plan, including prioritized hazards and actions. After this annex was approved then adopted in 2018, members of the Local Planning Group (LPG) conducted annual assessments that included review of data, adoption of codes, and status of the plan's priorities, goals, objectives, and actions. The process of tracking this long-term integration plan was documented and discussed by members of the LPG, then disseminated through the appropriate department directors or their representatives.

Upon approval and adoption of this plan version, the Local Planning Team will continue to collaborate with other City Department representatives to assist with this plan's informing of and implementation into the City's departmental priorities reflected in this plan's goals, objectives, and actions (such as fire mitigation activities and public outreach/education). Additionally, this plan will also be used to inform the next update of the City's General Plan, especially related to the Safety Element (which has purpose to reduce loss of life, injuries, and damage resulting from natural and human-caused public safety hazards) and the Land Use Element (which is intended to guide the ultimate pattern of development in the community, specifies location/type/amount of housing/commercial services/industrial uses/parks/public facilities/open space that will comprise the City at buildout.^{3 4}

1.4 Community Rating System Requirements

The Community Rating System (CRS) is a FEMA program and rewards communities that go beyond the minimum standards for floodplain management under the National Flood Insurance Program (NFIP). Communities can potentially improve their Community Rating System and lower NFIP premiums by developing a CRS Plan. **The City of Santee is an NFIP Participant and has 1 repetitive loss nonresidential property. See Table 14 in the San Diego County's Base Plan.**

For more information on the National Flood Insurance Program, see <http://www.fema.gov/national-flood-insurance-program>.

³ <https://www.cityofsanteeca.gov/services/development-services/planning-and-zoning-services/general-plan>

⁴ <https://www.cityofsanteeca.gov/home/showpublisheddocument/7191/636336569667170000>

Table 1

Community Rating System (CRS) Planning Steps	Local Mitigation Planning Handbook Tasks (44 CFR Part 201)
Step 1. Organize	Task 1: Determine the Planning Area and Resources Task 2: Build the Planning Team 44 CFR 201.6(c)(1)
Step 2. Involve the public	Task 3: Create an Outreach Strategy 44 CFR 201.6(b)(1)
Step 3. Coordinate	Task 4: Review Community Capabilities 44 CFR 201.6(b)(2) & (3)
Step 4. Assess the hazard	Task 5: Conduct a Risk Assessment 44 CFR 201.6(c)(2)(i) 44 CFR 201.6(c)(2)(ii) & (iii)
Step 5. Assess the problem	
Step 6. Set goals	Task 6: Develop a Mitigation Strategy 44 CFR 201.6(c)(3)(i) 44 CFR 201.6(c)(3)(ii) 44 CFR 201.6(c)(3)(iii)
Step 7. Review possible activities	
Step 8. Draft an action plan	
Step 9. Adopt the plan	Task 8: Review and Adopt the Plan 44 CFR 201.6(c)(5)
Step 10. Implement, evaluate, revise	Task 7: Keep the Plan Current Task 9: Create a Safe and Resilient Community 44 CFR 201.6(c)(4)

FEMA LOCAL MITIGATION PLANNING HANDBOOK WORKSHEET 1.1 DESCRIBES THE CRS REQUIREMENTS MET BY THE SAN DIEGO COUNTY MULTI-JURISDICTIONAL HAZARD MITIGATION PLAN.

Any jurisdiction or special district may participate in the hazard mitigation planning process. However, to request FEMA approval, each of the local jurisdictions must meet all requirements of 44 CFR §201.6. In addition to the requirement for participation in the process, the Federal regulation specifies the following requirements for multi-jurisdictional plans:

- The risk assessment must assess each jurisdiction's risk where they may vary from the risks facing the entire planning area. (44 CFR §201.6(c)(2)(iii))
- There must be identifiable action items specific to the jurisdiction requesting FEMA approval or credit of the plan. (44 CFR §201.6(c)(3)(iv))
- Each jurisdiction requesting approval of the plan must document that it has been formally adopted. (44 CFR §201.6(c)(5))

The hazard mitigation plan must clearly list the jurisdictions that participated in the plan and are seeking plan approval. The San Diego County Multi-Jurisdictional Hazard Mitigation Plan and annexes meet all requirements.

Section Two: Build the Planning Team

2.1 Planning Participants and Process

The planning process began in the summer months of 2021 and concluded June of 2022 with the coordination of monthly team meetings for select individuals tasked with updating the City of Santee’s Hazard Mitigation Plan. In addition to internal meetings, representatives from the Local Planning Group (LPG) attended monthly meetings hosted by the County of San Diego Office of Emergency Services (County OES) personnel. One-on-one meetings with San Diego County OES staff were coordinated as needed throughout the updating process. The LPG primarily focused on reviewing the current Hazard Mitigation Plan and assessing the needs for the proposed Hazard Mitigation Plan. The Santee LPG members included:

- Justin Matsushita, Deputy Fire Chief – Operations/Emergency Manager
- John Garlow, Fire Chief
- Dustyn Garhartt, Fire Captain/Emergency Management Assistant
- DeVerna Rogers, Planning Chief
- Steve Miller, Senior Civil Engineer
- Carl Schmitz, Principal Civil Engineer
- Sam Rensberry, Public Services Manager
- Matt Hermeyer, IT Analyst

Once this plan was developed, City staff submitted the plan to Cal OES and FEMA for approval. Once approved, City staff will present the plan to the Santee City Council for adoption.

Section Three: Create an Outreach Strategy

See the San Diego County Multi-Jurisdictional Hazard Mitigation Plan's Section Three for details about the county-wide outreach strategy.

Section Four: Review Community Capabilities

Local mitigation capabilities are existing authorities, policies, programs, and resources that reduce hazard impacts or that could be used to implement hazard mitigation activities, and must be included in a hazard mitigation plan by the planning team.

The planning team also may identify additional types of capabilities relevant to mitigation planning.

4.1 Existing Institutions, Plans, Policies, and Ordinances

The following is a summary of existing departments in Santee and their responsibilities related to hazard mitigation planning and implementation, as well as existing planning documents and regulations related to mitigation efforts within the community (Table 2). The administrative and technical capabilities of Santee, as shown in the table below, provides an identification of the staff, personnel, and department resources available to implement the actions identified in the mitigation section of the Plan.

Specific resources reviewed include those involving technical personnel such as planners/engineers with knowledge of land development and land management practices, engineers trained in construction practices related to building and infrastructure, planners, and engineers with an understanding of natural or manmade hazards, floodplain managers, surveyors, personnel with GIS skills, and scientists familiar with hazards in the community.

Table 2

City of Santee Department Breakdown				
Fire	Planning/Building	Engineering	Public Services	County Sheriff
- Administration	- General Plan	- Flooding	- Flood control	- Enforcement
- Fire prevention	-Zoning ordinances	- Grading	- Infrastructure maintenance	- Investigation
- Emergency medical services	- Development standards	- Geotechnical review	- Emergency response	- Security
- Suppression	- Building codes	- Transportation	- Traffic control	- Traffic control
- Code enforcement	- Development review process	- Structural evaluation		- Emergency response
- Emergency management	- Structure evaluation			

4.2 Capabilities Assessment

The Local Planning Group (LPG) identified current capabilities available for implementing hazard mitigation activities. The Capability Assessment (Assessment) portion of the jurisdictional mitigation plan identifies administrative, technical, legal, and fiscal capabilities. This includes a summary of departments and their responsibilities associated with hazard mitigation planning, as well as codes, ordinances, and plans already in place. The second part of the Assessment provides Santee’s fiscal capabilities that may be applicable to providing financial resources to implement identified mitigation action items.

To expand and enhance all capabilities, the City of Santee staff shall continuously engage in evaluating existing plans, policies, ordinances, and programs to ensure they align with the current mitigation needs of the jurisdiction. The City should also continue to research and apply to local, state, and federal grants as appropriate to fund staff, resources (e.g., technology), and programs (e.g., community outreach and education) that reduce the planning area population’s vulnerability to hazards and their effects.

Table 3

City of Santee: Administrative & Technical Capacity		
Staff/Personnel Resource	Y/N	Department/Agency and Position
A. Planner(s) or engineer(s) with knowledge of land development and land management practices	Y	Development Services staff
B. Engineer(s) or professional(s) trained in construction practices related to buildings and/or infrastructure	Y	Development Services staff
C. Planners/Engineer(s) with an understanding of natural and/or manmade hazards	Y	Development Services staff
D. Floodplain manager	Y	Development Services – City Engineer
E. Surveyors	Y	Development Services – Consultant staff
F. Staff with education or expertise to assess the community’s vulnerability to hazards	Y	Fire staff, Development Services, Community Services
G. Personnel skilled in GIS and/or HAZUS	Y	Development Services and IT staff (GIS support)
H. Scientists familiar with community hazards	Y	Fire staff and Development Services staff
I. Emergency manager	Y	Fire staff
J. Grant writers	Y	Development Services, Community Services, Fire
K. Staff with FEMA Integrated Emergency Management training	Y	Fire staff and Development Services staff

The legal and regulatory capabilities of Santee are shown in Table 4, which presents the existing ordinances and codes that affect the physical or built environment of Santee. Examples of legal and/or regulatory capabilities can include: The City’s building codes, zoning ordinances, subdivision ordinances, special purpose ordinances, growth management ordinances, site plan review, general plans, capital improvement plans, economic development plans, emergency response plans, and real estate disclosure plans.

Other jurisdictions involved in the planning process include:

- San Diego County
- San Diego Gas & Electric
- Padre Dam Municipal Water District
- San Diego River Conservancy
- Heartland Fire & Rescue
- Gillespie Field
- Marine Corps Air Station Miramar

Table 4

City of Santee: Legal & Regulatory Capabilities		
Regulatory Tools (ordinances, codes, plans)	Local Authority (Y/N)	Does State Prohibit (Y/N)
A. Building code	Y	N
B. Zoning ordinance	Y	N
C. Subdivision ordinance or regulations	Y	N
D. Special purpose ordinances (floodplain management, storm water management, hillside or steep slope ordinances, wildfire ordinances, hazard setback requirements)	Y	N
E. Growth management ordinances (also called “smart growth” or anti-sprawl programs)	Y	N
F. Site plan review requirements	Y	N
G. General or comprehensive plan	Y	N
H. A capital improvements plan	Y	N
I. An economic development plan	Y	N
J. An emergency response plan	Y	N
K. A post-disaster recovery plan	Y	N
L. A post-disaster recovery ordinance	Y	N
M. Real estate disclosure requirements	Y	N

Table 5 shows specific financial and budgetary tools available to Santee, such as community development block grants; capital improvements project funding; authority to levy taxes for specific purposes; fees for water, sewer, gas, or electric services; impact fees for homebuyers or developers for new development; ability to incur debt through general obligations bonds, and withholding spending in hazard-prone areas.

Table 5

City of Santee: Fiscal Capability	
Financial Resources	Accessible or Eligible to Use (Yes/No)
A. Community Development Block Grants (CDBG)	Yes, in qualified areas
B. Capital improvements project funding	Yes
C. Authority to levy taxes for specific purposes	Yes – with voter approval
D. Fees for water, sewer, gas, or electric service	No
E. Impact fees for homebuyers or developers for new developments/homes	Yes
F. Incur debt through general obligation bonds	Yes – with voter approval
G. Incur debt through special tax and revenue bonds	Yes – voter approval required in most instances
H. Incur debt through private activity bonds	Yes
I. Withhold spending in hazard-prone areas	Yes

Section Five: Conduct a Risk Assessment

The planning team conducts a risk assessment to determine the potential impacts of hazards to the people, economy, and built and natural environments of the community. The risk assessment provides the foundation for the rest of the mitigation planning process, which is focused on identifying and prioritizing actions to reduce risk to hazards.

In addition to informing the mitigation strategy, the risk assessment also can be used to establish emergency preparedness and response priorities, for land use and comprehensive planning, and for decision making by elected officials, city and county departments, businesses, and organizations in the community.

Risk Assessment requires the collection and analysis of hazard-related data to enable local jurisdictions to identify and prioritize appropriate mitigation actions that will reduce losses from potential hazards.

When the plan revision process began in 2019, the Local Planning Group (LPG) conducted a complete review of the hazards identified in the original plan and first update to determine if the hazards were still valid and should be kept as a target for mitigation measures or removed from the priority list. The LPG also reassessed hazards that were not considered for mitigation actions in 2018 to determine if that decision was still applicable or if they should be moved to the active list. Finally, the LPG examined potential or emerging hazards, including climate change, to see if any should be included on the active list.

5.1 Hazards Summary

The City of Santee reviewed a set of jurisdictional-level hazard maps, including detailed critical facility information and localized potential hazard exposure/loss estimates, to help identify the top hazards threatening their jurisdiction. In addition, Local Planning Groups (LPGs) were supplied with exposure/loss estimates for Santee that are summarized in the table below:

Probability of Future Hazard Event (FEMA definitions)

Highly likely =	
Likely =	
Occasional =	

Table 6

Summary of Potential Hazard-Related Exposure/Loss in Santee							
Hazard Type	Exposed Population	Residential		Commercial		Critical Facilities	
		# Residential Buildings	Potential Exposure/Loss for Residential Buildings (x\$1,000)	# Commercial Buildings	Potential Exposure/Loss for Commercial Buildings (x\$1,000)	# Critical Facilities	Potential Exposure for Critical Facilities (x\$1,000)
Wildfire / Structure Fire							
Fire regime II & IV	45,353	16,283	4,583,665	5,307	1,857,498	130	247,681
Public Health Emergencies							
	0**	0**	0**	0**	0**	0**	0**
Extreme Weather Due to Climate Change							
	0**	0**	0**	0**	0**	0**	0**
Large Utility Outage / Disruptions							
	0**	0**	0**	0**	0**	0**	0**
Dam Inundation							
	24,193	10,034	3,899,212	1,084	327,747	64	787,310
Earthquake (Annualized Loss - Includes shaking, liquefaction and landslide components)							
	106*	116*	78,341*	92*	50,196*	0	0
Flood (Loss)							
100 Year	1,279	40	108,419	13	3,931	12	80,040
500 Year	2,846	751	195,465	217	65,609	18	116,438
Human Caused Events							
	0**	0**	0**	0**	0**	0**	0**
Rain-Induced Landslide							
High Risk	7,644	2,047	795,260	75	22,676	3	66,990
Moderate Risk	0	0	0	0	0	0	0
Tsunami	0	0	0	0	0	0	0
Hazardous Materials Release							
	0**	0**	0**	0**	0**	0**	0**
Aircraft Incidents							
	0**	0**	0**	0**	0**	0**	0**

* Represents annualized earthquake value under three earthquake scenarios (shake only, liquefaction only, and landslide only).

** No FEMA data available at the time the Hazard Mitigation Plan was finalized.

5.2 Priority Hazards and Profiles

After reviewing the localized hazard maps and exposure/loss table above, the following hazards were identified by the Santee LPG as their top nine. Rationale for including each of these hazards is included:

1. Wildfire:

Local Significance

Wildfire probability depends on local weather conditions; outdoor activities such as camping, debris burning, and construction; and the degree of public cooperation with fire prevention measures. Wildfires can result in widespread damage to property and loss of life. The northern portion of the City contains undeveloped, difficult to access, hilly terrain, with homes intermixed throughout, or near undeveloped land. In addition, the City is bisected by a large area of dense, highly combustible vegetation located adjacent to the San Diego River and Forrester Creek corridor. These areas, and the adjacent undeveloped areas within the City, have been subject to multiple fires in the past. In 2021 alone, fire department personnel responded to 89 fire-related incidents in the San Diego River Corridor. Minimizing the loss of life and property in the Wildland- Urban Interface (WUI) continues to be a major focal point of ongoing mitigation efforts. Wildfires continue to threaten vulnerable residents and businesses throughout the City of Santee.

Nature of Hazard

A structure fire hazard is one where there is a risk of a fire starting in an urban setting and spreading uncontrollably from one building to another across several city blocks, or within high-rise buildings.

A wildfire is an uncontrolled fire spreading through vegetative fuels and exposing or possibly consuming structures. They often begin unnoticed and spread quickly. Naturally occurring and non-native species of grasses, brush, and trees fuel wildfires.

A wildfire is in a wildland area in which development is essentially nonexistent—except for roads, railroads, power lines and similar facilities. An Urban-Wildland/Urban Interface fire is a wildfire in a geographical area where structures and other human development meet or intermingle with wildland or vegetative fuels. Significant development in San Diego County is located along canyon ridges at the wildland/urban interface. Areas that have experienced prolonged droughts or are excessively dry are at risk of wildfires.

People start more than 80 percent of wildfires, usually as debris burns, arson, or carelessness. Lightning strikes are the next leading cause of wildfires. Wildfire behavior is based on three primary factors: fuel, topography, and weather. The type, and amount of fuel, as well as its burning qualities and level of moisture affect wildfire potential and behavior.

The continuity of fuels, expressed in both horizontal and vertical components is also a determinant of wildfire potential and behavior. Topography is important because it affects the movement of air (and thus the fire) over the ground surface. The slope and shape of terrain can change the speed at which the fire travels, and the ability of firefighters to reach and extinguish the fire. Weather affects the probability of wildfire and has a significant effect on its behavior. Temperature, humidity, and wind (both short and long term) affect the severity and duration of wildfires.

San Diego County's topography consists of a semi-arid coastal plain and rolling highlands which, when fueled by shrub overgrowth, occasional Santa Ana winds and high temperatures, creates an ever-present threat of wildland fire. Extreme weather conditions such as high temperature, low humidity, and/or winds of extraordinary force may cause an ordinary fire to expand into one of massive proportions.

Large fires would have several indirect effects beyond those that a smaller, more localized fire would create. These may include air quality and health issues, road closures, business closures, and others that increase the potential losses that can occur from this hazard. Modeling for a larger type of fire would be difficult, but the consequences of the three largest San Diego fires this century (October, 2003, October 2007 and May 2014) should be used as a guide for fire planning and mitigation.

Disaster History

San Diego County's third worst wildfire in history, known as the Laguna Fire, destroyed thousands of acres in the backcountry in September of 1970. The fire resulted in the loss or destruction of 383 homes and 1,200 other structures.

In October 2003, the second-worse wild-land fire in the history of San Diego County destroyed 332,766 acres of land, 3,239 structures and 17 deaths at a cost of approximately \$450M.

San Diego County's worst wildfire occurred in October 2007. At the height of the firestorm there were seven fires burning within the County. The fires destroyed 369,000 acres (13% of the County), 2,670 structures, 239 vehicles, and two commercial properties. There were 10 civilian deaths, 23 civilian injuries and 10 firefighter injuries. The cost of fire exceeded \$1.5 billion.

Wildland fires prompted seven (7) Proclaimed States of Emergency, and Urban/Intermix Fires prompted four (4) Proclaimed States of Emergency in the County of San Diego between 1950-2020.

Hazard Impacts

Hazard impacts can include but are not limited to increased flooding risk over burn scar areas, environmental impacts/damage, air quality impacts, loss of resources such as utilities, asset/structure damage and/or total loss, injury, and death.

Location & Extent/Probability of Occurrence & Magnitude

The wildfire maps use the CAL Fire Resource Assessment Program data for Fire Hazard Severity Zones:

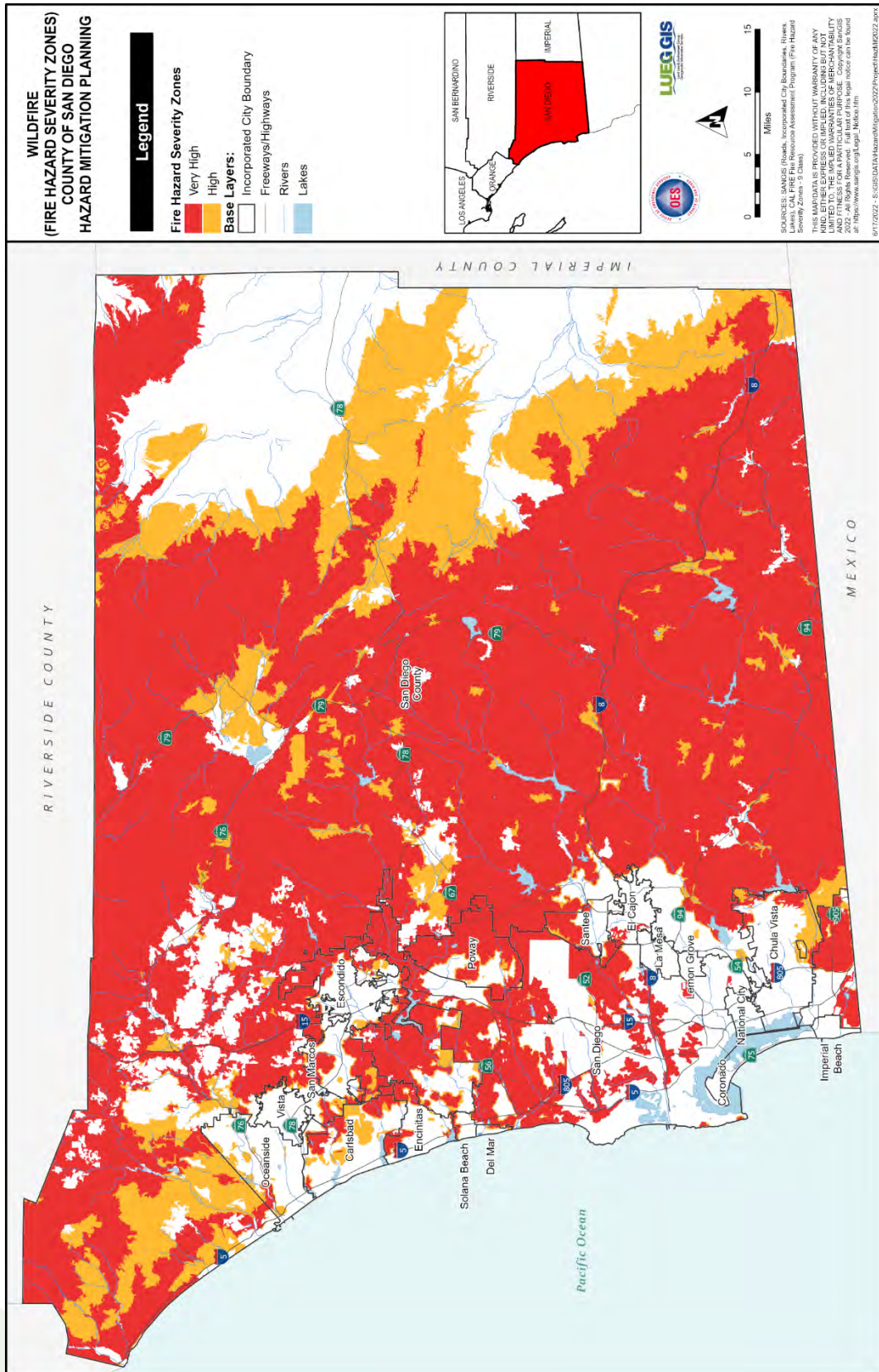


Figure 1: CAL FIRE Fire Hazard Severity Zones (High and Very High)

Under current climate conditions, the wildfire threat to property, lives, and ecosystems in the San Diego region is very high. With hotter temperatures and possibly fewer rainy days in the coming decades, vegetation could become drier. As a result, it is likely that San Diego region will see an increase in the frequency and intensity of fires, making the region more vulnerable to devastating fires like the ones seen in 2003 and 2007. The fire season could also become longer and less predictable, making firefighting efforts more costly.

Building density is also a factor in potential building loss during a wildfire. A recent study in the Ecological Society of America's publication *Ecological Applications* indicates that the area of the building clusters, the number of buildings in the cluster and building dispersion all contribute to the potential for building loss. While all three factors had a positive influence on the number of structures lost, larger building structures were most strongly associated with building loss. The most likely reason being that more buildings are exposed. Two other top factors were the number of buildings in the cluster and the distance to the nearest building. In the Mediterranean California model the closer the buildings were to each other the less likely they were to be affected.

An increase in wildfire also impacts public health. Fire-related injuries and death are likely to increase as wildfires occur more frequently. Wildfires can also be a significant contributor to air pollution. Wildfire smoke contains numerous toxic and hazardous pollutants that are dangerous to breathe and can worsen lung disease and other respiratory conditions.

Probability of Future Events is Highly Likely (90 to 100 percent probability of occurrence in the next year (citywide and/or regionwide) or a recurrence interval of less than 1 year) and Overall Significance is High (The criteria consistently fall in the high classifications and the event is likely/highly likely to occur with severe strength over a significant to extensive portion of the planning area).

From May to October of each year, San Diego County faces a severe wildfire threat. Fires will continue to occur on an almost annual basis in the San Diego County Area. The threat of wildfire and potential losses consistently increase as human development and population increase in the wildland urban interface area in the County. According to the Cal Fire Redbook, there have been 1,113 wildfires recorded for San Diego County between 2015 and 2021. Based on climate and weather in San Diego County and the fuels, topography, past fire history, and the Cal Fire Redbook which indicates an average of 159 wildfires per year, it is highly likely that wildfires will continue to occur within the planning area in the future.

2. Public Health Emergencies:

Local Significance and Nature of Hazard

A Public Health Emergency can take different forms, ranging from regional outbreak to worldwide pandemics. Infectious diseases continue to be a major cause of illness, death, and disability around the world, with new diseases being discovered on a regular basis.

Disaster History

According to San Diego County Health, over 11,000 people in the City of Santee have tested positive for Covid-19, with more variants being identified.

Hazard Impacts

Public Health Emergencies threaten the health of people in the community, while also negatively impacting community business operations. Access and Functional Needs (AFN) populations, including the elderly, those with disabilities, and those with pre-existing medical conditions, will be particularly vulnerable to these health emergencies.

Location & Extent/Probability of Occurrence & Magnitude

Location impact can range from regionwide to worldwide. The Local Planning Team determined this hazard's **Probability of Future Events is Highly Likely (90 to 100 percent probability of occurrence in the next year or a recurrence interval of less than 1 year) and Overall Significance is High (The criteria consistently fall in the high classifications and the event is likely/highly likely to occur with severe strength over a significant to extensive portion of the planning area).**

3. Extreme Weather Due to Climate Change:

Local Significance

Extreme weather due to climate change is defined, for the purposes of this plan as hazardous conditions resulting from the compounding effects of climate change and natural events such as drought, storms, extreme heat, extreme cold, and severe wind.

A drought is a period of unusually constant dry weather that persists long enough to cause deficiencies in water supply (surface or underground). High temperatures, high winds, and low humidity can worsen drought conditions and also make areas more susceptible to wildfire. In addition, human actions and demands for water resources can accelerate drought-related impacts.

Extreme heat and extreme cold constitute different conditions in different parts of the country. Extreme cold can range from near freezing temperatures in the southern United States to temperatures well below zero in the northern states. Similarly, extreme heat is typically recognized as the condition where temperatures consistently stay ten degrees or more above a region's average high temperature for an extended period.

Severe wind can occur alone, such as during straightline wind events and derechos, or it can accompany other natural hazards, including hurricanes and severe thunderstorms.

Disaster History

The City of Santee experiences different types of severe weather throughout the year, including high winds and historic drought conditions. High winds from Santa Ana conditions have been documented to increase fire behavior, damage trees and homes, and detrimentally impact utility lines and other critical infrastructure. Local vulnerability is further increased when combined with continued drought and high temperatures.

Hazard Impacts

Droughts are slow-onset hazards, but, over time, they can severely affect crops, municipal water supplies, recreational resources, and wildlife. If drought conditions extend over a number of years, the direct and indirect economic impacts can be significant.

Severe wind will typically cause the greatest damage to structures of light construction, particularly manufactured homes. Severe wind also poses a threat to lives, property, and vital utilities primarily due to the effects of flying debris or downed trees and power lines.

Fatalities can result from extreme temperatures, as they can push the human body beyond its limits (hyperthermia and hypothermia).

Populations with Access and Functional Needs (AFN), including the older adults, people with disabilities, and people with pre-existing medical conditions, will be particularly vulnerable during these extreme weather events.

Location & Extent/Probability of Occurrence & Magnitude

Location impact can range from citywide to regionwide. The Local Planning Team determined this hazard's **Probability of Future Events is Highly Likely (90 to 100 percent probability of occurrence in the next year or a recurrence interval of less than 1 year) and Overall Significance is High (The criteria consistently fall in the high classifications and the event is likely/highly likely to occur with severe strength over a significant to extensive portion of the planning area).**

4. Large Utility Outage/Disruption:

Local Significance and Disaster History

In 2011 San Diego County experienced a large-scale power outage that affected more than 7 million residents, visitors, and businesses, including those within the community of Santee. Public Safety Power Shutoffs (PSPS) and rolling blackouts have become the norm in Southern California

Hazard Impacts

Utility outages, whether planned or unplanned, may have devastating effects on those who depend on power to operate lifesaving equipment. Additionally, business and governmental operations can be significantly impacted by disruptions in lifeline services such as gas and electricity. Hazard impacts can include loss of revenue and/or resources (such as food and medication), medical impacts from loss of power needed to power medical equipment, and potentially affected transportation that relies on electricity.

Location & Extent/Probability of Occurrence & Magnitude

Location impact can range from citywide to regionwide. The Local Planning Team determined this hazard's **Probability of Future Events is Highly Likely (90 to 100 percent probability of occurrence in the next year or a recurrence interval of less than 1 year) and Overall Significance is High (The criteria consistently fall in the high classifications and the event is likely/highly likely to occur with severe strength over a significant to extensive portion of the planning area).**

5. Flooding/Dam Inundation:

Local Significance and Disaster History

A flood is the partial or complete inundation of normally dry land. The various types of flooding include riverine flooding, coastal flooding, and shallow flooding. The City is bisected by the San Diego River that has a significant flow volume and floodway/floodplain. The City of Santee is downstream of two dams (Chet Harritt & San Vicente), creating a vulnerability to major flood inundation in instances of dam failure.

Dam failures can result in severe flood events. When a dam fails, a large quantity of water is suddenly released with a great potential to cause human casualties, economic loss, lifeline disruption, and environmental damage. A dam failure is usually the result of age, poor design, or structural damage caused by a major event such as an earthquake or flood. At the time of this plan's publication, there were not any reported dam failures in the planning area within the past five years

When significant rainfall occurs, the potential for Swift Water Rescue incidents increases. The Santee Fire Department has responded to several incidents that have resulted in recovery efforts of victims. The impact of such an incident would be to the residents within the flood zone. Additionally, public owned and commercial structures are also threatened in the most vulnerable areas.

Hazard Impacts

Common impacts of flooding include damage to personal property, buildings, and infrastructure; bridge and road closures; service disruptions; and injuries or even fatalities. Impacts of flooding due to dam failure would be similar and/or identical.

Water released by a failed dam generates tremendous energy and can cause a flood that is catastrophic to life and property. A catastrophic dam failure could challenge local response capabilities and require evacuations to save lives. Impacts to life safety will depend on the warning time and the resources available to notify and evacuate the public. Major loss of life could result as well as potentially catastrophic effects to roads, bridges, and homes. Electric generating facilities and transmission lines could also be damaged and affect life support systems in communities outside the immediate hazard area. Associated water supply, water quality and health concerns could also be an issue. Factors that influence the potential severity of a full or partial dam failure are the amount of water impounded; the density, type, and value of development and infrastructure located downstream; and the speed of failure.

A major dam failure could have a devastating impact on the San Diego County Planning Area. Dam failure flooding presents a threat to life and property, including buildings, their contents, and their use. Large flood events can affect crops and livestock as well as lifeline critical utilities (e.g., water, sewerage, and power), transportation, jobs, tourism, the environment, and the local and regional economies.

Flooding, including that from dam failure, causes many impacts to agricultural production, including water contamination, damage to crops, loss of livestock, increased susceptibility of livestock to disease, flooded farm machinery, and environmental damage to and from agricultural chemicals.

Location & Extent/Probability of Occurrence & Magnitude

Location impact can range from citywide to regionwide. The Local Planning Team determined this hazard's **Probability of Future Events is Likely (10 to 90 percent probability of occurrence in the next year or a recurrence interval of 1 to 10 years) and Overall Significance is Medium (The criteria fall mostly in the middle ranges of classifications and the event's impacts on the planning area are noticeable but not devastating.)**. The figure below displays the locations and extent of dam failure hazard areas for the County of San Diego, including Santee:

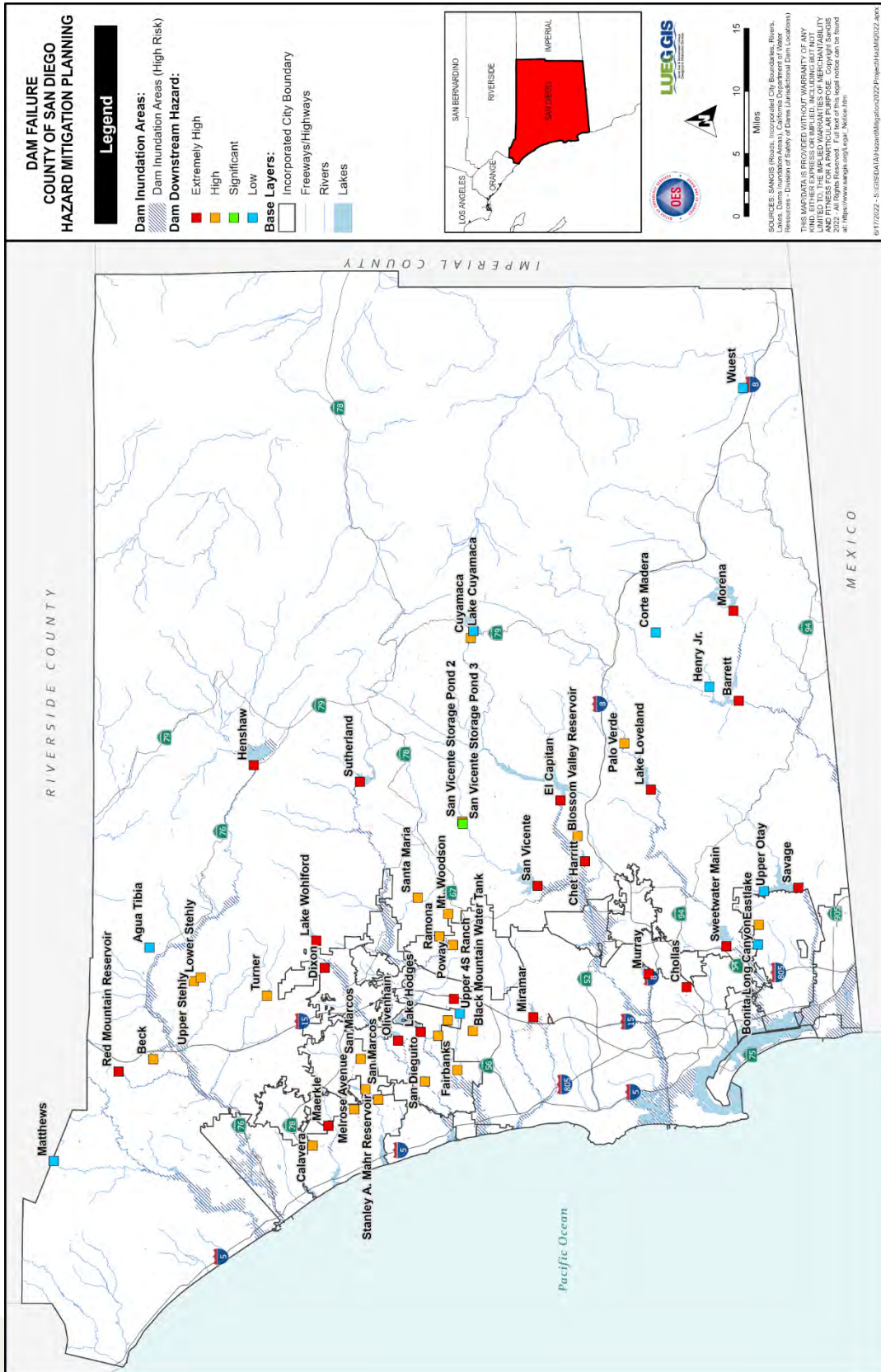


Figure 2: Map of San Diego County Dam Inundation Areas

Dam inundation map data was used to profile dam failure risk levels. These maps were created by agencies that own and operate dams. The County Office of Emergency Services (County OES) obtained this data from SanGIS, a local GIS data repository. The dam inundation map layers show areas that would be flooded in the event of a dam failure. If an area lies within a dam inundation zone, it was considered at high risk. A dam is characterized as high hazard if it stores more than 1,000 acre-feet of water, is higher than 150 feet tall, has potential for downstream property damage, and potential for downstream evacuation. Ratings are set by FEMA and confirmed with site visits by engineers. A simple way to define high risk of dam failure is if failure of the dam is likely to result in loss of human life. Most dams in the County are greater than 50 years old and are characterized by increased hazard potential due to downstream development and increased risk due to structural deterioration in inadequate spillway capacity (Unified San Diego County Emergency Services Organization Operational Area Emergency Plan, 2014).

Climate Change Considerations

The most extreme events are going to become more extreme regarding climate change effects. These events are primarily atmospheric rivers and will become more so in the future based on global climate models (Gershunov et al., 2019). The increase in extreme precipitation will increase the risk of dam failure.

The highest priority mitigation actions to reduce Climate Change impacts on this hazard should include conducting dam safety and emergency spill operations.

6. Earthquake:

Local Significance and Disaster History

An earthquake is a sudden release of energy that creates a movement in the earth's crust. There are numerous ancient landslides within the City that may result in the partial or complete loss of homes. The San Diego River floodplain consists of alluvial soils that are subject to liquefaction during seismic events. Additionally, the City is within 10 miles of a significant earthquake fault.

When a fault ruptures, seismic waves radiate, causing the ground to vibrate. The severity of the vibration increases with the amount of energy released and decreases with distance from the causative fault or epicenter. Soft soils can further amplify ground motions. The severity of these effects is dependent on the amount of energy released from the fault or epicenter. One way to express an earthquake's severity is to compare its acceleration to the normal acceleration due to gravity. The acceleration due to gravity is often called "g". A 100% g earthquake is very severe.

More damage tends to occur from earthquakes when ground acceleration is rapid. Peak ground acceleration (PGA) is a measure of the strength of ground movement. PGA measures the rate in change of motion relative to the established rate of acceleration due to gravity (980 cm/sec/sec). PGA is used to project the risk of damage from future earthquakes by showing earthquake ground motions that have a

specified probability (10%, 5%, or 2%) of being exceeded in 50 years. These ground motion values are used for reference in construction design for earthquake resistance. The ground motion values can also be used to assess relative hazard between sites, when making economic and safety decisions.

Another tool used to describe earthquake intensity is the Richter scale. The Richter scale was devised as a means of rating earthquake strength and is an indirect measure of seismic energy released. The scale is logarithmic with each one-point increase corresponding to a 10-fold increase in the amplitude of the seismic shock waves generated by the earthquake. In terms of actual energy released, however, each one-point increase on the Richter scale corresponds to about a 32-fold increase in energy released. Therefore, a magnitude (M) 7 earthquake is 100 times (10×10) more powerful than a M5 earthquake and releases 1,024 times (32×32) the energy. An earthquake generates different types of seismic shock waves that travel outward from the focus or point of rupture on a fault. Seismic waves that travel through the earth's crust are called body waves and are divided into primary (P) and secondary (S) waves. Because P waves move faster (1.7 times) than S waves they arrive at the seismograph first. By measuring the time delay between arrival of the P and S waves and knowing the distance to the epicenter, seismologists can compute the Richter scale magnitude for the earthquake.

The Modified Mercalli Scale (MMI) is another means for rating earthquakes, but one that attempts to quantify intensity of ground shaking. Intensity under this scale is a function of distance from the epicenter (the closer to the epicenter the greater the intensity), ground acceleration, duration of ground shaking, and degree of structural damage. This rates the level of severity of an earthquake by the amount of damage and perceived shaking, as displayed in the table below:

Table 7: MODIFIED MERCALLI SCALE

MMI Value	Description of Shaking Severity	Summary Damage Description Used on 1995 Maps	Full Description
I.			Not felt
II.			Felt by persons at rest, on upper floors, or favorably placed.
III.			Felt indoors. Hanging objects swing. Vibration like passing of light trucks. Duration estimated. May not be recognized as an earthquake.
IV.			Hanging objects swing. Vibration like passing of heavy trucks; or sensation of a jolt like a heavy ball striking the walls. Standing motorcars rock. Windows, dishes, doors rattle. In the upper range of IV, wooden walls and frame creak.
V.	Light	Pictures Move	Felt outdoors; direction estimated. Sleepers wakened. Liquids disturbed, some spilled. Small unstable objects displaced or upset. Doors swing, close, open. Shutters, pictures move. Pendulum clock stop, start, change rate.
VI.	Moderate	Objects Fall	Felt by all. Many frightened and run outdoors. Persons walk unsteadily. Windows, dishes, glassware broken. Knickknacks, books, etc., off shelves. Pictures off walls. Furniture moved or overturned. Weak plaster and masonry D cracked.
VII.	Strong	Nonstructural Damage	Difficult to stand. Noticed by drivers of motorcars. Hanging objects quiver. Furniture broken. Damage to masonry D, including cracks. Weak chimneys broken at roofline. Fall of plaster, loose bricks, stones, tiles, cornices. Some cracks in masonry C. Small slides and caving in along sand or gravel banks. Concrete irrigation ditches damaged.
VIII.	Very Strong	Moderate Damage	Steering of motorcars affected. Damage to masonry C, partial collapse. Some damage to masonry B; none to masonry A. Fall of stucco and some masonry walls. Twisting, fall of chimneys, factory stacks, monuments, towers, and elevated tanks. Frame houses moved on foundations if not bolted down; loose panel walls thrown out. Cracks in wet ground and on steep slopes.
IX.	Very Violent	Extreme Damage	Most masonry and frame structures destroyed with their foundations. Some well-built wooden structures and bridges destroyed. Serious damage to dams, dikes, embankments. Large landslides. Water thrown on banks of canals, rivers, lakes, etc. Sand and mud shifted horizontally on beaches and flat land.
X.			Rails bent greatly. Underground pipelines completely out of services.
XI.			Damage nearly total. Large rock masses displaced. Lines of sight and level distorted. Objects thrown into air.

Several major active faults exist in San Diego County, including the Rose Canyon, La Nacion, Elsinore, San Jacinto, Coronado Bank and San Clemente Fault Zones. The Rose Canyon Fault Zone is part of the Newport-Inglewood fault zone, which originates to the north in Los Angeles, and the Vallecitos and San Miguel Fault Systems to the south in Baja California.

The Rose Canyon Fault extends inland from La Jolla Cove, south through Rose Canyon, along the east side of Mission Bay, and out into San Diego Bay. The Rose Canyon Fault is considered the greatest potential threat to San Diego as a region, due to its proximity to areas of high population. The La Nacion Fault Zone is located near National City and Chula Vista. The Elsinore Fault Zone is a branch of the San Andreas Fault System. It originates near downtown Los Angeles and enters San Diego County through the communities of Rainbow and Pala; it then travels in a southeasterly direction through Lake Henshaw, Santa Ysabel, Julian; then down into Anza-Borrego Desert State Park at Agua Caliente Springs, ending at Ocotillo, approximately 40 miles east of downtown.

The San Jacinto Fault is also a branch of the San Andreas Fault System. This fault branches off from the major fault as it passes through the San Bernardino Mountains. Traveling southeasterly, the fault passes through Clark Valley, Borrego Springs, Ocotillo Wells, and then east toward El Centro in Imperial County. This fault is the most active large fault within County of San Diego. The Coronado Bank fault is located about 10 miles offshore. The San Clemente Fault lies about 40 miles off La Jolla and is the largest offshore fault at 110 miles or more in length (Unified San Diego County Emergency Services Organization Operational Area Emergency Plan, 2014).

Hazard Impacts

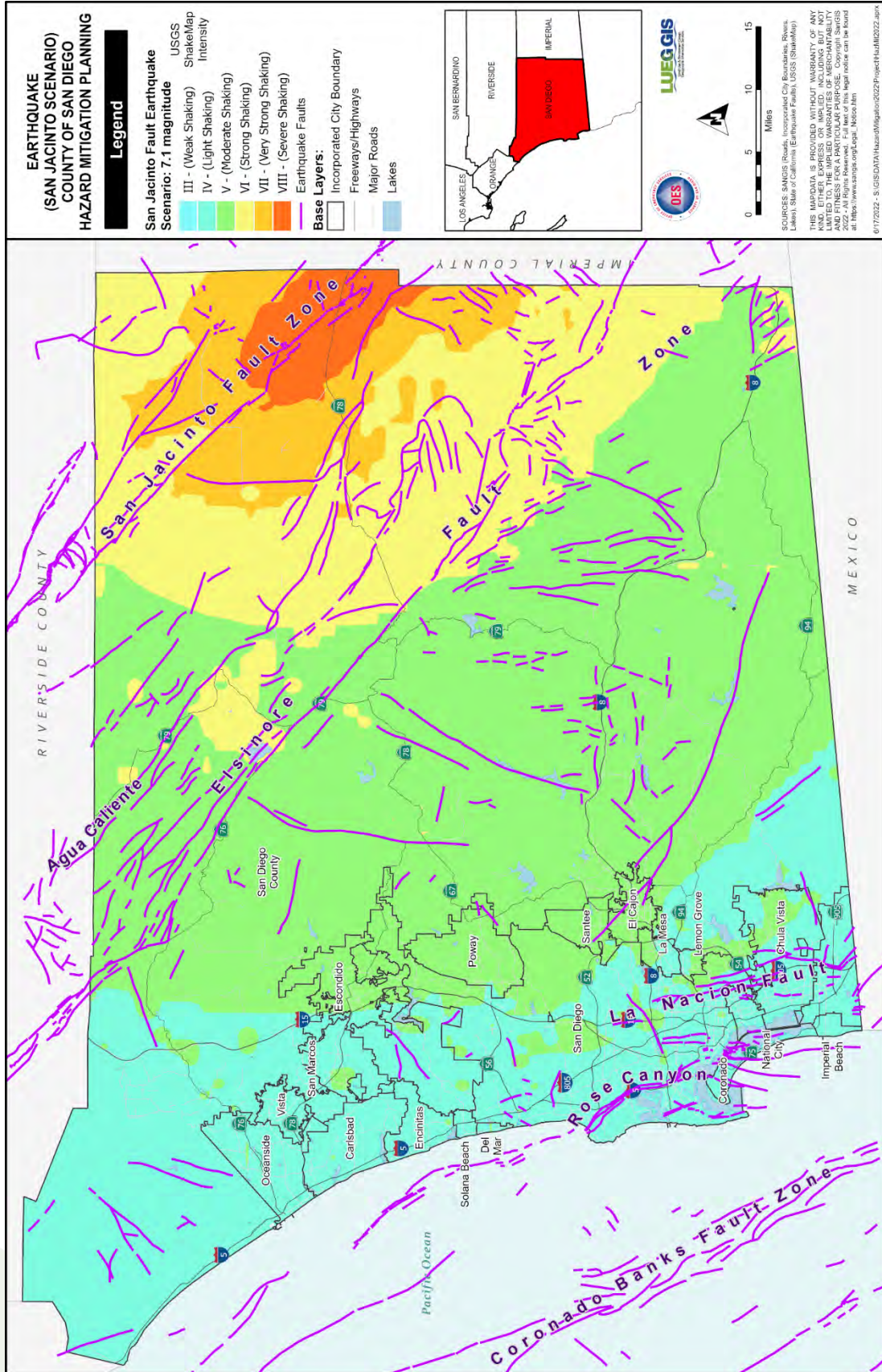
The hazard impact would depend on the magnitude of the earthquake, but could affect all residents and structures in Santee. Populations with Access and Functional Needs (AFN), including the older adults, people with disabilities, and people with pre-existing medical conditions, will be particularly vulnerable in disaster events, including earthquakes. Most earthquake-related property damage and deaths are caused by the failure and collapse of structures due to ground shaking. The level of damage depends upon the extent and duration of the shaking. Other damaging earthquake effects include landslides, the down-slope movement of soil and rock (in mountain regions and along hillsides), and liquefaction.

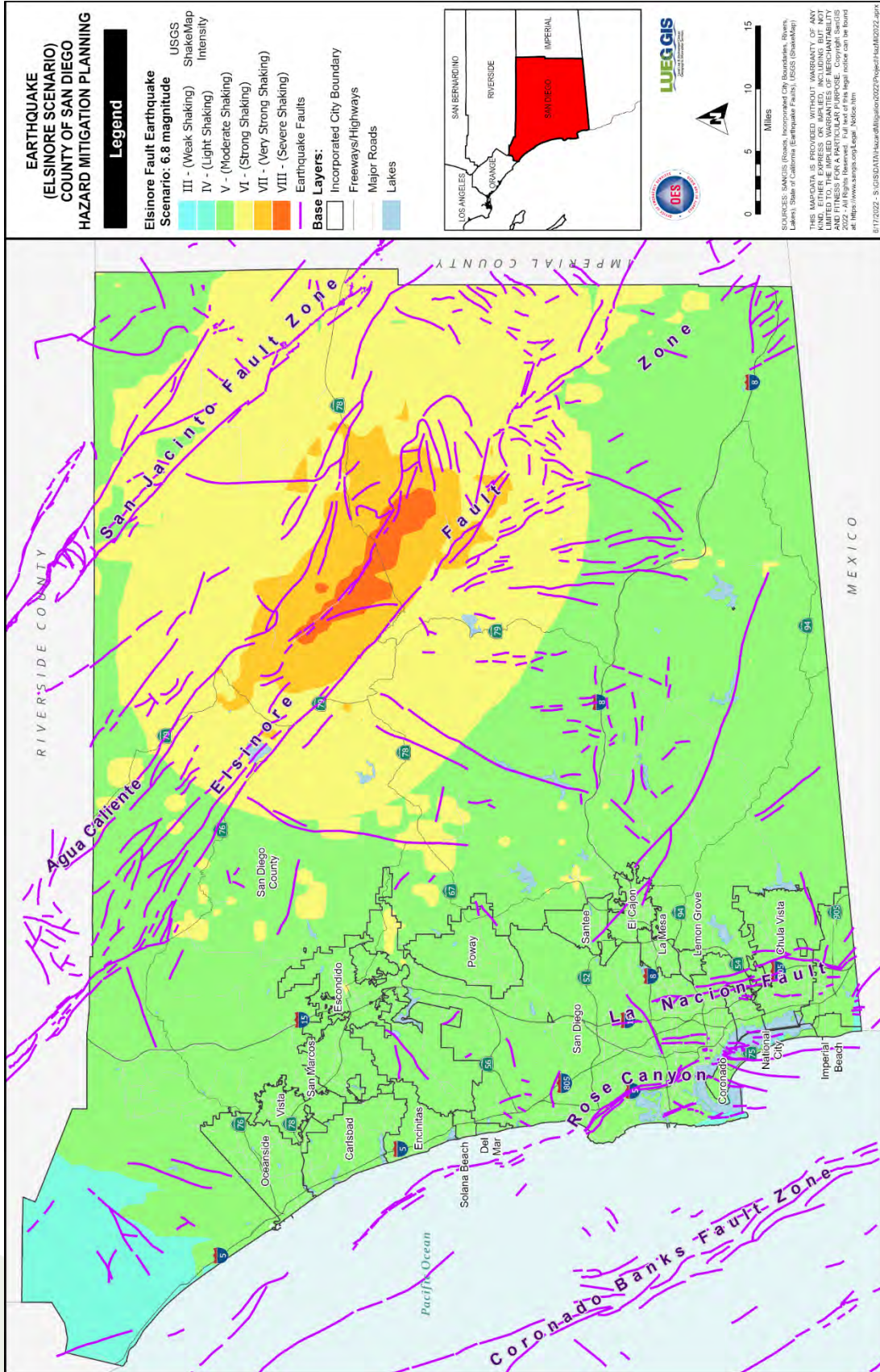
The effects of an earthquake can also be felt far beyond the site of its occurrence. They usually occur without warning and, after just a few seconds, can cause massive damage and extensive casualties. After a major seismic event it is possible that San Diego County, including Santee, could experience damage to transportation infrastructure, that would disrupt the flow of goods and services. A majority of the community members within the City are potentially exposed to the direct and indirect impacts of a major earthquake. Indirect impacts can include but are not limited to, business interruptions, road closures, loss of utilities, and transportation disruptions. Direct impacts can include, but are not limited to, minor or major structure damage, downed trees, and injury or loss of life.

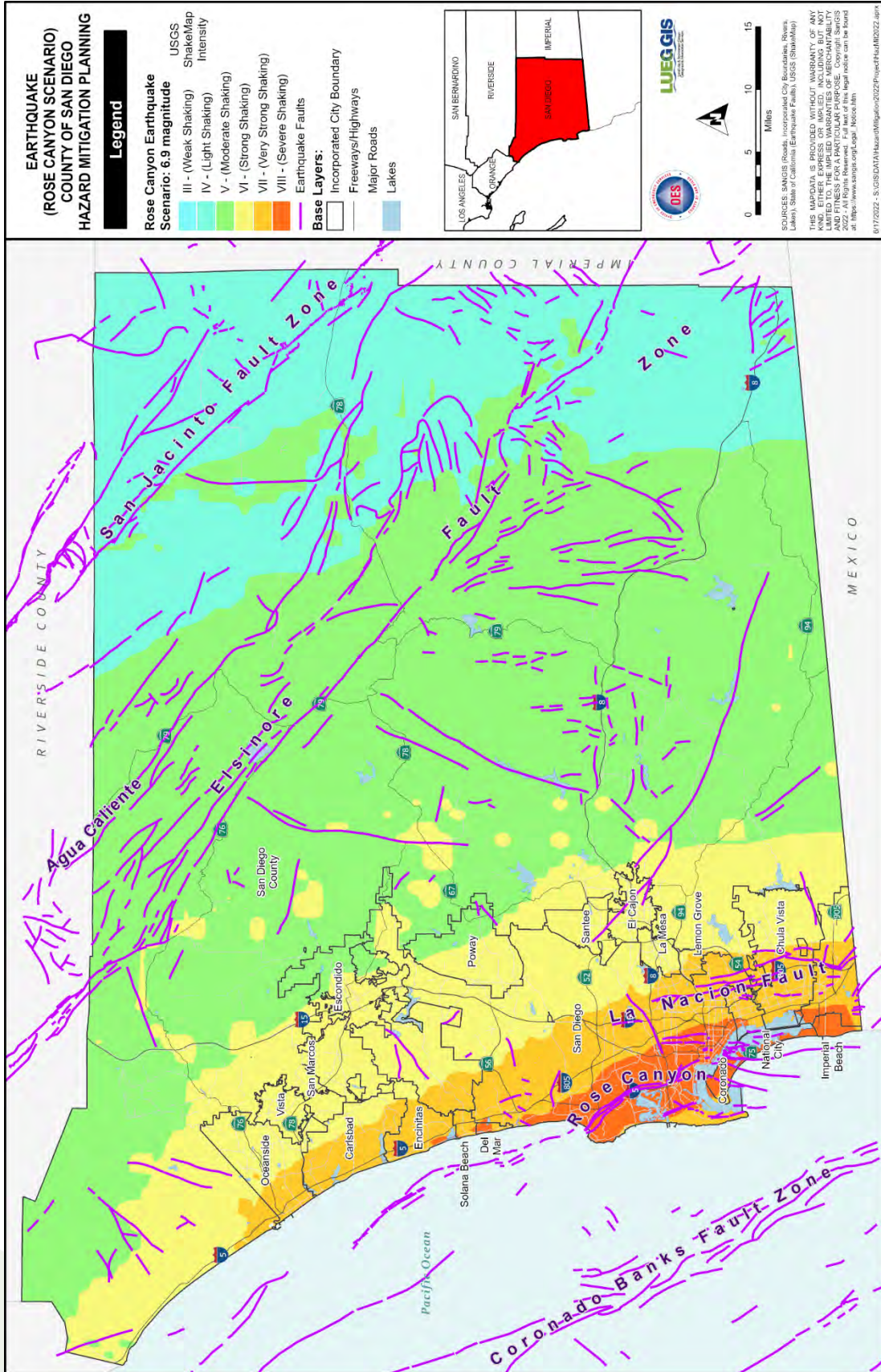
Environmental problems can additionally result as a secondary hazard after a major earthquake. Earthquake induced landslides could cause damage to the surrounding habitat, and water quality can be affected if moving earth comes in contact with a water source. Facilities holding hazardous materials are of particular concern. During a major earthquake, structures storing these materials could rupture and leak into the surrounding area or an adjacent waterway, having a disastrous effect on the environment.

Location & Extent/Probability of Occurrence & Magnitude

Location impact can range from citywide to regionwide. The Local Planning Team determined this hazard's **Probability of Future Events is Likely (10 to 90 percent probability of occurrence in the next year or a recurrence interval of 1 to 10 years) and Overall Significance is Medium (The criteria fall mostly in the middle ranges of classifications and the event's impacts on the planning area are noticeable but not devastating.)**. The figures below display the location and extent of the profiled earthquake hazard areas for San Diego County, including Santee:







This is based on a United States Geological Survey (USGS) earthquake model that shows probabilistic peak ground acceleration for every location in San Diego County. Since 1984, earthquake activity in San Diego County has increased twofold over the preceding 50 years (Demere, SDNHM website 2003). All buildings that have been built in recent decades must adhere to building codes that require them to be able to withstand earthquake magnitudes that create a PGA of 0.4 or greater. Ongoing field and laboratory studies suggest the following maximum likely magnitudes for local faults: San Jacinto (M6.4 to 7.3), Elsinore (M6.5 to 7.3), Rose Canyon (M6.2 to 7.0), La Nacion (M6.2 to 6.6), Coronado Bank (M6.0 to 7.7), and San Clemente (M6.6 to 7.7) (Demere, SDNHM website 2003).

Data used to profile earthquake hazard included probabilistic PGA data from USGS and a Scenario Earthquake Shake map for Rose Canyon from the California Integrated Seismic Network (CISN). From these data, the Hazard Mitigation Planning Group (HMPG) determined that risk level for earthquake is determined to be high if an area lies within a 0.3 or greater PGA designation. Earthquakes were modeled using HAZUS-MH, which uses base information to derive probabilistic peak ground accelerations much like the PGA map from USGS that was used for the profiling process.

Climate Change Considerations

Not applicable.

7. Human Caused Events:

Local Significance

Human caused events, for the purposes of this plan, can include events such as terrorism, crime, civil unrest, and accidental hazards. Terrorism and crime can create vulnerabilities impacting facilities within the City. Civil unrest in the City has impacted the community, business operations, and government services. Cyber-attacks continue to be a major threat globally, and the City of Santee is not immune to criminal activities seeking to cripple governmental operations. Continuous focus must be directed towards hardening our technological infrastructure through enhanced software and firmware security. Additionally, the City must continue mitigation efforts against foreign and domestic terrorist attacks.

Human-caused hazards are distinct from natural hazards because they result directly from the actions of people. Two types of human-caused hazards can be identified as technological hazards and terrorism.

Technological hazards refer to incidents that can arise from human activities such as the manufacture, storage, transport, and use of hazardous materials, which include toxic chemicals, radioactive materials, and infectious substances. Technological hazards are assumed to be accidental and their consequences unintended. This will be covered in the next hazard profile.

Terrorism, on the other hand, encompasses intentional, criminal, and malicious acts involving weapons of mass destruction (WMDs) or conventional weapons. WMDs can involve the deployment of chemical, biological, radiological, nuclear, and explosive (CBRNE) weapons. Conventional weapons and techniques include the use of arson, incendiary explosives, armed attacks, intentional hazardous materials release, and cyber-terrorism (attack via computer).

Terrorism

Following serious international and domestic terrorist incidents during the 1990's and early 2000's, people across the United States have paid increased attention to the potential for deliberate, harmful terrorist actions by individuals or groups with political, social, cultural, and religious motives. There is no single, universally accepted definition of terrorism, and it can be interpreted in a variety of ways. However, terrorism is defined in the Code of Federal Regulations as "...the unlawful use of force and violence against persons or property to intimidate or coerce a government, the civilian population, or any segment thereof, in furtherance of political or social objectives" (28 CFR, Section 0.85). The Federal Bureau of Investigation (FBI) further characterizes terrorism as either domestic or international, depending on the origin, base, and objectives of the terrorist organization. However, the origin of the terrorist or person causing the hazard is far less relevant to mitigation planning than the hazard itself and its consequences. Terrorists utilize a wide variety of agents and delivery systems.

Disaster History

Terrorism

While San Diego County has not experienced any high-profile attacks by groups or individuals associated with international terrorist organizations, the region has been the site of several incidents with domestic origins. Most notable is the August 1, 2003 arson attack on a mixed-use housing and office development under construction in the University City neighborhood. The blaze, which officials estimate caused around \$50 million in damage, was allegedly set by the Earth Liberation Front, a radical environmentalist group.

San Diego County has been linked to the 9/11 attacks in New York City and on the Pentagon; two of the confirmed hijackers of the commercial aircraft used in the attacks took flight school lessons while living in San Diego.

San Diego County has received numerous bomb threats to schools, government buildings, religious sites, and commercial facilities over the years. While most bomb threats are hoaxes, authorities have been required to mobilize resources and activate emergency procedures on a regular basis in response.

Other Human-Caused Disasters

On September 25th, 1978, the City of San Diego was the scene of one of the worst air disasters in the United States. A mid-air collision between a Cessna 172 and a Pacific Southwest Airlines (PSA) Boeing 727 caused both planes to crash into the North Park neighborhood below. A total of 144 lives were lost including 7 people on the ground. More than 20 residences were damaged or destroyed.

In 1984, a shooter opened fire in a San Ysidro McDonald's restaurant, killing 21 people. This event was not considered an act of terrorism as no political or social objectives were associated with this event.

In 2019, a shooter opened fire at the Chabad of Poway Synagogue, which killed one person and injured three other people. The same shooter was also linked to a 2019 fire set to the Dar-ul-Arqam Mosque (also known as the Islamic Center of Escondido) in Escondido.⁵ The shooter pleaded guilty on July 20, 2021, to murder and multiple charges of attempted murder, with added hate crime classifications in connection with the Chabad of Poway Synagogue shooting and pleaded guilty to a charge of arson in connection with Dar-ul-Arqam Mosque in Escondido.⁶

Hazard Impacts

This hazard's impacts vary according to type, magnitude, location, availability of resources and many other factors that are situationally dependent. Overall, hazard impacts may include, but are not limited to injury, death, environmental/resource impacts, and structure/asset losses.

⁵ <https://www.cbs8.com/article/news/crime/accused-chabad-of-poway-synagogue-shooter-pleads-guilty/509-4c8b3421-71e5-45e4-b1da-eac4dfe24f55>.

⁶ <https://www.nbcsandiego.com/news/local/poway-synagogue-shooter-to-be-sentenced-in-state-court/2731560/>.

Location & Extent/Probability of Occurrence & Magnitude

Location impact can range from citywide to regionwide. The Local Planning Team determined this hazard's **Probability of Future Events is Likely (10 to 90 percent probability of occurrence in the next year or a recurrence interval of 1 to 10 years) and Overall Significance is Medium (The criteria fall mostly in the middle ranges of classifications and the event's impacts on the planning area are noticeable but not devastating.)**

Climate Change Considerations

Not applicable.

8. Hazardous Materials Release:

Local Significance

The three freeways that run through the City of Santee act as a major arterial system for the over-the-road transport of hazardous materials. The City is also home to numerous industrial facilities that utilize, process, and create hazardous material during their respective daily operations. A hazardous material release has the potential for detrimental impacts to the health of Santee residents, wildlife, and the environment, in general.

Disaster History

Technological hazards refer to incidents that can arise from human activities such as the manufacture, storage, transport, and use of hazardous materials, which include toxic chemicals, radioactive materials, and infectious substances. Technological hazards are assumed to be accidental and their consequences unintended.

Technological hazards involving hazardous material releases can occur at facilities (fixed site) or along transportation routes (off-site). They can occur because of human carelessness, technological failure, intentional acts, and natural hazards. When caused by natural hazards, these incidents are known as secondary hazards, whereas intentional acts are terrorism. Hazardous materials releases, depending on the substance involved and type of release, can directly cause injuries and death and contaminate air, water, and soils. While the probability of a major release at any facility or at any point along a known transportation corridor is relatively low, the consequences of releases of these materials can be very serious.

Some hazardous materials present a radiation risk. Radiation is any form of energy propagated as rays, waves or energetic particles that travel through the air or a material medium. Radioactive materials are composed of atoms that are unstable. An unstable atom gives off its excess energy until it becomes stable. The energy emitted is radiation. The process by which an atom changes from an unstable state to a more stable state by emitting radiation is called radioactive decay or radioactivity.

Radiological materials have many uses in San Diego County including:

- by doctors to detect and treat serious diseases,
- by educational institutions and companies for research,
- by the military to power large ships and submarines.

With the decommissioning of San Onofre Nuclear Generating Station (SONGS), radiological materials are no longer used to generate commercial electric power within San Diego County. However, the stored spent fuel that remains on site does pose a hazard.

Radioactive materials, if handled improperly, or radiation accidentally released into the environment, can be dangerous because of the harmful effects of certain types of radiation on the body. The longer a person is exposed to radiation and the closer the person is to the radiation, the greater the risk. Although radiation cannot be detected by the senses (sight, smell, etc.), it is easily detected by scientists with sophisticated instruments that can detect even the smallest levels of radiation. Under extreme circumstances an accident or intentional explosion involving radiological materials can cause very serious problems. Consequences may include death, severe health risks to the public, damage to the environment, and extraordinary loss of, or damage to, property.

Overall, hazardous materials can include toxic chemicals, radioactive materials, infectious substances, and hazardous wastes. The State of California defines a hazardous material as a substance that is toxic, ignitable, or flammable, or reactive and/or corrosive. An extremely hazardous material is defined as a substance that shows high acute or chronic toxicity, carcinogenicity, bio-accumulative properties, persistence in the environment, or is water reactive (California Code of Regulations, Title 22). "Hazardous waste," a subset of hazardous materials, is material that is to be abandoned, discarded, or recycled, and includes chemical, radioactive, and biohazardous waste (including medical waste). An accidental hazardous material release can occur wherever hazardous materials are manufactured, stored, transported, or used. Such releases can affect nearby populations and contaminate critical or sensitive environmental areas.

Facilities that use, manufacture, or store hazardous materials in California must comply with several state and federal regulations. The Superfund Amendments and Reauthorization Act (SARA Title III), which was enacted in 1986 as a legislative response to airborne releases of methylisocyanate at Union Carbide plants in Bhopal, India and in Institute, West Virginia. SARA Title III, also known as the Emergency Planning and Community-Right-To-Know Act (EPCRA), directs businesses that handle, store, or manufacture hazardous materials in specified amounts to develop emergency response plans and report releases of toxic chemicals. Additionally, Section 312 of Title III requires businesses to submit an annual inventory report of hazardous materials to a state-administering agency.

The California legislature passed Assembly Bill 2185 in 1987, incorporating the provisions of SARA Title III into a state program. The community right-to-know requirements keep communities abreast of the presence and release of hazardous wastes at individual facilities.

Hazardous materials spills and releases in San Diego County have occurred as a result of clandestine drug manufacturing; spills from commercial, military and recreational vessels on the region's waterways; traffic accidents; sewer breaks and overflows; and various accidents/incidents related to the manufacture, use, and storage of hazardous materials by County industrial, commercial and government facilities. Although the emergency response history for San Diego County chronicles various hazardous materials releases, the incidents do not necessarily indicate the degree of exposure to the public.

There has not been significant exposure to the San Diego County public due to human-caused releases of chemical or biological agents, although there have been several smaller-scale incidents. Chemical spills and releases from transportation and industrial accidents have resulted in short-term chemical exposure to individuals in the vicinity of the release. Bacterial levels can increase significantly especially near storm drain, river, and lagoon outlets, during and after rainstorms. Elevated bacterial levels may continue for a period of up to 3 days depending upon the intensity of rainfall and volume of runoff. Waters contaminated by urban runoff may contain human pathogens (bacteria, viruses, or protozoa) that can cause illnesses.

San Diego County experienced its first significant E. coli bacteria outbreak in 10 years after patrons ate tainted food at restaurants in 2003. In 1992 and 1993 a similar outbreak occurred in San Diego County, which resulted in one death. Additionally, in the early 1980s a hepatitis outbreak associated with poor food handling techniques resulting in the closure of a major restaurant in Mission Valley and the implementation of a food-handler certification program by the San Diego County Health Department.

The only known release of radiological agents in the County was the result of an accident at San Onofre Nuclear Generating Station (SONGS). In 1981, an accidental "ignition" of hydrogen gases in a holding tank of the San

Onofre Nuclear Generating Station (SONGS) caused an explosion - which bent the bolts of an inspection hatch on the tank, allowing radioactive gases in the tank to escape into a radioactive waste room. From there, the radioactive material was released into the atmosphere. The plant was shut down for several weeks following the event (W.I.S.E. Vol.3 No.4 p.18). This incident occurred during the plant's operation of its Unit 1 generator, which has since been decommissioned. No serious injuries occurred.

On February 3, 2001, another accident occurred at SONGS when a circuit breaker fault caused a fire that resulted in a loss of offsite power. Published reports suggest that rolling blackouts during the same week in California were partially due to the shutdown of the SONGS reactors in response to the 3-hour fire. Although no radiation was released and no nuclear safety issues were involved, the federal Nuclear Regulatory Commission sent a Special Inspection Team to the plant site to investigate the accident.

Hazard Impacts

This hazard's impacts vary according to type, magnitude, location, availability of resources and many other factors that are situationally dependent. Overall, hazard impacts may include, but are not limited to injury, death, environmental/resource impacts, and structure/asset losses.

Location & Extent/Probability of Occurrence & Magnitude

Location impact can range from citywide to regionwide. The Local Planning Team determined this hazard's **Probability of Future Events is Occasional (1 to 10 percent probability of occurrence in the next year or a recurrence interval of 11 to 100 years.)** and **Overall Significance is Medium (The criteria fall mostly in the middle ranges of classifications and the event's impacts on the planning area are noticeable but not devastating.)**.

9. Aircraft Incidents:

Local Significance and Disaster History

Aircraft incidents, for the purposes of this plan, can include aircraft emergency landings and crashes (mid-air, on land, and/or in water). The City of El Cajon has one operating airport (Gillespie Field), which is on the southeast boarder of Santee. Gillespie Field had over 150,000 operational counts in 2021. Flight paths and landing zones of the adjacent general aviation airport and nearby military airfield pass over the City. The increased air traffic over the City has resulted in several incidents with aircrafts making emergency and/or crash landings. The most recent incident occurred in 2021, which resulted in 2 deaths, fire, and property damage.⁷

Hazard Impacts

Incidents resulting from this hazard have resulted in/can result in future property damage, fire, injuries, and deaths.

Location & Extent/Probability of Occurrence & Magnitude

Location impact can range from citywide to regionwide. The Local Planning Team determined this hazard's **Probability of Future Events is Occasional (1 to 10 percent probability of occurrence in the next year or a recurrence interval of 11 to 100 years.) and Overall Significance is Medium (The criteria fall mostly in the middle ranges of classifications and the event's impacts on the planning area are noticeable but not devastating.)**.

⁷ <https://www.10news.com/news/local-news/authorities-plane-down-in-area-near-santana-high-school-in-santee>

5.3 Hazard Omission Rationale

During the initial evaluation, the Hazard Mitigation Planning Group (HMPG) determined certain hazards were not included in the original plan’s profiling step because they were not prevalent hazards within San Diego County, were found to pose only minor or very minor threats to San Diego County compared to the other hazards (status had not changed), and would, therefore, not be included in this revision.

Only hazards that received a High or Medium ranking in Section 5.1 (other than CBRNE threats due to their potentially serious impacts) were considered in this mitigation planning process.

Though Pandemic Disease received a “High” Overall Significance rating (The criteria consistently fall in the high classifications and the event is likely/highly likely to occur with severe strength over a significant to extensive portion of the planning area.), the HMPG determined this hazard’s “Occasional” Probability of Future Events rating (1 to 10 percent probability of occurrence in the next year or a recurrence interval of 11 to 100 years.), and input from HAZUS Data Evaluations, Vulnerability Assessments, Hazard Seminar Series, Subject Matter Experts and the public did not necessitate this hazard to be included in this plan’s final list of prioritized hazards.

The table below gives a brief description of remaining, omitted hazards and the reason for their exclusion:

Table 8

Hazard	Description	Reason for Exclusion
Avalanche	A mass of snow moving down a slope. There are two basic elements to a slide; a steep, snow-covered slope and a trigger	Snowfall in County mountains not significant; poses very minor threat compared to other hazards
Expansive soils	Expansive soils shrink when dry and swell when wet. This movement can exert enough pressure to crack sidewalks, driveways, basement floors, pipelines and even foundations	Presents a minor threat to limited portions of the County
Hailstorm	Can occur during thunderstorms that bring heavy rains, strong winds, hail, lightning, and tornadoes	Occurs during severe thunderstorms; most likely to occur in the central and southern states; no historical record of this hazard in the region.
Land subsidence	Occurs when large amounts of ground water have been withdrawn from certain types of rocks, such as fine-grained sediments. The rock compacts because the water is partly responsible for holding the ground up. When the water is withdrawn, the rocks fall in on themselves.	Soils in the County are mostly granitic. Presents a minor threat to limited parts of the county. No historical record of this hazard in the region.
Tornado	A tornado is a violent windstorm characterized by a twisting, funnel-shaped cloud. It is spawned by a thunderstorm (or sometimes because of a hurricane) and produced when cool air overrides a layer of warm air, forcing the warm air to rise rapidly. The damage from a tornado is a result of the high wind velocity and wind-blown debris.	Less than one tornado event occurs in the entire State of California in any given year; poses very minor threat compared to other hazards. No historical record of this hazard in the region.
Volcano	A volcano is a mountain that is built up by an accumulation of lava, ash flows, and airborne ash and dust. When pressure from gases and the molten rock within the volcano becomes strong enough to cause an explosion, eruptions occur	No active volcanoes in San Diego County. No historical record of this hazard in the region.
Windstorm	A storm with winds that have reached a constant speed of 74 miles per hour or more	Maximum sustained wind speed recorded in the region is less than 60 miles per hour and would not be expected to cause major damage or injury.

Section Six: Develop a Mitigation Strategy

The mitigation strategy serves as the long-term blueprint for reducing potential losses identified in the risk assessment. The mitigation strategy describes how the community will accomplish the overall purpose, or mission, of the planning process.

The mitigation strategy is made up of three main required components: mitigation goals, mitigation actions, and an action plan for implementation. These provide the framework to identify, prioritize, and implement actions to reduce risk to hazards.

Mitigation goals are general guidelines that explain what the community wants to achieve with the plan. They are usually broad policy-type statements that are long-term, and they represent visions for reducing or avoiding losses from the identified hazards.

Mitigation actions are specific projects and activities that help achieve the goals.

The action plan describes how the mitigation actions will be implemented, including how those actions will be prioritized, administered, and incorporated into the community's existing planning mechanisms. In a multi-jurisdictional plan, each jurisdiction must have an action plan specific to that jurisdiction and its vulnerabilities.

Although not required, some communities choose to develop **objectives** to help define or organize mitigation actions. Objectives are broader than specific actions, but are measurable, unlike goals. Objectives connect goals with the actual mitigation actions.

6.1 Mitigation Action Plan Evaluation

The City of Santee's goals and objectives were developed by comparing the existing 2018 Annex to updated City priorities, considering the risk assessment findings, localized hazard identification and loss/exposure estimates, and an analysis of the jurisdiction's current capabilities assessment. These updated goals, objectives and actions (and the action plan as a whole) were developed to represent a vision of long-term hazard reduction or enhancement of capabilities in the planning area. To help in further development of these goals and objectives, the Local Planning Group (LPG) compiled and reviewed current jurisdictional sources including the City's planning documents, codes, and ordinances. In addition, City representatives met with consultant staff and/or the County Office of Emergency Services (County OES) to specifically discuss these hazard-related items as they relate to the overall Multi-Jurisdictional Hazard Mitigation Plan.

A whole community survey was posted on the County Office of Emergency Services website to receive feedback related to priority hazards and these preliminary goals, objectives, and actions. An email address was provided for the public to submit comments and suggestions. This email address was checked daily for public input.

6.2 Mitigation Action Implementation

The following sections present the City of Santee’s hazard-related goals, objectives and actions as prepared by the City of Santee’s LPG in conjunction with the Hazard Mitigation Working Group, locally elected officials, and the local community.

6.2.1 Goals

The City of Santee has developed the following 9 Goals for their Hazard Mitigation Plan. For each goal, one or more objectives have been identified that provide strategies to attain the goal. Where appropriate, the City has identified a range of specific actions to achieve the objective and goal.

The objective is to reduce the possibility of damage and losses to existing assets, particularly people, critical facilities/infrastructure, and State-owned facilities, due to the following:

- Goal 1. Wildfires
- Goal 2. Public Health Emergencies
- Goal 3. Flooding/Dam Failure
- Goal 4. Earthquakes/Geological Hazards
- Goal 5. Aircraft Incidents
- Goal 6. Extreme Weather Due to Climate Change
- Goal 7. Hazardous Materials Release
- Goal 8. Human Caused Events
- Goal 9. Large Utility Outages/Disruptions

6.2.2 Objectives and Actions

The City of Santee’ Local Planning Group (LPG) developed the following broad list of objectives and actions to assist in the implementation of each of their 9 identified goals. The City of Santee developed objectives to assist in achieving their hazard mitigation goals. For each of these objectives, specific actions were developed that would assist in their implementation. A discussion of the prioritization and implementation of the action items is provided in Section 6.3 of this plan.

Santee’s LPG will monitor, evaluate and update the plan as needed, with an annual review implemented for all goals. Every 5-year cycle, the entire document will be reviewed, updated and adopted by Santee City Council.

Coordinating Department/Organization:

- CM = City Manager
- CSD = Community Services Department
- DDS = Department of Development Services
- Fire = Santee Fire Department
- EOC = Emergency Operations Center personnel
- IT = Information Technology personnel
- PIO = Public Information Officer
- PSD = Public Services Division

Action Prioritization
Action established, no additional funding needed
Action established, seeking additional funding: (HMGP, BRIC, HMA, Local Grants, City Budget)

Hazard Mitigation Action Items

Goal 1: Wildfire		Project Status	Coordinating Department/Organization
<i>Objective 1.A: Mitigate the risk to assets existing within or adjacent to identified areas of Santee’s wildland urban interface (WUI) areas</i>			
Action 1.A.1	Partner with County, State and Federal agencies to fund wildfire mitigation efforts.	Ongoing	Fire, DDS, CM
Action 1.A.2	Create defensible space through hazardous vegetation fuel reduction.	Ongoing	DDS
Action 1.A.3	Maintain, improve and/or create emergency access in WUI areas that is adequate to allow entry as well as maneuvering of emergency vehicles.	Ongoing	DDS
Funding Source: <i>The City has submitted for the 2022 HMGP for Hazardous Fuels Reduction and the creation of Defensible Space (1.A.2, 1.A.3)</i>			
<i>Objective 1.B: Promote future development projects that limit hazardous wildfire conditions</i>			
Action 1.B.1	Conduct professional studies to evaluate specific hazards in hazard prone areas via the CEQA review process and conformance of the Sustainable Santee Plan.	Ongoing	DDS

Goal 1: Wildfire		Project Status	Coordinating Department/Organization
Action 1.B.2	Identify alternative site design criteria for new development to mitigate hazards to the maximum extent possible.	Ongoing	DDS
Action 1.B.3	Maintain accurate records of known local hazards to assist in the identification of future potential hazards.	Ongoing	DDS
Action 1.B.4	Support State legislation that would provide tax incentives to encourage the repair or demolition of structures that could be considered fire hazards.	Ongoing	CM
<i>Objective 1.C: Provide services to reduce hazardous fuels/debris from identified WUI areas</i>			
Action 1.C.1	Work with community partners and local law enforcement to provide support services to those experiencing homelessness.	Ongoing	CM
Action 1.C.2	Remove hazardous debris and trash with community partner and staff support	Ongoing	DDS
Action 1.C.3	Hold public monthly Community Oriented Policing Committee (COMPOC) meetings to discuss potential hazards and identify solutions.	Ongoing	CM
<i>Funding Source: The City is currently partnering with local non-profit organizations and the County of San Diego to identify potential funding opportunities including local grants (1.C.1). The City has submitted for the 2022 HMGP for Hazardous Fuels Reduction and the creation of Defensible Space (1.C.2)</i>			
<i>Objective 1.D: Educate the public about wildfire mitigation to increase community awareness as well as opportunities for local support/action</i>			
Action 1.D.1	Continue to participate in regional public education efforts concerning wildfire awareness and preparation.	Ongoing	Fire
Action 1.D.2	Leverage Santee’s public information tools including SanteeTV, city website and social media platforms to educate public and increase awareness	Ongoing	PIO
<i>Funding Source: The City is exploring funding opportunities through local grant opportunities and continued allocation of funds identified in the annual city budget (1.D.1). Additional future funding opportunities will be explored through HMGP, BRIC and HMA.</i>			

Goal 2: Public Health Emergencies		Project Status	Coordinating Department/Organization
<i>Objective 2.A: Mitigate the risk of public health emergencies within Santee’s access and functional needs population</i>			
Action 2.A.1	Coordinate with County, State and Federal partners/agencies to provide outreach/support services to those experiencing homelessness.	Ongoing	CM
Action 2.A.2	Provide education and resources through local channels, including the Santee Fire Department, the faith-based community and other service-focused groups.	Ongoing	Fire, PIO
<i>Objective 2.B: Educate the public on environmental health hazards and deploy safety measures to mitigate the risk of illness</i>			
Action 2.B.1	Partner with San Diego County Department of Environmental Health to mitigate public health hazards related to insects, parasites, rodents and other disease carrying vectors.	Ongoing	DDS
Action 2.B.2	Provide Household Hazardous Waste education regarding the proper disposal of household chemicals and other byproducts.	Ongoing	DDS, PSD
Action 2.B.3	Operate public awareness programs as needed, to address potential public health safety issues.	Ongoing	Fire, PIO
Action 2.B.4	Maintain open communication with Padre Dam Municipal Water District regarding water-borne public health hazards.	Ongoing	DDS, CM
Action 2.B.5	Leverage Santee’s public information tools including SanteeTV, city website and social media platforms to educate public and increase awareness.	Ongoing	PIO
<i>Objective 2.C: Mitigate the risk of public health emergencies among city staff and contractors</i>			
Action 2.C.1	Train staff and participate in regional exercises to ensure the effective management of emergency operations under the National Incident Management System (NIMS).	Ongoing	Fire, EOC
Action 2.C.2	Maintain appropriate levels of personal protective equipment (PPE) and sanitation supplies for all city staff and contractors.	Ongoing	Fire, EOC
Action 2.C.3	Provide teleworking options for city staff who may have been exposed a public health hazard.	Ongoing	HR
Action 2.C.4	Implement citywide continuity of operations (COOP) as needed.	Ongoing	CM

Goal 3: Flooding/Dam Inundation		Project Status	Coordinating Department/Organization
<i>Objective 3.A: Mitigate injuries, loss of life and property damage due to flooding/dam failure</i>			
Action 3.A.1	Inspect and remove vegetation that could hinder waterflow of the waterways located within Santee city limits.	Ongoing	DDS, PSD
Action 3.A.2	Maintain drainage ways and flood control facilities.	Ongoing	PSD
Action 3.A.3	Maintain open communication with agencies managing reservoirs and/or lakes which could potentially impact Santee in a flooding and/or dam failure event.	Ongoing	DDS, CM
Action 3.A.4	Maintain a Santee specific flooding/dam failure Emergency Operations Plan that addresses the potential of the San Diego River to bisect resources in such an emergency.	Ongoing	Fire, EOC
Funding Source: <i>The City is continuously seeking partnership opportunities with local non-profit organizations. The City has submitted for the 2022 HMGP for Hazardous Fuels Reduction and the creation of Defensible Space (3.A.1, 3.A.2)</i>			
<i>Objective 3.B: Educate the public and city staff about flood/dam failure hazards to increase community awareness as well as opportunities for local support/action</i>			
Action 3.B.1	Educate city staff on dam inundation areas.	Ongoing	Fire, HR
Action 3.B.2	Promote Swiftwater Rescue Training for the local community.	Ongoing	Fire, PIO
Action 3.B.3	Leverage Santee’s public information tools including SanteeTV, city website and social media platforms to educate public and increase awareness.	Ongoing	PIO

Goal 4: Earthquakes/Geological Hazards		Project Status	Coordinating Department/Organization
<i>Objective 4.A: Mitigate the risk of injury, loss of life and property damage related to earthquakes/geological hazards</i>			
Action 4.A.1	Geological/seismic hazard regulations, identified in Santee’s General Plan and the California Building Code, are observed for all new and existing development.	Ongoing	DDS
Action 4.A.2	Maintain a comprehensive Geographic Information System (GIS) mapping system of all geological hazards in and around the City of Santee.	Ongoing	DDS, IT
<i>Objective 4.B: Educate the public about earthquake/geological hazards to increase community awareness as well as opportunities for local support/action</i>			
Action 4.B.1	Train staff and participate in local and regional exercises (ie: Great Shakeout) to ensure the effective management of emergency operations under the National Incident Management System (NIMS).	Ongoing	Fire, EOC
Action 4.B.2	Leverage Santee’s public information tools including SanteeTV, city website and social media platforms to educate public and increase awareness.	Ongoing	PIO
Action 4.B.3	Provide informational documents/regulations to developers and residents as needed for construction projects in Santee.	Ongoing	DDS

Goal 5: Aircraft Incidents		Project Status	Coordinating Department/Organization
<i>Objective 5.A: Mitigate the risk of injury, loss of life and property damage resulting from aircraft related incidents</i>			
Action 5.A.1	Maintain communication with regional air stations, airfields and airports which could potentially impact Santee in an aircraft related incident.	Ongoing	CM
Action 5.A.2	Coordinate with regional airports regarding any future development which may impact the City of Santee in an aircraft related incident.	Ongoing	DDS
Action 5.A.3	Aircraft related regulations, such as high fly zones and runway protection zones, are included in Santee’s municipal code and reviewed by San Diego County and the Federal Aviation Administration.	Ongoing	Legal
<i>Objective 5.B: Educate the public and city staff about aircraft hazards to increase community awareness as well as opportunities for local support/action</i>			
Action 5.B.1	Train staff and participate in local and regional exercises to ensure local response is in line with local air station, airfield and airport response protocols.	Ongoing	Fire, EOC
Action 5.B.2	Leverage Santee’s public information tools including SanteeTV, City website and social media platforms to educate public and increase awareness.	Ongoing	PIO

Goal 6: Extreme Weather Due to Climate Change		Project Status	Coordinating Department/Organization
<i>Objective 6.A: Mitigate the risk of injury, loss of life and property damage related to extreme weather conditions due to climate change</i>			
Action 6.A.1	Ensure cool zones throughout the City of Santee are available during extreme heat events.	Ongoing	Fire
Action 6.A.2	Implement Santee’s Urban Heat Management Plan designed to reduce heat related to development (ie: reduce asphalt where possible, install cool rooves, etc.)	Ongoing	DDS
Action 6.A.3	Add trees to increase shade and reduce island heat effect.	Ongoing	DDS
Action 6.A.4	Coordinate with necessary jurisdictions to mitigate the impact of wind events and ensure public safety.	Ongoing	Fire
Action 6.A.5	Perform preventative maintenance and inspections of existing storm drains, inlets, outlets and channels.	Ongoing	DDS, PSD
Action 6.A.6	Require that drainage facilities are designed to convey 100-year flood levels.	Ongoing	DDS
Funding Source: <i>The City is exploring funding opportunities through local grant opportunities and continued allocation of funds identified in the annual city budget (6.A.2). Additional future funding opportunities will be explored through HMGP, BRIC and HMA with the prioritization of addressing socially vulnerable geographic areas identified through a Social Vulnerability Index (SoVI).</i>			
<i>Objective 6.B: Protect existing assets with the highest relative vulnerability to the effects of extreme weather conditions due to climate change</i>			
Action 6.B.1	Provide public access to sandbags for flood protection.	Ongoing	PSD
Action 6.B.2	Provide 24-hour support from public services and other non-safety personnel during extreme weather events.	Ongoing	PSD
<i>Objective 6.C: Educate the public and city staff about the potential for extreme weather events, to increase awareness as well as opportunities for local support/action</i>			
Action 6.C.1	Train city staff on OSHA requirements related to mitigating the impacts of extreme weather.	Ongoing	HR
Action 6.C.2	Train city staff how to respond to extreme weather events.	Ongoing	Fire, EOC
Action 6.C.3	Participate in regional emergency training operation efforts.	Ongoing	EOC

Goal 7: Hazardous Materials Release		Project Status	Coordinating Department/Organization
<i>Objective 7.A: Monitor hazardous sites through encroachment, building and grading permit processes and conduct necessary evaluations</i>			
Action 7.A.1	Keep current Hazard Mitigation Plans on file with the City of Santee for jurisdictions operating within city limits who could potential be involved in a hazardous materials release.	Ongoing	Fire
Action 7.A.2	Ensure correct permitting for storm drain rehabilitation, demolition and other potentially hazardous activities.	Ongoing	DDS
Action 7.A.3	Ensure CalTrans maintains a safe transportation fleet within the City of Santee.	Ongoing	DDS
Action 7.A.4	Ensure old water lines/ACP pipe is disposed of per County, State and Federal health requirements.	Ongoing	DDS
Action 7.A.5	Any excavation near existing hazardous plumes must be verified with the California State Geo-tracker before work begins.	Ongoing	DDS
<i>Objective 7.B: Educate the public about hazardous materials release to increase community awareness as well as opportunities for local support/action</i>			
Action 7.B.1	Train staff and participate in local and regional exercises to ensure the effective management of emergency operations under the National Incident Management System (NIMS).	Ongoing	Fire, EOC
Action 7.B.2	Leverage Santee’s public information tools including SanteeTV, city website and social media platforms to educate public and increase awareness.	Ongoing	PIO

Goal 8: Human Caused Events		Project Status	Coordinating Department/Organization
<i>Objective 8.A: Mitigate the risk of injury, loss of life and property damage related to human caused events</i>			
Action 8.A.1	Employ strong cyber security protocols to mitigate the possibility of a cyber- attack.	Ongoing	IT
Action 8.A.2	Development within the City of Santee must comply with the Wildland Urban Interface guidelines.	Ongoing	DDS
Action 8.A.3	Respond to reports of vandalism/destruction of property within Santee city limits.	Ongoing	PSD
Action 8.A.4	Implement traffic control plans as needed to ensure public safety.	Ongoing	PSD
Action 8.A.5	All City of Santee large public events has both Sheriff and Fire personnel onsite to mitigate the potential for a terrorist attack.	Ongoing	CSD
Action 8.A.6	Maintain an official active shooter protocol and response plan.	Ongoing	CSD
Funding Source: <i>The City maintains a commitment to updating and adopting “Building and Construction” codes that meet or exceed industry standards related to wildland fire protection and mitigation strategies (8.A.2). The City will continue to explore grant funding opportunities through Federal, State, or Local programs (e.g., HMGP, HMA, BRIC)</i>			
<i>Objective 8.B: Educate the public about human caused events to increase community awareness as well as opportunities for local support/action</i>			
Action 8.B.1	Train staff on active shooter protocol to mitigate injuries and loss of life to both staff and the public.	Ongoing	HR
Action 8.B.2	Train staff and participate in local and regional exercises to ensure the effective management of emergency operations under the National Incident Management System (NIMS).	Ongoing	Fire, EOC
Action 8.B.3	Leverage Santee’s public information tools including SanteeTV, city website and social media platforms to educate public and increase awareness.	Ongoing	PIO

Goal 9: Large Utility Outages/Disruptions		Project Status	Coordinating Department/Organization
<i>Objective 9.A: Mitigate the risk of injury, loss of life and property damage related large utility outages/disruptions</i>			
Action 9.A.1	Coordinate with utility agencies operating within the City of Santee to ensure critical facilities are maintained to mitigate outages.	Ongoing	DDS
Action 9.A.2	Emergency contract in place with City of Santee fleet fueling provider to supply fuel to emergency vehicles in the event of an outage.	Ongoing	Fire
Action 9.A.3	Maintain City of Santee Emergency Operations Center generators (Buildings 5, 7, 8)	Ongoing	Fire, PSD
Action 9.A.4	Coordinate with the Red Cross for shelter stand-ups as needed to mitigate the impact of an outage on the public.	Ongoing	EOC
Action 9.A.5	Implement upgrades to the City of Santee Operations Center for increased storage capacity for both gasoline and diesel fuel.	Planning	DDS
Funding Source: <i>The City will continue to explore grant funding opportunities through Federal, State, or Local programs (e.g., HMGP, HMA, BRIC) that align with critical infrastructure resilience (9.A.5)</i>			
<i>Objective 9.B: Educate the public and city staff about the potential for large utility outages, to increase awareness as well as opportunities for local support/action</i>			
Action 9.B.1	Train staff and participate in local and regional exercises to ensure the effective management of emergency operations under the National Incident Management System (NIMS).	Ongoing	Fire, EOC
Action 9.B.2	Provide emergency preparedness resources to the public and city staff.	Ongoing	PIO
Action 9.B.3	Leverage Santee’s public information tools including SanteeTV, city website and social media platforms to educate public and increase awareness.	Ongoing	PIO

6.3 Prioritization and Implementation of Action Items

The Disaster Mitigation Action of 2000 (at 44 CFR Parts 201 and 206) requires the development of an action plan that not only includes prioritized actions but one that includes information on how the prioritized actions will be implemented. Implementation consists of identifying who is responsible for which action, what kind of funding mechanisms and other resources are available or will be pursued, and when the action will be completed.

Once the comprehensive list of jurisdictional goals, objectives, and action items listed above was developed, the proposed mitigation actions were prioritized. This step resulted in a list of acceptable and realistic actions that address the hazards identified in each jurisdiction. This prioritized list of action items was formed by personnel in the LPG weighing STAPLEE criteria.

The prioritized actions below reflect consolidation of 2018 priority actions. See Section 7 of this plan for more information.

The top 10 prioritized mitigation actions as well as an implementation strategy for each are:

ACTION ITEM #1: City will work to continue to pursue code enforcement to ensure that structures and properties are maintained in such a manner that hazardous conditions are not created.

Hazard(s) Mitigated: All Hazards

Coordinating Individual/Organization: Fire Marshal, and selected members of the Department of Development Services (specific project driven)

Potential Funding Source: City of Santee Fire Department adopted budget, City of Santee Department of Development Services adopted budget, City of Santee adopted budget, General Fund

Implementation Timeline: Ongoing; 2023-2028

ACTION ITEM #2: The City will continue to maintain an automatic aid agreement with all surrounding communities.

Hazard(s) Mitigated: All Hazards

Coordinating Individual/Organization: Director of Life and Safety (Fire Chief), The Santee Operations Chief, and City of Santee Finance Director.

Potential Funding Source: City of Santee Fire Department adopted budget, City of Santee Department of Development Services adopted budget, City of Santee adopted budget, General Fund

Timeline: Ongoing; 2023-2028

ACTION ITEM #3: City will continue to participate in regional emergency management trainings and exercises.

Hazard(s) Mitigated: All Hazards

Coordinating Individual/Organization: Fire Department Operations Chief, selected members of the Fire Department (specific project driven), Emergency Management Team.

Potential Funding Source: City of Santee Fire Department adopted budget, City of Santee adopted budget, General Fund

Implementation Timeline: Ongoing; 2023-2028

ACTION ITEM #4: City will continue to participate in the San Diego County Operational Area Emergency Management that is coordinated by the San Diego County Office of Emergency Services (OES).

Hazard(s) Mitigated: All Hazards

Coordinating Individual/Organization: Fire Department Operations Chief, selected members of the Fire Department (specific project driven), Emergency Management Team.

Potential Funding Source: City of Santee Department of Development Services adopted budget, City of Santee Community Services adopted budget, City of Santee adopted budget, General Fund

Implementation Timeline: Ongoing; 2023-2028

ACTION ITEM #5: City will continue to actively pursue the improvement of drainage ways and flood control facilities so as to lessen recurrent flood problems and include such public improvements in the Capital Improvements Program for the City.

Hazard(s) Mitigated: Floods

Coordinating Individual/Organization: Public Services Manager, and selected members of the Department of Development Services (specific project driven)

Potential Funding Source: City of Santee Department of Development Services adopted budget, City of Santee adopted budget, General Fund

Implementation Timeline: Ongoing; 2023-2028

ACTION ITEM #6: City will continue to require that emergency access routes in all developments be adequately wide to allow the entry and maneuvering of emergency vehicles, as necessary.

Hazard(s) Mitigated: All Hazards

Coordinating Individual/Organization: Fire Marshal, Public Services Manager, and selected members of the Department of Development Services (specific project driven)

Potential Funding Source: City of Santee Fire Department adopted budget, City of Santee Department of Development Services adopted budget, City of Santee adopted budget, General Fund

Implementation Timeline: Ongoing; 2023-2028

ACTION ITEM #7: The City will Continue to provide 24-hour Public Works and other non-safety personnel support during emergency operations.

Hazard(s) Mitigated: All Hazards

Coordinating Individual/Organization: Public Services Manager, and selected members of the Department of Development Services (specific project driven)

Potential Funding Source: Department of Public Works adopted budget, City of Santee adopted budget, General Fund

Implementation Timeline: Ongoing; 2023-2028

ACTION ITEM #8: The City will continue to maintain a visible presence at many community events providing information on department programs and safety issues.

Hazard(s) Mitigated: All Hazards

Coordinating Individual/Organization: Fire Marshal, Santee Fire Department, and selected members of the Department of Community Services (specific project driven)

Potential Funding Source: None

Implementation Timeline: Ongoing; 2023-2028

ACTION ITEM #9: Continue to implement the City's geologic/seismic hazards regulations and review Both procedures identified in the City's General Plan.

Hazard(s) Mitigated: Earthquake, Liquefaction

Coordinating Individual/Organization: Fire Marshal, and selected members of the Department of Development Services (specific project driven)

Potential Funding Source: City of Santee Department of Development Services adopted budget, City of Santee adopted budget, General Fund

Implementation Timeline: Ongoing; 2023-2028

ACTION ITEM #10: Continue to operate public awareness programs, such as the City newsletter, to help address potential safety issues for City residents.

Hazard(s) Mitigated: All Hazards

Coordinating Individual/Organization: Fire Department Operations, Public Services Manager, and selected members of the Department of Community Services (specific project driven)

Potential Funding Source: City of Santee Fire Department adopted budget, City of Santee Department of Community Services adopted budget, City of Santee adopted budget, General Fund

Implementation Timeline: Ongoing; 2023-2028

Section Seven: Keep the Plan Current

Hazard Mitigation Plan maintenance is the process the planning team establishes to track the plan's implementation progress and to inform the plan update. The plan must include a description of the method and schedule for monitoring, evaluating, and updating it within a 5-year cycle. These procedures help to:

- Ensure that the mitigation strategy is implemented according to the plan.
- Provide the foundation for an ongoing mitigation program in your community.
- Standardize long-term monitoring of hazard-related activities.
- Integrate mitigation principles into community officials' daily job responsibilities and department roles.
- Maintain momentum through continued engagement and accountability in the plan's progress.

Hazard Mitigation Plan updates provide the opportunity to consider how well the procedures established in the previously approved plan worked and revise them as needed. This annex is part of the most recent San Diego County Multi-Jurisdictional Hazard Mitigation Plan update. The plan and this annex were last updated in 2018. See the San Diego County Multi-Jurisdictional Hazard Mitigation Base Plan for more information.

7.1 Mitigation Action Progress

After approval and regional adoption of the 2018 Multi-Jurisdictional Hazard Mitigation Plan and Santee's Annex, Santee's Local Planning Group (LPG) monitored, evaluated, and update the 2018 plan as needed, with an annual review implemented for all goals. Plan implementation for documents such as Santee's General Plan and existing plans/policies was also reviewed and incorporated into this plan's update.

Every 5-year cycle, this document will be reviewed, updated, and adopted by Santee City Council.

Most of the 2018 priority actions were consolidated into this plan and will therefore be marked as "Ongoing". The list below reflects the 2018 plan's progress:

Action Item #1: City will work to ensure that all proposed and future development satisfies the

minimum structural fire protection standards contained in the adopted edition of the Uniform Fire and Building Codes. Where it is deemed appropriate, the City shall enhance the minimum standards to provide optimum protection.

Coordinating Individual/Organization: Fire Marshal, and selected members of the Department of Development Services (specific project driven)

Progress: The City of Santee budgeted to staff a Fire Inspector positions to assist with code enforcement and building inspections. The department has been able to inspect all state mandated inspections since establishing this position.

Funding Sources: City of Santee Fire Department adopted budget, City of Santee Department of Development Services adopted budget, City of Santee adopted budget, General Fund

Implementation Timeline: On-going

Action Item #2: The City will continue to aggressively enforce the existing weed abatement law, and modify and enhance where necessary, modifying fuel types and providing a defensible space around all structures

Coordinating Individual/Organization: Fire Marshal and selected members of the Department of Development Services (specific project driven)

Progress: Not considered complete as this is an ongoing priority for the City, and the City is also working to continue public outreach and education. The City of Santee has put tremendous effort into notifying the community of potential safety issues. The City funded a Marketing Manager to promote various items our general public to seek information. This newly funded position has received national recognition for its efforts. The Fire Department continues to partner with this program to provide information pertaining to public safety.

Funding Sources: City of Santee Fire Department adopted budget, City of Santee Department of Development Services adopted budget, City of Santee adopted budget, General Fund

Implementation Timeline: On-going

Action Item #3: City will continue to maintain active membership and participation in both the San Diego County Mutual Aid Agreement, and the State of California Master Mutual Aid

Agreement, and maintain a separate agreement with the U.S. Forest Service, to ensure adequate resources are available in the City for any future anticipated wildland incidents.

Coordinating Individual/Organization: Fire Department Operations

Progress: The City continues to maintain an automatic aid agreement with surrounding agencies. In addition, the City of Santee has established a JPA with Lakeside Fire Protection District to provide a more compressive EMS service to the local area that will go into effect January 2023.

Funding Sources: City of Santee Department of Development Services adopted budget, City of Santee Community Services adopted budget, City of Santee adopted budget, General Fund

Implementation Timeline: On-going

Action Item #4: City will continue to perform preventative maintenance and inspection of existing storm drains, inlets, outlets, and channels; continue to require that drainage facilities are designed to convey the 100-year storm predictions; and continue to require new construction to adequately convey all water from structures and construction sites.

Coordinating Individual/Organization: Public Services Manager, selected members of the Department of Development Services (specific project driven)

Progress: The City of Santee completed the Santee Lakes Storm Drain Crossing and conducted the City Corrugated Pipes Survey. The has conducted pipeline replacement or re-lining per City Replacement Plan

Funding Sources: City of Santee Department of Development Services adopted budget, City of Santee Community Services adopted budget, City of Santee adopted budget, General Fund

Implementation Timeline: On-going

Action Item #5: City will continue to work with the County of San Diego Office of Emergency Services to maintain and update dam failure inundation maps; continue to maintain a dam failure action plan as part of the City's Disaster Preparedness Plan; and continue to include a dam failure scenario in City Emergency Operations Center exercises.

Coordinating Individual/Organization: Fire Department Operations

Progress: The City of Santee has participated with County of San Diego OES to conduct drills, establish hazard mitigation plans, and coordinated operational planning during the COVID-19 pandemic. The City of Santee will continue to participate with the County OES personnel for the foreseeable future.

Funding Sources: City of Santee Fire Department adopted budget, City of Santee adopted budget, General Fund

Implementation Timeline: On-going

Action Item #6: City will continue to implement the City's geologic/seismic hazard regulations and review related procedures identified in the City's General Plan; and continue to ensure that any proposed

projects in areas identified as seismically and/or geologically hazardous, shall demonstrate through appropriate geologic studies and investigations that either the unfavorable conditions do not exist in the specific area in question or that they may be avoided and/or mitigated through proper site planning, design and construction.

Coordinating Individual/Organization: Fire Marshal, Public Services Manager, and selected members of the Department of Development Services (specific project driven)

Progress: The geologic and seismic hazards review is conducted for each building permit issued in the City. City engineering, planning, and building staff are trained on the geologic/seismic hazards map so that all Department of Development Services staff is aware of the hazards so they can be evaluated for all building permits and City construction projects.

Funding Sources: City of Santee Fire Department adopted budget, City of Santee Department of Community Services adopted budget, City of Santee Department of Development Services adopted budget, City of Santee adopted budget, General Fund

Implementation Timeline: On-going

Action Item #7: Continue the California Environmental Quality Act level review on all new projects that require all significant effects of a proposed project, including geologic and soil conditions, to be identified and discussed, and identified significant effects are adequately mitigated; continue to require that all geotechnical studies of critical facilities should be performed in accordance with "Guidelines to Geologic Seismic Reports," California Division of Mines and Geology (CDMG), Notes Number 37 and "Recommended Guidelines for Determining the Maximum Credible and the Maximum Probable Earthquakes," CDMG Notes Number 43.

Coordinating Individual/Organization: Fire Marshal and selected members of the Department of Development Services (specific project driven)

Progress: The geologic and seismic hazards review is conducted for each building permit issued in the City. City engineering, planning, and building staff are trained on the geologic/seismic hazards map so that all Department of Development Services staff is aware of the hazards so they can be evaluated for all building permits and City construction projects.

Funding Sources: City of Santee Fire Department adopted budget, City of Santee Department of Development Services adopted budget, City of Santee adopted budget, General Fund

Implementation Timeline: On-going

Action Item #8: The City will continue to utilize existing and evolving geologic, geophysical and engineering knowledge to distinguish and delineate those areas that are particularly susceptible to damage from seismic and other geologic conditions; and continue to require retrofits to existing building construction as part of any major renovations.

Coordinating Individual/Organization: Fire Marshal, Public Services Manager and selected members of the Department of Development Services (specific project driven)

Progress: The geologic and seismic hazards review is conducted for each building permit issued in the City. City engineering, planning, and building staff are trained on the geologic/seismic hazards map so that all Department of Development Services staff is aware of the hazards so they can be evaluated for all building permits and City construction projects.

Funding Sources: City of Santee Fire Department adopted budget, City of Santee Department of Development Services adopted budget, City of Santee adopted budget, General Fund, and various grant sources as they become available to the City

Implementation Timeline: On-going

Action Item #9: Continue to use the City's Development Review Ordinance procedures and the Uniform Fire Code to regulate and limit the manufacture, storage, and/or use of hazardous materials within the City; continue to participate as a member of the San Diego County Joint Powers Authority utilizing the Hazardous Materials Response Team to mitigate hazardous materials incidents; and continue to use the San Diego County Hazardous Waste Management Plan as the primary planning document for providing overall policy on hazardous waste management within the City.

Coordinating Individual/Organization: Fire Marshal, Fire Operations, and selected members of the Department of Development Services (specific project driven)

Progress: The City of Santee has participated with County of San Diego OES to conduct drills, establish hazard mitigation plans, and coordinated operational planning. The City of Santee will continue to participate with the County OES personnel for the foreseeable future.

Potential Funding Sources: City of Santee Fire Department adopted budget, City of Santee Department of Development Services adopted budget, City of Santee adopted budget, General Fund

Implementation Timeline: On-going

Action Item #10: Continue to coordinate and support existing efforts to mitigate other manmade hazards within the City, cooperating and sharing information with other agencies including but not limited to the Department of Homeland Security, California, Department of Public Safety, San Diego County Office of Emergency Services, San Diego County Department of Water Resources, Bureau of Reclamation, California Department of Justice, California Department of Transportation, the Federal Aviation Administration, and the Department of Defense

Coordinating Individual/Organization: Fire Department Operations, San Diego County Sheriff's Office, Public Services Manager, and selected members of the Department of Development Services (specific project driven)

Progress: The City of Santee has participated with County of San Diego OES to conduct drills, establish hazard mitigation plans, and coordinated operational planning. The City of Santee will continue to participate with the County OES personnel for the foreseeable future. The City of Santee has also utilized Public Works personnel to assist with items identified by City personnel with emergency operations. This includes utilizing personnel of the Emergency Operations Center during the COVID-19 pandemic, Wildland fire cleanup, flooding emergencies, and many more operational needs. This service has continued to be valuable to the City and Emergency personnel. The City of Santee also hosts over 30 events a year at various locations within the City of Santee. The Santee Fire Department attends many of these events to discuss numerous informative topics such as, Fire Prevention, Hands Only CPR, and Disaster Preparedness. The City of Santee is also highly involved in CERT, where our personnel teach classes, conduct drills, and promote community involvement. Last, the City of Santee has put tremendous effort into notifying the community of potential safety issues. The City funded a Marketing Manager to promote various items to the general public seeking information. This newly funded position has received national recognition for its efforts. The Fire Department continues to partner with this program to provide information pertaining to public safety.

Funding Sources: City of Santee Fire Department adopted budget, City of Santee Department of Community Services adopted budget, City of Santee Department of Development Services adopted budget, City of Santee adopted budget, General Fund

Implementation Timeline: On-going



County of San Diego
OFFICE OF EMERGENCY SERVICES

JEFF TONEY
DIRECTOR
(858) 565-3490
FAX (858) 565-3499

5580 OVERLAND AVE., SUITE 100, SAN DIEGO, CALIFORNIA 92123

Resolution No.: 23-013

Meeting Date: February 7, 2023 (17)

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN DIEGO
ADOPTING THE 2023 SAN DIEGO COUNTY MULTI-JURISDICTIONAL HAZARD
MITIGATION PLAN**

WHEREAS the Board of Supervisors of the County of San Diego recognizes the threat that natural and human-caused hazards pose to people and property within San Diego County; and

WHEREAS the County of San Diego has prepared an unincorporated jurisdiction-specific, multi-hazard mitigation plan hereby known as the 2023 Multi-Jurisdictional Hazard Mitigation Plan (also referred to as the County Base Plan) in accordance with federal laws, including the Robert T. Stafford Disaster Relief and Emergency Assistance Act, as amended; the National Flood Insurance Act of 1968, as amended; and the National Dam Safety Program Act, as amended; and

WHEREAS the 2023 Multi-Jurisdictional Hazard Mitigation Plan identifies mitigation goals and actions to reduce and/or eliminate long-term risk to people and property in San Diego County from the impacts of future hazards and disasters; and

WHEREAS adoption by the County of San Diego and required state and federal updates demonstrate its commitment to hazard mitigation and achieving the goals outlined in the 2023 Multi-Jurisdictional Hazard Mitigation Plan.

NOW, THEREFORE, IT IS HEREBY RESOLVED THAT:

The Board of Supervisors of the County of San Diego adopt the 2023 Multi-Jurisdictional Hazard Mitigation Plan. While content related to San Diego County may require revisions to meet the plan approval requirements, changes occurring after adoption will not require San Diego County to re-adopt any further iterations of the plan. Subsequent plan updates following the five-year approval period for this plan will require separate adoption resolutions.

APPROVED AS TO FORM AND LEGALITY

CLAUDIA G. SILVA, County Counsel
By: Mark Day, Deputy County Counsel

ON MOTION of Supervisor Vargas, seconded by Supervisor Lawson-Remer, the above Resolution was passed and adopted by the Board of Supervisors, County of San Diego, State of California, on this 7th day of February 2023, by the following vote:

AYES: Vargas, Anderson, Lawson-Remer, Fletcher, Desmond

- - -

STATE OF CALIFORNIA)
County of San Diego) ^{SS}

I hereby certify that the foregoing is a full, true and correct copy of the Original Resolution entered in the Minutes of the Board of Supervisors.

ANDREW POTTER
Clerk of the Board of Supervisors

By: 
Nancy Vizcarra, Deputy



Resolution No. 23-013
Meeting Date: 02/07/2023 (17)

The 2023 Multi-Jurisdictional Hazard Mitigation Base Plan attachment is available via the below link:

<https://www.cityofsanteeca.gov/home/showpublisheddocument/23244/638122288175843076>

STAFF REPORT

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA, ADOPTING THE 2023 MULTI-JURISDICTIONAL HAZARD MITIGATION PLAN AND SANTEE ANNEX; FINDING THE ACTION IS NOT A PROJECT SUBJECT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (“CEQA”) February 22, 2023

BACKGROUND

The Disaster Mitigation Act, signed into law on October 30, 2000 (Public Law 106-390), requires all jurisdictions to have a FEMA-approved hazard mitigation plan to qualify for hazard mitigation program grants and public assistance funds. A local mitigation plan helps reduce natural and human-caused disaster impacts (i.e., loss of life and property) and is required for federal nonemergency assistance provided under the Stafford Act following a presidentially declared disaster, including public assistance restoration of damaged facilities, Pre-Disaster Mitigation Grants, Flood Mitigation Assistance and Hazard Mitigation Grant Program funding.

The law requires the approved hazard mitigation plan to contain the following related to natural disasters:

- Identification and assessment of risks related to disasters
- Implementation of adequate measures to reduce losses
- Ensuring critical services and facilities will continue to function after the disaster

The 2023 Multi-Jurisdictional Hazard Mitigation Plan (“County Base Plan”) and City of Santee Hazard Mitigation Plan (“Santee Annex”) meets these requirements. The adoption of the updated 2023 MJHMP will be in effect until the expiration of the plan in February 2028.

The Unified San Diego County Emergency Services Organization (“County OES”) led this plan’s update process and planning group, which included members from various County departments, the Unified Disaster Council (“UDC”), all eighteen incorporated cities, six water districts, three fire protection districts, the Air Pollution Control District, the National Weather Service (NWS)/National Oceanic and Atmospheric Administration (NOAA), and Scripps Institute of Oceanography (University of California San Diego).

The MJHMP was last regionally adopted in 2018, and current updates reflect the expansion of climate change inclusion within hazard impacts, public feedback regarding hazard concerns, and updated hazard mitigation Goals, Objectives, Actions/Priority Actions to align with current and existing countywide plans, procedures, and priorities including plan alignment with the Safety Element of the County of San Diego’s General Plan.

The approach taken by the Hazard Mitigation Planning Group (“HMPG”) relied on a methodical process to identify County vulnerabilities and to propose the mitigation actions necessary to avoid or reduce those vulnerabilities. Specific milestones in the process included:

Planning Group Meetings (September 2019 – June 2022):

A series of HMPG meetings were held in which the HMPG considered the probability of a hazard occurring in an area and its impact on public health and safety, property, the economy, and the environment, and the mitigation actions that would be necessary to minimize impacts from the identified hazards. These meetings were held every 4-6 weeks, September 2019 through June 2022. The meetings evolved as the planning process progressed and were designed to aid the jurisdictions in completing FEMA worksheets that helped define hazards within their jurisdictions, their existing capabilities and mitigation goals and action items for the Hazard Mitigation Plan. Additionally, a new public feedback period began as soon as the 2018 plan was regionally adopted, so feedback was incorporated by the HMGP as it was received. County OES also created and released a Whole Community Outreach Survey on April 1, 2022, which was shared by planning partners on their websites, social media accounts, and other methods used for public announcements.

Hazards Workshops/Seminars (June 2021-July 2021):

A series of workshops discussed the impact of all hazards impacting the operational area to educate local planners and community members. Topics discussed included, but were not limited to, climate change, sea level rise, drought, changes to precipitation patterns and extreme weather, wildfire, terrorism, and potential future impacts. The information presented in these workshops were incorporated into the risk assessment process as well in the development of mitigation goals, objectives, and actions listed in Section Six of the plan.

Risk Assessment (June 2021 – January 2022):

The HMPG used the list of hazards from the 2018 Multi-jurisdictional Hazard Mitigation Plan and public feedback from the April 2022 Whole Community Outreach Survey to determine if 2018 hazards were still applicable to the region and if there were any new threats identified that should be added to the plan. Specific geographic areas subject to the impacts of the identified hazards were mapped using a Geographic Information System (GIS). The HMPG had access to updated information and resources regarding hazard identification and risk estimation. This included hazard specific maps, such as floodplain delineation maps, earthquake shake potential maps, and wildfire threat maps; GIS-based analyses of hazard areas; the locations of infrastructure, critical facilities, and other properties located within each jurisdiction and participating special district; and an estimate of potential losses or exposure to losses from each hazard.

The HMPG also conducted a methodical, qualitative examination of the vulnerability of important facilities, systems, and neighborhoods to the impacts of future disasters. GIS data and modeling results were used to identify specific vulnerabilities that could be addressed by specific mitigation actions. The HMPG also reviewed the history of disasters in the county and assessed the need for specific mitigation actions based on the type and location of damage caused by past events. The process used during the completion of the initial plan and first update was utilized for this update.

Finally, the assessment of community vulnerabilities included a review of current codes, plans, policies, programs, and regulations used by local jurisdictions to determine whether existing provisions and requirements adequately address the hazards that pose the greatest risk to the community. This was a similar process to that used in the original plan and first update.

Goals, Objectives, and Alternative Mitigation Actions (January 2022- February 2022):

Based on this understanding of the hazards faced by the County, participating local jurisdictions and public feedback, the goals, objectives, and actions identified in the 2018 plan were reviewed to see what had been completed and could be removed and which were not able to be completed due to funding or other challenges. HMPG members then added updated priorities in the form of listed goals, objectives, and actions, as required for the completion of the plan update. This was done by the members working with their local planning groups and in a series of one-on-one meetings with County OES staff. Additionally, plan compatibility with existing plans and regulations was considered and accounted for.

Mitigation Plan and Implementation Strategy (January 2022- February 2022):

Each jurisdiction reviewed their priorities among their goals, objectives, and actions, and developed a specific implementation strategy including details about the organizations responsible for carrying out the actions, their estimated cost, possible funding sources, and timelines for implementation.

Mitigation Action Progress Report (February 2022- June 2022):

If applicable, jurisdictions completed a progress report for their previous 2018 plan. All HMPG members were also asked to complete a FEMA Plan Evaluation (See Section Seven of the MJHMP) as a resource to help keep this plan current. Follow-up meetings with planning partners continued until final draft submission to Cal OES and FEMA (June 2022). Additionally, all planning participants, including the public, were invited to a Public Forum to review key Whole Community Outreach Survey results, and were provided resources for further input.

County OES recognized the importance of public feedback throughout the plan update process to account for community hazard concerns and to gauge community

preparedness and education needs. Therefore, County OES' Community Outreach Strategy provided multiple ways and opportunities for the public to provide input:

Webpage and Email Address: A Hazard Mitigation Plan webpage, as part of County OES' website, was developed and published years ago to provide the public with information and methods to provide feedback—such as the dedicated hazard mitigation email address that is checked daily by County OES staff for any public questions and/or feedback. Other items posted on the webpage include the current plan and jurisdiction annexes.

Telephone Availability: County OES' home website provides the public with contact information to ask questions and/or provide feedback via telephone, mail and/or fax.

Survey: A detailed community engagement survey (for both the MJHMP and the County's Emergency Operations Plan) was developed by County OES' Planning Participants, translated into six total languages, published on County OES' website for public response, shared via all County OES social media accounts, then advertised via a County News Center article. The survey was also shared with all regional Planning Participants and other partners (such as the Partner Relay, UDC members, Emergency Managers, the County Committee for Persons with Disabilities, County Employee Resource Groups and County policy aides), with the request for these partners to share the survey with their community networks. The survey sought public input about top hazard concerns and gauged the public's hazard education and readiness so future hazard mitigation projects/action items (detailed in Section Six of the plan) can incorporate this feedback and enhance community preparedness before a disaster occurs. Survey respondents were also asked to provide their email address if they were interested in attending County OES' Community Engagement Public Forum, described in the next section.

The community engagement survey was active from April 1, 2022, to May 9, 2022, and received 500 total responses. The survey results, and related public forum recording, were posted to County OES' Hazard Mitigation Plan webpage for 30 days.

Public Forum: County OES contacted the survey recipients who requested a Public Forum invitation on May 16, 2022 to provide Public Forum details, instructions, and to offer language translation services upon request. County OES then hosted the recorded Community Engagement Public Forum on Monday, May 23, 2022, at 10 AM, via a virtual collaboration platform. The forum presenters discussed the community engagement survey results and shared methods to: receive personal disaster plans, hazard preparation and mitigation resources, ask more hazard mitigation questions and/or provide additional feedback. The public forum recording, and related survey results, were posted to County OES' Hazard Mitigation Plan webpage for a minimum of 30 days.


Public Feedback Incorporation: Public involvement was valuable in the development of this plan update. The areas of concern provided via all outreach methods were used by each jurisdiction while developing and/or updating mitigation goals, objectives, and actions. Additionally, public feedback was also used, in conjunction with hazard data, to

determine the top hazards of concern for the region profiled in Section Five of the plan. The public can continue public participation in the plan maintenance process by emailing the hazard mitigation email address, calling County OES during business hours and/or providing feedback during future outreach opportunities that will be advertised on our website, social media platforms and shared with regional partners. City, special district, or other organization-specific feedback should be provided directly to those parties via their advertised methods.

Although all agencies that participated in updating the MJHMP are awaiting suggested edits from the Federal Emergency Management Agency (FEMA), the County of San Diego and local jurisdictions are working towards the expeditious adoption of the 2023 MJHMP plan due the expiration of the 2018 MJHMP plan occurring on February 20, 2023. The County of San Diego already adopted the 2023 MJHMP (also referred to as the County Base Plan) on February 7, 2023. Today's resolution to adopt the County Base Plan and Santee Annex will allow the City of Santee to continue to submit applications for hazard mitigation grants and remain eligible for public assistance funds through February, 2028. Staff also requests that the City Council authorize the City Manager and the Fire Chief to approve any required technical changes requested by FEMA, upon receiving their requested edits, so long as any changes to both plans remain consistent with the City Council approved MJHMP and Santee Annex

MEETING DATE February 22, 2023

ITEM TITLE RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA ACCEPTING THE MAGNOLIA AVENUE TRAFFIC SIGNAL UPGRADES PROJECT (CIP 2019-03) AS COMPLETE AND FINDING THE ACTION IS NOT A PROJECT SUBJECT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (“CEQA”)

DIRECTOR/DEPARTMENT Carl Schmitz, City Engineer 

SUMMARY

This item requests City Council accept the Magnolia Avenue Traffic Signal Upgrades Project (CIP 2019-03) as complete. This project installed fiberoptic interconnect between the traffic signals on Magnolia Avenue from Mast Boulevard to City Hall and replaced obsolete traffic signal cabinets and controllers at five intersections.

At its January 12, 2022 meeting, the City Council awarded the construction contract for the Magnolia Avenue Traffic Signal Upgrades Project (CIP 2019-03) for a total contract amount of \$767,930.00 to CTE, Inc., and authorized the City Manager, Director of Development Services or City Engineer to approve contract change orders in a total amount not to exceed \$76,793.00 for unforeseen items and additional work. A Notice to Proceed was issued on March 28, 2022 and the work was completed on January 20, 2023. Six change orders were approved in the amount totaling \$67,384.87 for additional work which included installation of additional conduit and traffic signal detection upgrades.

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

ENVIRONMENTAL REVIEW

Per California Environmental Quality Act (CEQA) Guidelines Section 15378, this action is not a project under CEQA as it involves an administrative activity of government without the potential of a significant impact on the environment.

FINANCIAL STATEMENT 

Current funding for the project is through Traffic Signal Fee funds (\$794,485.74), Regional Transportation Congestion Improvement Program (RTCIP) funds (\$167,878.16), and County Transportation Infrastructure Fees (\$23,100.00).

Design and Bidding	\$ 31,664.85
Construction Contract	767,930.00
Construction Change Orders	67,384.87
Construction Engineering/Management	65,175.54
Project Closeout	5,000.00
Material Purchases	48,308.64
<hr/>	
Total Revised Project Cost	\$ 985,463.90



CITY ATTORNEY REVIEW

N/A

Completed

RECOMMENDATION *MSB*

Adopt the attached Resolution

1. Accepting the Magnolia Avenue Traffic Signal Upgrades Project (CIP 2019-03) as complete; and
2. Directing the City Clerk to file a Notice of Completion with the San Diego County Clerk.

ATTACHMENT

Resolution

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA
ACCEPTING THE MAGNOLIA AVENUE TRAFFIC SIGNAL UPGRADES PROJECT (CIP
2019-03) AS COMPLETE AND FINDING THE ACTION IS NOT A PROJECT SUBJECT
TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (“CEQA”)**

WHEREAS, the City Council awarded the construction contract for the Magnolia Avenue Traffic Signal Upgrades Project (CIP 2019-03) to CTE, Inc. on January 12, 2022 in the amount totaling \$767,930.00; and

WHEREAS, the City Council authorized staff to approve construction change orders in a total amount not to exceed \$76,793.00; and

WHEREAS, six change order were approved in the amount totaling \$67,384.87 for additional work which included installation of additional conduit and traffic signal detection upgrades, and

WHEREAS, the construction contract was completed for a total contract amount of \$835,314.87; and

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

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

SECTION 1: The work for the construction of the Magnolia Avenue Traffic Signal Upgrades Project (CIP 2019-03) is accepted as complete on this date.

SECTION 2: The City Clerk is directed to record a Notice of Completion.

SECTION 3: Determining the action is not a project subject to the California Environmental Quality Act (“CEQA”) per CEQA Guidelines Section 15378 as it involves an administrative activity of government without the potential of a significant impact on the environment.

SECTION 4: This Resolution shall take effect immediately upon its passage.

RESOLUTION NO. _____

ADOPTED by the City Council of the City of Santee, California, at a regular meeting thereof held this 22nd day of February, 2023 by the following roll call vote to wit:

AYES:

NOES:

ABSENT:

APPROVED:

JOHN W. MINTO, MAYOR

ATTEST:

ANNETTE ORTIZ, CMC, CITY CLERK

MEETING DATE February 22, 2023

ITEM TITLE CLAIM AGAINST THE CITY BY SCOTT SCHUTZA; FINDING THE ACTION IS NOT A PROJECT SUBJECT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA")

DIRECTOR/DEPARTMENT Matt Rankin, Director of Human Resources *MR for MR*

SUMMARY

A claim was filed against the City of Santee by Scott Schutza on December 12, 2022. The City then received an amended claim on December 13, 2022. The claim has been reviewed by the City's Director of Human Resources prior to bringing it forward for consideration. The Director of Human Resources recommends the claim, as amended, be rejected as provided in Government Code Section 913.

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

FINANCIAL STATEMENT *MS*

There is no financial impact to the City by rejecting the claim.

CITY ATTORNEY REVIEW N/A • Completed

RECOMMENDATION *MSB*

Reject claim, as amended, per Government Code Section 913.

ATTACHMENT

None



MEETING DATE February 22, 2023

ITEM TITLE RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA RATIFYING EMERGENCY REPAIR SERVICE EXPENDITURES, APPROVING THE FIRST AMENDMENT TO THE CONTRACT WITH PARADIGM MECHANICAL CORP. FOR HVAC MAINTENANCE AND REPAIRS, AND FINDING THE CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA") INAPPLICABLE OR RELYING ON A CEQA EXEMPTION PER STATE CEQA GUIDELINES SECTION 15301

DIRECTOR/DEPARTMENT Nicolas Chavez, Director of Community Services *SR for NC*

SUMMARY On May 11, 2022, the City Council approved an agreement with Paradigm Mechanical Corp. for HVAC Maintenance and Repairs for FY 2022-23 in the amount of \$26,336.00.

In response to a recent request for repair of one HVAC heating and air unit at Fire Station #5 and due to the need of immediate repair in response to the low temperatures experienced in the City, a quote was requested, reviewed and approved to be responsible and reasonable from Paradigm Mechanical Corp. in the amount of \$15,486.74.

Santee Municipal Code Section 3.24.140 authorizes the City Manager to approve immediate procurement of supplies, materials, equipment, or services resulting in a contract amount in excess of \$25,000, but not more than \$50,000, when it is essential to prevent delays in the work of the department which may affect the life, health, safety or convenience of the public. Such purchases are subject to subsequent City Council ratification.

To avoid risk to public safety, the City Manager authorized the emergency repairs to be performed with a preliminary cost estimate of \$15,486.74. Due to the uncertainty in existing connected systems, staff recommends that the City Council authorize the City Manager to approve additional expenditures for unforeseen issues in an amount not to exceed \$1,548.67, which is a 10% contingency, for a grand total of \$17,035.41.

Staff recommends that the City Council adopt the resolution ratifying the emergency repairs, and approving the First Amendment to the Contract with Paradigm Mechanical Corp. for HVAC Maintenance and Repairs FY 2022-23, which will increase the contract sum by \$17,035.41, from \$26,336.00 to \$43,371.41. The total contract sum includes a 10% contingency in the amount not to exceed \$1,548.67 in case of additional expenditures for unforeseen issues.

ENVIRONMENTAL IMPACT

This action is categorically exempt from the California Environmental Quality Act ("CEQA") pursuant to section 15301 (maintenance of existing structures, facilities or mechanical equipment).



FINANCIAL STATEMENT *HS*

Funding for this contract is provided in the Fiscal Year 2022-23 Community Services Department operating budget.

CITY ATTORNEY REVIEW N/A • Completed

RECOMMENDATION *MDB*

Approve Resolution:

1. Ratifying purchase of emergency repairs services per Section 3.24.140 of the SMC; and
2. Approving First Amendment to Contract with Paradigm Mechanical Corp. for HVAC Maintenance and Repairs FY 2022-23, which will increase the contract sum by \$17,035.41, from \$26,336.00 to \$43,371.41 to replace one failed heating and air unit at Fire Station #5; and
3. Authorizing the City Manager to approve additional expenditures for unforeseen changes in an amount not to exceed \$1,548.67 (10% contingency); and
4. Authorizing the City Manager to execute all necessary documents to accomplish the purchase, removal and reinstall, and all required final touches to replace the failed heating and air unit at Fire Station #5 with Paradigm Mechanical Corp.

ATTACHMENT

Resolution

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA
RATIFYING EMERGENCY REPAIR SERVICE EXPENDITURES, APPROVING THE
FIRST AMENDMENT TO THE CONTRACT WITH PARADIGM MECHANICAL CORP.
FOR HVAC MAINTENANCE AND REPAIRS, AND FINDING THE CALIFORNIA
ENVIRONMENTAL QUALITY ACT (“CEQA”) INAPPLICABLE OR RELYING ON A
CEQA EXEMPTION PER STATE CEQA GUIDELINES SECTION 15301**

WHEREAS, on May 11, 2022, the City Council approved an agreement with Paradigm Mechanical Corp. for HVAC Maintenance and Repairs for FY 2022-23 in the amount of \$26,336.00; and

WHEREAS, the HVAC heating and air unit in Fire Station #5 failed and needed immediate repairs due to the recent low temperatures experienced in the City; and

WHEREAS, a quote was requested from Paradigm Mechanical Corp. to repair the HVAC heating and air unit in Fire Station #5, and such quote was reviewed and approved to be reasonable by the City Manager in the amount of \$15,486.74, resulting in the increase of the contract sum from \$26,336.00, to 41,822.74; and

WHEREAS, due to the uncertainty of existing connected systems, staff recommends that the City Council authorize the City Manager to approve additional expenditures for unforeseen issues in an amount not to exceed \$1,548.67, which is a 10% contingency; and

WHEREAS, Santee Municipal Code Section 3.24.140 authorizes the City Manager to approve immediate procurement of supplies, materials, equipment, or services resulting in a contract amount in excess of \$25,000, but not more than \$50,000, when it is essential to prevent delays in the work of the department which may affect the life, health, safety or convenience of the public; and

WHEREAS, such emergency purchases are subject to subsequent City Council ratification; and

WHEREAS, repairs to the HVAC heating and air unit in Fire Station #5 are essential to prevent delays in the work of the department, which may affect the life, health, safety or convenience of the public; and

WHEREAS, this item is categorically exempt from the California Environmental Quality Act (“CEQA”) pursuant to section 15301 (maintenance of existing structures, facilities or mechanical equipment).

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

Section 1. The above recitals are hereby incorporated as though fully set forth herein.

RESOLUTION NO. _____

Section 2. The City Council on substantial evidence presented by City staff finds and determines the purchase of the HVAC heating and air unit for Fire Station #5 was essential to prevent delays in the work of the department which may affect the life, health, safety or convenience of the public.

Section 3. The City Council ratifies the purchase of the emergency repair services to the HVAC heating and air unit in Fire Station #5, per Section 3.24.140 of the Santee Municipal Code.

Section 4. The City Council Authorizes the City Manager to execute the First Amendment to the Contract with Paradigm Mechanical Corp. for HVAC Maintenance and Repairs FY 2022-23, which will increase the contract sum by \$17,035.41, from \$26,336.00 to \$43,371.41 to replace the failed HVAC heating and air unit at Fire Station #5, and include a 10% contingency in the amount not to exceed \$1,548.67 in case of additional expenditures for unforeseen issues.

Section 5. This action is categorically exempt from the California Environmental Quality Act ("CEQA") pursuant to section 15301 (maintenance of existing structures, facilities or mechanical equipment).

Section 6. If any provision of this Resolution, to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of the Resolution which can be given effect without the invalid provision or application, and to this end the provisions of this Resolution are severable. The City Council hereby declares that it would have adopted this Resolution irrespective of the invalidity of any particular portion thereof.

Section 7. This Resolution shall take effect immediately upon its passage

ADOPTED by the City Council of the City of Santee, California, at a Regular Meeting thereof held this 22nd day of February 2023, by the following roll call vote to wit:

AYES:

NOES:

ABSENT:

APPROVED:

JOHN W. MINTO, MAYOR

ATTEST:

ANNETTE ORTIZ, CMC, CITY CLERK

MEETING DATE February 22, 2023

ITEM TITLE CONTINUED PUBLIC HEARING TO ASSESS COMMUNITY DEVELOPMENT NEEDS AND TO SOLICIT PROPOSALS FOR PROGRAM YEAR 2023 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) AND HOME PROGRAM FUNDING CONSISTENT WITH THE CONSOLIDATED PLAN AND FINDING THE ACTION IS NOT A PROJECT SUBJECT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA")

DIRECTOR/DEPARTMENT Carl Schmitz, City Engineer 

SUMMARY

At the public hearing during the February 8th meeting the City Council received a staff report and public testimony from applicants for Program Year 2023 (July 2023 through June 2024) Community Development Block Grant (CDBG) funding. This hearing is a continuation of the February 8, 2022 public hearing and its purpose is to allocate CDBG program funding for Program Year 2023. Based on direction provided by the City Council during this hearing, staff will prepare a Draft Annual Action Plan for Program Year 2023. The Annual Action Plan is subject to public review and a separate public hearing prior to submittal to the federal Department of Housing and Urban Development (HUD) by May 15, 2023.

Since the February 8th public hearing, the amount of CDBG funding that will be available to the City for Program Year 2023 has not been announced; however, the timeline for submission of an annual CDBG application requires the City to complete the process of prioritizing CDBG-funded activities well before the May 15th deadline. For planning purposes, it is estimated that the City's PY 2023 allocation will be \$290,955, which is the average of the allocations for the past three years and 1.4% less than the PY 2022 allocation.

HOME funds would continue to support the First Time Homebuyer Program administered on the City's behalf by the San Diego HOME Consortium.

ENVIRONMENTAL REVIEW

This item is exempt from environmental review under the California Environmental Quality Act ("CEQA") by CEQA Guidelines section 15061(b)(3).

FINANCIAL STATEMENT 

For planning purposes, it is assumed that the City's PY 2023 CDBG allocation will be \$290,955.

CITY ATTORNEY REVIEW

N/A

Completed

RECOMMENDATION 

1. Re-open, conduct and close the public hearing; and
2. Direct staff to publish a summary of the Annual Action Plan; and

3. Adopt the Resolution assessing and prioritizing community development needs, allocating CDBG funds for program year 2023 and authorizing Staff to prepare and publish a draft Annual Action Plan for Program Year 2023.

ATTACHMENTS

Staff Report

Resolution

Summary of Requests/Applications

Worksheets

STAFF REPORT

CONTINUED PUBLIC HEARING TO ASSESS COMMUNITY DEVELOPMENT NEEDS AND TO SOLICIT PROPOSALS FOR PROGRAM YEAR 2023 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) AND HOME PROGRAM FUNDING CONSISTENT WITH THE CONSOLIDATED PLAN AND FINDING THE ACTION IS NOT A PROJECT SUBJECT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (“CEQA”)

CITY COUNCIL MEETING
FEBRUARY 22, 2023

A. CDBG BACKGROUND

The Community Development Block Grant (CDBG) program is administered by the U.S. Department of Housing and Urban Development (HUD). Cities with over 50,000 in population are provided the opportunity to apply for “entitlement” monies. Entitlements are based on a formula that weighs population, the extent of poverty, housing overcrowding, and age of housing. To receive its annual CDBG entitlement grant, a grantee must develop and submit to HUD a Consolidated Plan, which is a jurisdiction’s comprehensive planning document and application for funding under Community Planning and Development grant programs.

A required part of the City of Santee’s 5-Year Consolidated Plan is an annual Action Plan. Each year the Action Plan is updated to reflect City Council’s allocations to public services, public facilities and administration activities, consistent with the goals and objectives contained in the Plan. A synopsis of the annual Action Plan must be published community-wide in order to afford affected citizens an opportunity for review and comment. After review of public comments, the plan is forwarded to HUD with the required grant applications by May 15th of each year.

B. CDBG PROGRAM GUIDELINES

CDBG activities proposed by the City must meet CDBG regulations regarding program objectives and eligibility criteria. Determination of project eligibility is basically a two-step process. Each program/project must meet one of the three National Objectives of the CDBG program and must be consistent with program regulations as an appropriate activity.

The primary CDBG objective is the development of viable communities, including decent housing and a suitable living environment, and the expansion of economic opportunity, principally for persons of low- and moderate-income. Each activity must meet one of the following three national objectives:

1. Benefit low- and moderate-income families.

At least 70% of the grantee’s allocation must be spent for activities benefiting low- and moderate-income residents. The three most common ways of meeting this objective are:

- a. Activities that benefit an area in which low-income households are prevalent.
 - b. Activities requiring income data for each applicant to demonstrate eligibility.
 - c. Activities that benefit a limited clientele who are generally presumed to be principally low- and moderate-income. Categories of limited clientele allowed by HUD include abused children, battered spouses, elderly persons, severely disabled adults, homeless persons, illiterate adults, persons living with AIDS and migrant farm workers.
2. Aid in the prevention or elimination of slums or blight.

Activities considered to aid in the prevention or elimination of slums or blight are activities within a delineated area which meets a definition of slum, blighted, deteriorated, or deteriorating under state or local law, or where there is a substantial number of deteriorating or dilapidated buildings and improvements are needed throughout the area.

3. Address community needs having a particular urgency.

This national objective is extremely restrictive and rarely used. The urgent condition must be recent and pose a serious and immediate threat to the health or welfare of the community. There can be no other source of financing available to meet the needs in this category.

C. AVAILABLE FUNDS AND REQUESTS FOR FUNDING

As of February 15, 2023, HUD has not announced the amount that the City of Santee will be allocated for Program Year 2023. However, the schedule for preparation of annual Action Plans by the City of Santee requires that public input be solicited at this time and a tentative plan for funding activities in Program Year 2023 be approved and submitted to HUD no later than May 15th. Due to uncertainty regarding the budget for HUD programs, for planning purposes, staff estimates that the City of Santee's Program Year 2023 allocation will be \$290,955 which is the average of the three prior Program Year allocations and 1.4% less than the PY 2022 allocation.

HUD regulations impose a 15% cap on the amount of current-year CDBG funds and prior year program income which can be allocated to Public Service activities and a 20% cap on Administrative activities.

A request for proposals was published on December 9, 2022, with applications due on January 9, 2023. The City has received six applications for PY 2023 CDBG Public Services funding totaling \$60,000 and one application for Administrative funding in the amount of \$20,500 as detailed in the attached Summary of Requests.

Public Facilities Funding

In October 2011, the City Council approved a Section 108 loan (a loan secured by future allocations of CDBG funding) in the amount of \$1.4 million. The Section 108 loan funded improvement to Buena Vista Avenue and Railroad Avenue. The final debt service payment on this Section 108 loan was made on July 22, 2021.

With the payoff of the Section 108 Loan used for the Buena Vista/Railroad Avenue project, staff analyzed different options for CDBG funded public facility improvements. Based on this analysis staff recommended the Citywide installation of ADA compliant pedestrian ramps at locations where no ramp exists or the ramp is not ADA compliant during last year’s CDBG funding cycle. The Citywide ADA Pedestrian Ramp Project would benefit 3,551 Santee residents throughout the City that have “ambulatory difficulties” and 10,114 “elderly” (62 and older) residents according to the U.S. Census Bureau’s 2019 American Community Survey. This project would also take advantage of economies of scale based on the number of pedestrian ramps that would be installed or improved and provide additional funds for street maintenance and repair that would not be required to be used to install ADA compliant pedestrian ramps.

Based on the uncertainty surrounding Section 108 loan financing and the need to facilitate the expenditure of CDBG funds, staff has developed a smaller ADA pedestrian ramp project to complete the installation of forty (40) new ADA compliant pedestrian ramps as the first phase of the overall Citywide project. A total of \$464,000 in previously allocated and unexpended CDBG funds has been made available for this project, which is currently out to bid. The new ADA pedestrian ramps are in the neighborhoods south of West Hills High School and northeast of Santana High School.

The proposed \$189,130 (estimate) to be allocated towards Program Year 2023 Public Infrastructure would be used for future phases of the Citywide ADA Pedestrian Ramp project.

SUMMARY OF ESTIMATED EXPENDITURES

ACTIVITY	CAP	AMOUNT AVAILABLE PER CAP	AMOUNT REQUESTED
Public Service Activities	15%	\$ 43,640	\$ 60,000
Administrative Activities	20%	\$ 58,185	\$ 58,185
Public Facilities	None	\$ 189,130	\$ 189,130
		\$ 290,955	\$ 307,315

Requested in excess of projected funding

\$ 16,360

D. PUBLIC PARTICIPATION AND ALLOCATION PROCESS

Public participation is an important part of the CDBG process. Two public hearings are required to meet the HUD requirements for citizen participation. In accordance with the Code of Federal Regulations (CFR) Title 24, "Housing and Urban Development", Section 570.704, the City initiated the CDBG application process by publishing a Notice of Funding Availability (NOFA) for Program Year 2023 on December 9, 2022 in the East County Californian, as well as posting the NOFA, Request for Proposals and Application on the City's website. Applications were due on January 9, 2023.

Notice of the February 8th public hearing was published in the East County Californian on January 27, 2023.

All applications which were received were made available for public review and comment. In this way, citizens are afforded an opportunity to examine the contents of all applications received and to provide comments prior to City Council decision on the funding of qualified applications, in compliance with CFR Title 24.

E. RECOMMENDATIONS

- 1) Re-open, conduct and close the public hearing; and
- 2) Direct staff to publish a summary of the Annual Action Plan; and
- 3) Adopt the Resolution assessing and prioritizing community development needs, allocating CDBG funds for program year 2023 and authorizing Staff to prepare and publish a draft Annual Action Plan for Program Year 2023.

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA ON THE ASSESSMENT AND PRIORITIZATION OF COMMUNITY DEVELOPMENT NEEDS, ALLOCATION OF COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDS FOR PROGRAM YEAR 2023, AUTHORIZATION TO PREPARE AND PUBLISH A DRAFT ANNUAL ACTION PLAN FOR PROGRAM YEAR 2023, AND FINDING THE ACTION IS NOT A PROJECT SUBJECT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA")

WHEREAS, for Program Year 2023, the City of Santee anticipates receiving an allocation of \$290,955 in CDBG funds, which is the average of the three prior Program Year allocations and 1.4% less than the PY 2022 allocation; and

WHEREAS, the City of Santee is required to prepare and adopt an Annual Action Plan to implement the Consolidated Plan and submit a grant application to HUD by May 15th, and prior to receiving funds; and

WHEREAS, the City of Santee has followed the prescribed format prior to submission of the required documents.

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

1. Direct staff to prepare a Draft Annual Action Plan reflecting the funding priorities identified in the City Council hearing of February 22, 2023; and
2. Direct staff to proportionately adjust allocations among Public Services, Public Facilities and Administrative Activities to accommodate any shortfall or surplus between the projected Program Year 2023 CDBG allocation of \$290,955 and the actual CDBG grant received by the City of Santee for Program Year 2023; and
3. Direct staff to publish a Summary of the Draft Annual Action Plan as required for the Consolidated Plan.
4. Finds this item is exempt from environmental review under the California Environmental Quality Act ("CEQA") by CEQA Guidelines section 15061(b)(3).

RESOLUTION NO. _____

ADOPTED by the City Council of the City of Santee, California, at a Regular meeting thereof held this 22nd day of February, 2023.

AYES:

NOES:

ABSENT:

APPROVED:

JOHN W. MINTO, MAYOR

ATTEST:

ANNETTE ORTIZ, CMC, CITY CLERK

ATTACHMENT 3
APPLICATIONS FOR FUNDING

PUBLIC SERVICES

Crisis House.....1
ElderHelp of San Diego.....9
Meals-On-Wheels Greater San Diego County.....17
Santee Food Bank.....25
Santee Santas Foundation.....32
Voices for Children.....40

ADMINISTRATION

CSA San Diego County.....50

RECEIVED

JAN 9 2023

Dept. of Development Services
City of Santee



**Community Development Block Grant (CDBG) Program
APPLICATION FOR FUNDING
Program Year 2023**

The following application must be completed by each qualified organization interested in being considered for CDBG funding. Please type or print clearly. Attach additional sheets of information as necessary. **All information must be provided or the application will be considered incomplete and will not be further evaluated for funding consideration.**

The application must not exceed a total of fifteen (15) pages. The completed application must be submitted prior to 5:00 P.M. on Monday, January 9, 2023. Applications may be submitted electronically to bcrane@cityofsanteeca.gov. Paper copies may be mailed or delivered to the City of Santee, Department of Development Services, Attn: Bill Crane, at 10601 Magnolia Avenue, Santee, CA 92071.

Potential applicants who have questions about the CDBG funding may contact Bill Crane by email at bcrane@cityofsanteeca.gov before: 5:00 P.M. on Monday, January 2, 2023. Additionally, general information about CDBG-CV funding may be found on HUD's website at <https://www.hudexchange.info/programs/cdbg/>

GENERAL INFORMATION: Date: 12/19/2022

Agency Name: Crisis House
Agency Address: 9550 Cuyamaca Street Santee Ca 92071

Phone: 619-444-1194 Fax: 619-444-1422
E-mail: Crisishouse.org

Project/Program Contact Person (Name and Title): Steven Anderson
Project/Program Location: Santee CA

Phone: 619-444-1194 Fax: 619-444-1422
E-mail: Steven@crisishouse.org

Type of Project (check one):
Public Service Activity
Public Improvement (Construction)
Acquisition of property
Other (describe) [\[Click here to enter text\]](#)

Federal Unique Entity Identifier (UEI): **NYJBDLPXT2K1**

NOTE: UEI may be accessed through the following website: <https://sam.gov/content/home>

Person completing application: Steven Anderson

City of Santee – Application for CDBG Funding

FUNDING INFORMATION:

Amount Requested from Santee: \$ \$7,000.00

Total Project/Program Budget: \$ 7,000.00

Is the Project/Program scalable? Meaning if awarded less than requested could the Project/Program still be carried out, albeit to a lesser degree? Please explain: yes

Please complete Page 5 (CDBG Project Budget) itemizing revenues and expenses (sources and amounts) for the proposed project or activity in which CDBG funds would be used. Indicate how the requested CDBG funds would relate to the overall proposed budget.

PROJECTACTIVITY INFORMATION

A. What is the purpose/mission of the applicant agency?

We respond immediately to stop the cycle of domestic violence, child abuse, and homelessness and connect families, children, and individuals to crucial resources that empower them to renew their lives.

B. Briefly describe the purpose of the project, the population to be served, the area to be benefited and estimated number of Santee residents who would benefit from the project. Inclusion of the estimated number of Santee residents served is required.

Purpose of Project: Provide services and referrals with the goal of connecting homeless and chronically homeless individuals and families in the City of Santee, to services, agencies and programs to help them secure services that lead to permanent housing.

Population to be Served: Crisis House will outreach to vulnerable individuals and families who are homeless and living in Santee and areas not meant for human habitation, as well as persons imminently at-risk of homelessness due to COVID-19.

Area to be benefited: City of Santee, California.

Estimated number of unduplicated Santee residents to benefit from project: This project will serve up to 75 persons .

C. Who will carry out the activities, the period over which the activities will be carried out, and the frequency with which the services will be delivered (be specific).

The Crisis House mobile outreach team goes out twice weekly to places within the City of Santee where people experiencing homelessness are living. The team goes out in pairs, and/or with other outreach teams, as well as attends on-going events for homeless persons in Santee. The Outreach Team brings food, water, and hygiene kits

City of Santee – Application for CDBG Funding

to persons experiencing homelessness as part of their outreach protocol, and offers resources as indicated. Staff makes an initial assessment of the client's vulnerability and needs and helps arrange connections to referrals to other resources for which client might qualify (e.g., medical, income, benefits, etc.). Additionally, our Program Assistant/Referral Specialist, responds to telephone crisis calls and provides referrals and other information.

- D. Describe how the project meets the CDBG Program National Objectives, the City of Santee Priorities, or is included under the Eligible Activities. Please see the Notice of Funding Availability to assist with this request.

The project meets the National Objective of benefiting a majority of low and moderate income (LMI) residents as defined as persons or households who earn at or below 80% of the Area Median Income (AMI). This project serves people at very low income (30% AMI). The Crisis House Emergency Services COVID-19 Project addresses the City of Santee Priorities, according to the City of Santee Consolidated Plan, by providing services for at risk populations: seniors, Special Needs populations, those experiencing homelessness, and individuals requiring prevention services. The project meets CARES Act (CDBG-CV) goals by assisting homeless persons affected by the coronavirus pandemic by addressing their housing needs by providing the vulnerable homeless population (or those at-risk of homelessness) with suitable emergency shelter so they can

- E. Agency/Nonprofit Organization Information:

Outline the background of your agency/nonprofit organization, including the length of time your agency has been in operation, the date of incorporation, the type of corporation and the type of services provided. If the request for funding is submitted as part of a collaborative application, please provide information for each member of the collaborative. **If your organization has received CDBG (or CDBG-CV) funds from the City of Santee in the past, please note the number of years the organization has received CDBG funding.**

Crisis House, a Public Benefit Corporation, was established as a social service agency in 1970, incorporated in 1987 and received 501 (c) (3) IRS Determination in 1988. Crisis House offers an array of housing and social services for the region's survivors of domestic violence and children, as well as outreach services targeting homeless individuals. Our focus has always been low and extremely low-income populations. Our four-year strategic plan has 3 major goals; 1) Build a strong organization, 2) Support family and individual self-sufficiency, and 3) Be an essential community partner. The agency programs include a continuum of housing services for survivors of Domestic Violence and their children, a Camp Hope Program focused on children and a homeless services project. Crisis House supports the East County by hosting the annual Project Homeless Connect in East County, attended by over 48 providers and more than 200 homeless individuals. Crisis House supports Santee by organizing and completing the Point in Time Count (PIT) in Santee, sending staff and volunteers thought out Santee to secure an accurate count of homeless individuals in our community. In F/Y 2021-2022, Crisis House, along with our community partners, served 4806 people including 650 children with housing and crucial services. Crisis House

City of Santee – Application for CDBG Funding

provided permanent or emergency housing to 292 households that included 365 children. Crisis House has been a recipient of City of Santee CDBG funds for over fifteen (15) years.

F. Financial:

Describe your agency's fiscal management procedures including financial reporting, record keeping, accounting systems, payment procedures, and audit requirements. Describe how records are maintained to ensure the project benefits targeted groups.

Crisis House has policies, procedures and an automated accounting software system in place to ensure proper designation, support, control, and accounting of all funds, property, expenses, revenues, and assets for each contract and grant received. Each contract, grant, or program is assigned a cost center numerical code. Expenditures are supported by a corresponding invoice or receipt and attached to a check request that is authorized by a program manager/supervisor. The check request is coded with the proper cost center numerical code. The expenditure is then entered into our Quick Books Premier for Nonprofits Version 2000 accounting software, an accounting package specifically designed for nonprofit agencies and utilized to properly track revenue and expenditures for multiple funds, contracts, grants and programs. Crisis House procedures and records conform to General Accepted Accounting Principles (GAAP) as well as 2 CFR 84.21(b)(2), 24 CFR 85.20 (b)(2), 24 CFR 583.330(c) and the OMB Super Circular. Crisis House undergoes an independent federal single audit by an outside CPA firm each year. As part of our annual audit, the CPA evaluates and reports on our policies, procedures, and internal controls. All expenditures are supported by source records, which clearly identify the cost as allowable contract expenditure. Bank statements are reconciled monthly by an employee who is not able to authorize disbursements or sign checks and are approved by the Executive Director. All checks require two (2) signatures. All canceled and voided checks are retained. All revenues are receipted. Deposits are prepared and made by someone other than the person writing the receipts and receipt books are reconciled against the deposits.

Crisis House maintains the following records:

Cash Receipts Journal - For recording all cash receipts.

Cash Disbursements/Check Run Journal - For the recording of all cash disbursements.

General Journal - For recording transactions that are not normally recorded in the Cash Receipts and Cash Disbursements Journals.

General Ledger - This ledger maintains the various accounts. Posting is performed on an on-going basis as needed to the general ledger.

Payroll Records - Crisis House currently contracts with ADP payroll services to prepare all paychecks and to complete and file all appropriate payroll deposits, taxes, and reports. Employee time cards are approved by their immediate supervisor and submitted for payroll processing. All time sheets clearly show earned, used and remaining leave balances.

Bank Reconciliation - All bank accounts are reconciled monthly to the cash account in the General Ledger and include the signatures and dates of person preparing, reviewing, and approving.

City of Santee – Application for CDBG Funding

Petty Cash Fund - A small petty cash fund is kept in a locked box in a lock file cabinet in a locked room.

Requests for reimbursements from petty cash must be signed by an authorized supervisor and must be accompanied by a receipt.

Supporting Documentation - Files that contain paid check requests, invoices, time and attendance records, canceled checks, bank statements and other supporting documentation are maintained. Paid check requests include information on check number, date paid, amount paid, and the initials of the person making the payment.

Quarterly Payroll Tax Returns - Copies of Federal and State Quarterly Tax Returns are kept on file at Crisis House.

Checks- Check request with supporting documentation must be completed for all checks. The Executive Director, Director of Programs or an authorized supervisor must approve vouchers before a check can be written. All checks require two (2) signatures. Blank checks are not pre-signed and no checks can be written payable to "cash". Voided checks are marked "Void", the signature section mutilated, and kept in numerical sequence with the canceled checks after initialed by Executive Director. Stale Dated Checks – Checks issued by Crisis House that have not cleared the bank within six months will be voided and removed from our books. During the bank reconciliation and review process each month stale dated checks will be examined and adjusted as needed.

Mileage Claims - staff claiming mileage reimbursement prepare mileage claims. The claim is signed by the person requesting reimbursement and checked and authorized by program manager/supervisor. All claims show dates, places, miles and purpose for each.

G. Personnel:

Identify the staff administering/implementing this project and provide their experience in similar programs.

The Executive Director has a master's degree in Social Work with a concentration in Social Services Administration. She has over 40 years of experience working in the Non-Profit Sector in San Diego. Her experience includes Vice President of Programs for the largest multi-service homeless organization in San Diego, Director of Housing for another international non-profit organization and is currently Crisis House Executive Director. She is a member of the East County Homeless Task Force and Sharp Grossmont Patient Family Advisory Council. The Agency's Director of Programs has a BA degree and over 20 years of experience with non-profit program management. He is a Substance Abuse Disorder Certified Counselor. He is responsible for the oversight and contract compliance of all Crisis House programs and services. The Director of Accounting has an BS degree in accounting and over 10 years of accounting experience including two years at Crisis House. He has been managing our HUD Transitional Housing grants, County and State contracts and private foundations. He works directly with the external auditors. The Mobile Outreach Coordinator has a MA degree and has worked with homeless and chronically homeless persons and families for over five years. He worked for the County of San Diego for four years, before coming

City of Santee – Application for CDBG Funding

to Crisis House two years ago. He assesses clients' needs, provides them with referrals, connects them to permanent housing, and advocates on their behalf.

H. Conflict of Interest:

Please identify any member, officer, or employee of your organization who is an officer or employee of the City of Santee or a member of any of its boards, commissions, or committees or has any interest or holding which could be affected by any action taken in the execution of this application.

No member, officer, or employee of Crisis House is an officer or employee of the City of Santee or a member of any of its boards, commissions, or committees or has interest or holdings which could be affected by any action taken in execution of this application.

BENEFITS AND BENEFICIARIES

A. How accessible or convenient is the proposed project/activity to Santee residents? (Please be specific such as direct services to a client's home, Santee location, transportation provided, etc.)

Crisis House administrative office is located in Santee. Our team coordinates and participates in the annual Point-in-Time (PIT) count each year which provides us with a unique understanding as to where, homeless individuals are living in Santee. This intimate knowledge of the riverbeds, parks and streets of Santee informs our outreach efforts and makes our services exceptionally accessible to Santee homeless residents.

B. What is the approximate percentage of your clients that have annual family incomes in each of the following ranges: (Percentages should add to 100%)

- 100 % of clients are at 30 percent or below of the area median income
- _____ % of clients are between 31 and 50 percent of the area median income
- _____ % of clients are between 51 and 80 percent of the area median income
- _____ % of clients are above 80 percent of the area median income

100% of clients are at 30 percent or below of the area median income

C. Does your agency focus its activities on populations with special needs?

- No
- Yes (Please specify)

Please specify which special needs populations. (persons experiencing homelessness, persons with disabilities, persons with substance abuse problems, veterans, seniors, children, etc.)

Our focus will be persons experiencing homelessness. However, the intersection between homelessness and other issues has been well documented. Our Outreach

City of Santee – Application for CDBG Funding

teams will respond to all homeless individuals, and those with concurrent special needs such as substance abuse, veterans, seniors, and families will also be assessed and referred to appropriate resources.

DOCUMENTATION

A. How will the recipients' information be collected and documented?

We will continue to use San Diego's HMIS system (Clarity) to collect and document information and Santee CDBG forms.


C. How will the outcomes be measured, collected, and documented?

As mentioned above information regarding client and any interactions will be collected in Clarity, our HMIS system and the CDBG forms. This allows us to document and track outcomes. We are able to run reports that measures outcomes. We review our program goals quarterly and adjust our strategies if our intended outcomes are not being met.

APPLICANT CERTIFICATION

To the best of my knowledge and belief, the information contained in this application is true and correct; the document has been duly authorized by the governing body of the applicant; and the applicant will comply with all assurances, federal, state and local laws and regulations if funding is approved.

Steven Anderson, Director of Programs


Signature

City of Santee – Application for CDBG Funding

CDBG-CV PROJECT BUDGET

Organization: Crisis House

Total organization budget \$3,148,589.00

Program/Project name requesting funds: East Housing Connections

CDBG funds requested: \$7,000. Total program/project budget: \$236,307.00

Note: Indicate with an asterisk (*) funds that are volunteer time or in-kind contribution.

1. Sources of funding for program/project:		(S)Secured or (A)Anticipated
a. Funding requested from the City	\$7,000	(S) or (A)
b. Other federal funds (if any)	\$54,000	(S) or (A)
c. State or local government funds	\$175,307.00	(S) or (A)
d. Donations and contributions	_____	(S) or (A)
e. Fees or memberships	_____	(S) or (A)
f. In-kind contributions / Volunteer time	_____	(S) or (A)
g. Other funding	_____	(S) or (A)
h. TOTAL PROJECT FUNDING (project budget)	\$229,307.00	(S) or (A)

2. Uses of CDBG funds requested for the program/project: (1.a.)

a. Wages and salaries	\$5518.00 _____
b. Personnel benefits	\$1482.00 _____
c. Materials and supplies	_____
d. Program expenses and evaluation	_____
e. Rent and utilities	_____
f. Insurance	_____
g. Mileage (___ @ 62.5 cents/mile)	_____
h. Incentives and Special Events	_____
i. Indirect costs	_____
j. _____	_____
k. _____	_____

l. TOTAL REQUESTED FUNDING (same as 1.a.) \$7,000 _____

3. Percentage of project budget represented by CDBG request 3%

4. If your project will require future funding, please provide information about how the program will be funded. N/A



RECEIVED

JAN 9 2023

Dept. of Development Services
City of Santee

**Community Development Block Grant (CDBG) Program
APPLICATION FOR FUNDING
Program Year 2023**

The following application must be completed by each qualified organization interested in being considered for CDBG funding. Please type or print clearly. Attach additional sheets of information as necessary. **All information must be provided or the application will be considered incomplete and will not be further evaluated for funding consideration.**

The application must not exceed a total of fifteen (15) pages. The completed application must be submitted prior to 5:00 P.M. on Monday, January 9, 2023. Applications may be submitted electronically to bcrane@cityofsanteeca.gov. Paper copies may be mailed or delivered to the City of Santee, Department of Development Services, Attn: Bill Crane, at 10601 Magnolia Avenue, Santee, CA 92071.

Potential applicants who have questions about the CDBG funding may contact Bill Crane by email at bcrane@cityofsanteeca.gov before: 5:00 P.M. on Monday, January 2, 2023. Additionally, general information about CDBG-CV funding may be found on HUD's website at <https://www.hudexchange.info/programs/cdbg/>

GENERAL INFORMATION: Date: 1/6/2023

Agency Name: ElderHelp of San Diego
Agency Address: 5095 Murphy Canyon Rd #100, San Diego CA 92123

Phone: 619-284-9281 Fax: 619-284-0214
E-mail: info@elderhelpofsandiego.org

Project/Program Contact Person (Name and Title): Anya Delacruz, Associate Executive Director
Project/Program Location: Most of San Diego County with emphasis on central and eastern regions.

Phone: 619-371-4269 Fax: 619-284-0214
E-mail: adelacruz@elderhelpofsandiego.org

Type of Project (check one):
Public Service Activity
Public Improvement (Construction)
Acquisition of property
Other (describe) [Click here to enter text]

Federal Unique Entity Identifier (UEI): GMBSRM6N74U3
NOTE: UEI may be accessed through the following website: <https://sam.gov/content/home>

Person completing application: Dorian Townsend, Grants Manager

City of Santee – Application for CDBG Funding

FUNDING INFORMATION:

Amount Requested from Santee: \$ 13,000

Total Project/Program Budget: \$ 1,008,418

Is the Project/Program scalable? Meaning if awarded less than requested could the Project/Program still be carried out, albeit to a lesser degree? Please explain: Yes, ElderHelp is committed to providing services to seniors in the City of Santee.

Please complete Page 5 (CDBG Project Budget) itemizing revenues and expenses (sources and amounts) for the proposed project or activity in which CDBG funds would be used. Indicate how the requested CDBG funds would relate to the overall proposed budget.

PROJECT/ACTIVITY INFORMATION

A. What is the purpose/mission of the applicant agency?

Founded in 1973, ElderHelp of San Diego's mission is to provide personalized services and information that help seniors remain independent and live with dignity in their own homes. Our agency has a long history of helping seniors experiencing declining health, poverty, and isolation to remain independent in their homes through services providing for seniors' basic needs like food, shelter, transportation, and companionship. Last fiscal year, ElderHelp served 6,636 individuals across six core programs: Care Coordination, Housing Services, Seniors A Go Go, RUOK Calls, Family Caregiver Assistance Program, and Intake and Referral Services. Over its 49-year history, ElderHelp has served over 253,000 older adults in need, including many seniors in the City of Santee. Our goal throughout nearly five decades has been to help older adults remain in their homes and enhance the quality of life for older adults.

B. Briefly describe the purpose of the project, the population to be served, the area to be benefited and estimated number of Santee residents who would benefit from the project. Inclusion of the estimated number of Santee residents served is required.

Generous funding from the City of Santee will support ElderHelp senior independence services for residents of the City of Santee and the surrounding central and eastern regions of San Diego County. Services include Care Coordination, Housing Services, Seniors A Go Go, RUOK Calls, Family Caregiver Assistance Program, and Intake and Referral Services for seniors in need.

Last fiscal year, ElderHelp served 6,636 individuals across six core programs:

- Care Coordination combines case management for nearly 400 seniors with in-home help, including home safety inspections and modifications, grocery shopping, and companionship.
- Housing Services, which includes HomeShare, our longstanding roommate matching service with 24 current matches (nearly 1,000 since inception) averaging six years in length – three times the national average of other shared housing programs; housing

City of Santee – Application for CDBG Funding

consultation and navigation for more than 2,000 seniors; and resident service coordination at two low-income senior housing communities serving approximately 300 residents daily.

- Seniors A Go Go offers transportation to medical and non-medical appointments to keep seniors connected to their communities with more than 4,000 rides provided each year.
- RUOK Calls allow for daily check-ins with clients to ensure they are properly supported and identify any needs that may arise, with more than 7,000 calls provided each year.
- Family Caregiver Assistance Program addresses the special stressors of those who are caregiving through specialized training to more than 350 caregivers.
- Intake and Referral Services provides resources, information, and education to nearly 2,500 seniors and their families annually.

Recently ElderHelp has seen a dramatic rise in need for our services, including from Santee seniors, with overall San Diego County requests increasing by more than 700 percent. In addition, many seniors served by ElderHelp have exhibited compounding needs from their time in COVID-19 isolation, requiring enhanced assessment of their barriers to independence and more robust service provision. We have leveraged our experience during the later months of the pandemic through a continuous assessment of senior needs, informing how we provide our core services of getting seniors to medical appointments, increasing the frequency of regular check in calls, delivering food and basic supplies, helping with any repairs or housing issues, and ensuring issues of isolation and anxiety are known and addressed as quickly as possible.

Our clientele are older adults, with an average age of 79, in predominantly Central and Eastern San Diego County. Most of our clients (96%) are either low income or very low income, and many in this underserved population are disabled, are at risk of falls, or have more than one chronic health conditions. Although many local agencies deliver services to the LMI senior population, ElderHelp meets a unique need – keeping them healthy, safe and stable in their own homes and, just as important, providing relief to their inadequate pocketbooks by providing our assistive services at no cost.

During the first half of FY23 our agency has increased services to Santee residents with 17 receiving ongoing care coordination services and 30 receiving information and referral services. For those who receive ongoing care coordination, we estimate service costs to be approximately \$250 a month per senior. In the most recently completed fiscal year (FY22), ElderHelp served 58 Santee clients total.

With this funding, ElderHelp will serve approximately 65 Santee residents through all agency programs and services.

- C.** Who will carry out the activities, the period over which the activities will be carried out, and the frequency with which the services will be delivered (be specific).

We have six ongoing programs serving Santee that are administered on a daily basis throughout the year. 1) Our traditional Care Coordination program continues to provide high-level case management, where Care Coordinators work with clients to develop care plans and connect to services, including volunteer services. Volunteers support

City of Santee – Application for CDBG Funding

clients telephonically and in-person, providing relief from isolation and depression. As part of Care Coordination, ElderHelp offers nutritional services for seniors experiencing food insecurity, offering delivered food and essential supplies from ElderHelp's food pantry or the grocery store. 2) Housing Services: ElderHelp offers our HomeShare program a longstanding roommate matching service and housing consultation and navigation. All services are administered through our Housing Coordinators. 3) Seniors a Go Go Transportation is managed by our team of Transportation Coordinators. 4) RUOK Daily check-in calls are made by ElderHelp staff and trained volunteers who provide check-in calls to isolated and frail seniors, giving them peace of mind that their welfare is being attended to. 5) We are in the process of relaunching our Family Caregiver Assistance Program services to help local caregivers manage stressors. Current training is offered through an online specialized program designed by ElderHelp staff. 6) Information & Referral service is provided by a front desk staff member and trained volunteers. Calls average 25-35 minutes as callers are dealing with complex issues, more so than ever with the economic impact of the coronavirus. The Information & Referral team provides resources and access to information to meet a variety of elder care needs.

- D. Describe how the project meets the CDBG Program National Objectives, the City of Santee Priorities, or is included under the Eligible Activities. Please see the the Notice of Funding Availability to assist with this request.

Our clients' income levels correspond to the CDBG Program National Objectives of serving low to moderate income persons. In fact, 96% of our clients are low or very low income. ElderHelp also meets the City of Santee priorities of assisting low to moderate income homeowners, since our mission is to assist seniors to remain living independently in their own homes. ElderHelp serves socially isolated senior members, aged 60 and older, predominantly living in LMI households, the combination of which makes it difficult for them to adequately meet critical daily needs.

- E. Agency/Nonprofit Organization Information:

Outline the background of your agency/nonprofit organization, including the length of time your agency has been in operation, the date of incorporation, the type of corporation and the type of services provided. If the request for funding is submitted as part of a collaborative application, please provide information for each member of the collaborative. **If your organization has received CDBG (or CDBG-CV) funds from the City of Santee in the past, please note the number of years the organization has received CDBG funding.**

Since 1973, ElderHelp has served as a 501c3 nonprofit organization, helping over 253,000 older adults in need, including many seniors in the City of Santee. Our goal throughout nearly five decades has been to help older adults remain in their homes and enhance the quality of life for older adults through targeted services including Care Coordination, Housing Services, Seniors A Go Go, RUOK Calls, Family Caregiver Assistance Program, and Intake and Referral Services. The impact of ElderHelp's programs is clear: we keep seniors living safer, healthier, and longer in their own homes. For instance, the 30 home safety and maintenance projects completed this past year by

City of Santee – Application for CDBG Funding

our volunteer home safety team prevented falls for 99 percent of our clients. Only one percent of these clients experienced a fall last year, a stark contrast to the national average of 25 percent of seniors experiencing a fall. Our care coordinators conducted 70 safety assessments to identify targeted services to prevent hospitalization. More than 96 percent of those assessed stayed out of hospitals and ERs—the national average on the other hand is 50 percent hospitalized or experiencing ER stays. Finally, 50 percent of San Diego's seniors experiencing homelessness became homeless for the first time in the past year. Our 25 Homeshare matches allowed 92 percent of participants to gain housing and financial stability, avoiding homelessness. All ElderHelp services kept seniors in their homes 10 years longer than the national average, allowing them to age in their homes and communities rather than costly long term care facilities. That extra 10 years save seniors and their families anywhere from \$420,000 to over \$1 million dollars depending upon the type of placement. We have positioned ourselves at the forefront of the aging in place movement and consistently strive to build collaborations and raise awareness that advance this goal and provide solace for the low-income, aging population in San Diego. ElderHelp has received CDBG funding from the City of Santee every year since 2004. That adds up to 19 years of support, strong evidence of a successful partnership.

F. Financial:

Describe your agency's fiscal management procedures including financial reporting, record keeping, accounting systems, payment procedures, and audit requirements. Describe how records are maintained to ensure the project benefits targeted groups.

ElderHelp follows Board-approved accounting policies that are consistent with GAAP, using Quickbooks accounting software. The agency maintains an accounting procedures manual, which is updated as necessary and reviewed annually by an outside, independent auditor. Disbursement and payment procedures require that invoices and check requests be submitted/reviewed by the end user/spender, approved by a department manager and reviewed by the Executive Director. Checks are processed by the Accounting Specialist and signed by the Executive Director or the Associate Executive Director. Checks over \$5,000 require two signatures. Bank statements are reconciled monthly by the Accounting Specialist and approved by the Executive Director. Restricted revenues are accounted for separately. Expenses are tracked by budget line item, specific to each program or revenue stream to ensure that designated funds are spent appropriately. Each month, the Board of Directors is presented with a complete set of financial statements which includes a Statement of Income & Expense Current Month and Year to Date showing the budget to actual, a Statement of Financial Position and a Cash Flow report. All accounting is performed by staff, and financial records are kept in the main office. While not a requirement, each year ElderHelp submits to an independent audit, which is presented to the Board by the auditor. The ultimate responsibility for financial oversight of CDBG expenditures will be Deborah Martin, CEO/Executive Director, and the Director of Finance, Sara Gongora. In addition, we keep a spreadsheet to track Santee participation, including phone inquiries, and report client numbers to the City of Santee on a quarterly basis

City of Santee – Application for CDBG Funding

G. Personnel:

Identify the staff administering/implementing this project and provide their experience in similar programs.

Deborah Martin, CEO/Executive Director, has her Bachelor's Degree in Business Law., Her role involves overseeing the operations of ElderHelp, including financials, legal, program implementation and oversight, fundraising, technology, growth planning and long-range strategic planning. Anya Delacruz, Associate Executive Director, has nearly 20 years' experience working with seniors. She joined ElderHelp in 2008 and has played an integral role in developing the organization's programs. She has accountability for program performance and deliverables, as well as staff morale. The Care Coordination Manager, Elizabeth Wagner, oversees the daily operations of the Care Coordination and Seniors A Go Go programs. Elizabeth has supported all of ElderHelp's service programs and her gentle handling of any situation produces the best outcomes for our clients.

H. Conflict of Interest:

Please identify any member, officer, or employee of your organization who is an officer or employee of the City of Santee or a member of any of its boards, commissions, or committees or has any interest or holding which could be affected by any action taken in the execution of this application.

There is no conflict of interest involved with ElderHelp and the execution of this application.

BENEFITS AND BENEFICIARIES

A. How accessible or convenient is the proposed project/activity to Santee residents? (Please be specific such as direct services to a client's home, Santee location, transportation provided, etc.)

Most ElderHelp services are provided at the client's home or telephonically. Santee residents can also go to ElderHelp's office, which is located 11 miles from the center of the City of Santee.

B. What is the approximate percentage of your clients that have annual family incomes in each of the following ranges: (Percentages should add to 100%)

62 % of clients are at 30 percent or below of the area median income
38 % of clients are between 31 and 50 percent of the area median income
_____ % of clients are between 51 and 80 percent of the area median income
_____ % of clients are above 80 percent of the area median income

C. Does your agency focus its activities on populations with special needs?

No

Yes (Please specify)

City of Santee – Application for CDBG Funding

Please specify which special needs populations. (persons experiencing homelessness, persons with disabilities, persons with substance abuse problems, veterans, seniors, children, etc.)

ElderHelp exclusively serves seniors and their families.

DOCUMENTATION

A. How will the recipients' information be collected and documented?

ElderHelp regularly collects client data for all aspects of our programs in SalesForce.

B. How will the outcomes be measured, collected, and documented? .

Through SalesForce we run reports to evaluate services and provide client interventions. SalesForce tracks most data points, such as client social and medical needs and experiences, and interactions between staff, clients, and volunteers. In addition, Care Coordinators administer a biopsychosocial assessment at intake with regular checks against baseline. Throughout our routine monitoring of clients and listening to volunteer feedback, we maintain a vigilant qualitative assessment of client needs, whether self-identified or not, and client satisfaction. Information is gathered during client and volunteer interviews, client assessments and reassessments, and regular follow-up (via phone or home visits). The team makes necessary changes to ensure goals are met and to measure growth and improvement. Data analysis and evaluation is performed by ElderHelp's Associate Executive Director Anya Delacruz, who has nearly 20 years of experience in senior services.

APPLICANT CERTIFICATION

To the best of my knowledge and belief, the information contained in this application is true and correct; the document has been duly authorized by the governing body of the applicant; and the applicant will comply with all assurances, federal, state and local laws and regulations if funding is approved.

Deborah Martin, CEO/ Executive Director
Type or Print Your Name and Title



Signature

City of Santee – Application for CDBG Funding

CDBG-CV PROJECT BUDGET

Organization: ElderHelp of San Diego

Total organization budget \$ 1,776,046

Program/Project name requesting funds: Care Coordination Program and Associated Services

CDBG funds requested: \$ 13,000 Total program/project budget: \$1,008,418

Note: Indicate with an asterisk (*) funds that are volunteer time or in-kind contribution.

1. Sources of funding for program/project:		(S)Secured or (A)Anticipated
a. Funding requested from the City	\$13,000	(S) or (A)
b. Other federal funds (if any)	\$15,000	(S) or (A)
c. State or local government funds	\$170,246	(S) or (A)
d. Donations and contributions	\$254,183	(S) or (A)
e. Fees or memberships: Client donations	\$11,832	(S) or (A)
f. Other funding: Non-Government contracts	\$57,296	(S) or (A)
g. Other funding: Foundation Grants	\$486,861	(S) or (A)
h. TOTAL PROJECT FUNDING (project budget)	\$ <u>1,008,418</u>	

2. Uses of CDBG funds requested for the program/project: (1.a.)

a. Wages and salaries	\$ <u>670,010</u>
b. Personnel benefits	<u>134,002</u>
c. Materials and supplies	<u>36,570</u>
d. Program expenses and evaluation	<u>20,848</u>
e. Rent and utilities	<u>86,529</u>
f. Insurance	<u>8,039</u>
g. Mileage (39,597 @ 62.5 cents/mile)	<u>24,748</u>
h. Indirect costs	<u>21,604</u>
i. <u>All other expense</u>	<u>6,068</u>
j. _____	_____

l. TOTAL REQUESTED FUNDING (same as 1.a.) \$ 13,000

3. Percentage of project budget represented by CDBG request 1.3 %

4. If your project will require future funding, please provide information about how the program will be funded. ElderHelp pursues a diversified funding strategy, which currently includes approximately 47% from grants, 26% from government and non-government contracts, 6% from corporate support, 14% from individuals, 6% from events, and 1% in client contributions.

RECEIVED

JAN 9 2023

Dept. of Development Services
City of Santee



**Community Development Block Grant (CDBG) Program
APPLICATION FOR FUNDING
Program Year 2023**

The following application must be completed by each qualified organization interested in being considered for CDBG funding. Please type or print clearly. Attach additional sheets of information as necessary. **All information must be provided or the application will be considered incomplete and will not be further evaluated for funding consideration.**

The application must not exceed a total of fifteen (15) pages. The completed application must be submitted prior to 5:00 P.M. on Monday, January 9, 2023. Applications may be submitted electronically to bcrane@cityofsanteeca.gov. Paper copies may be mailed or delivered to the City of Santee, Department of Development Services, Attn: Bill Crane, at 10601 Magnolia Avenue, Santee, CA 92071.

Potential applicants who have questions about the CDBG funding may contact Bill Crane by email at bcrane@cityofsanteeca.gov before: 5:00 P.M. on Monday, January 2, 2023. Additionally, general information about CDBG-CV funding may be found on HUD's website at <https://www.hudexchange.info/programs/cdbg/>

GENERAL INFORMATION: Date: 1/9/2023

Agency Name: Meals On Wheels Greater San Diego, Inc. dba: Meals on Wheels
San Diego County

Agency Address: 2254 San Diego Avenue, Ste. 200, San Diego, CA 92110

Phone: 619-278-4012

Fax: 619-260-6373

E-mail: aduarte@meal-on-wheels.org

Project/Program Contact Person: Tim Ray, East County Service Center Manager

Project/Program Location: El Cajon

Phone: 619-447-8782

Fax: 619-260-6373

E-mail: tray@meals-on-wheels.org

Type of Project (check one):

Public Service Activity

Public Improvement (Construction)

Acquisition of property

Other (describe)

Federal Unique Entity Identifier (UEI): DCWTFQJ3V5H8

NOTE: UEI may be accessed through the following website: <https://sam.gov/content/home>

Person completing application: Ali Duarte, Grants Manager

City of Santee – Application for CDBG Funding

FUNDING INFORMATION:

Amount Requested from Santee: \$ 5,000

Total Project/Program Budget: \$ 152,367.60

Is the Project/Program scalable? Meaning if awarded less than requested could the Project/Program still be carried out, albeit to a lesser degree? Please explain: Yes, the project/program will still be carried out to the same degree regardless of the funding amount. Meal delivery to seniors is our main program and we do not rely on one source of funding

Please complete Page 5 (CDBG Project Budget) itemizing revenues and expenses (sources and amounts) for the proposed project or activity in which CDBG funds would be used. Indicate how the requested CDBG funds would relate to the overall proposed budget.

PROJECTACTIVITY INFORMATION

A. What is the purpose/mission of the applicant agency?

Meals on Wheels San Diego County (MOWSDC)'s mission is to empower seniors and veterans to remain independent by nourishing their bodies, minds, and spirits. Our vision is drive out senior hunger and isolation across our region. MOWSDC is part of the community safety net serving older adults with the home delivery of up to two nutritious meals a day at a subsidized price and accompanied by social visits, safety checks, and care navigator support with referrals if necessary. Many seniors experience chronic illnesses and disabilities making activities of daily living difficult. In many cases, seniors will become temporarily and/or permanently homebound. Becoming homebound prevents seniors from obtaining food, healthcare, support services, and engagement in social activities. Home delivery of meals, with daily safety and wellness checks, enables seniors experiencing these difficulties to more successfully navigate these challenges, avoid negative health impacts and maintain their preferred residence.

B. Briefly describe the purpose of the project, the population to be served, the area to be benefited and estimated number of Santee residents who would benefit from the project. Inclusion of the estimated number of Santee residents served is required.

MOWSDC serves all of San Diego County, including the 3,049 square miles of rural and unincorporated areas. MOWSDC subsidizes 60% of the costs for meals, delivery, and other services provided, regardless of a senior's ability to pay. Further subsidies are provided for seniors who are experiencing severe financial difficulties.

The area to be served with this request is the entire City of Santee, including City of Santee's LMI Census Tracts. The service population includes older adults 62+ who are homebound and fall within the extremely low- to moderate-income bracket established by the Department of Housing and Urban Development. In the last completed City of Santee CDBG program year (7/1/2021-6/30/2022), MOWSDC provided nutritious meals to 97 Santee seniors. Historically, the seniors served in the City of Santee by MOWSDC have the following characteristics: 37% are aged 85+ and 37% are between 75 and 84 years of age; 51% fall within the extremely low-income bracket (<30% of AMI); 45% fall

City of Santee – Application for CDBG Funding

in the very low-income bracket (30-80% of AMI) and 4% fall in the moderate-income bracket (80-120% of AMI); 42% are female head of household; 24% are veterans; 40% live alone and 24% have disabilities.

For the City of Santee Program Year 2023 (July 1, 2022 – June 30, 2023), MOWSDC is contracted to serve 83 unduplicated seniors in Santee. Per the Quarter 1 Report, MOWSDC had already served 38 unduplicated Santee seniors putting MOWSDC at 45% of its goal. For the City of Santee's Program Year 2024 (July 1, 2023 – June 30, 2024) MOWSDC will serve 97 unduplicated seniors in Santee with the delivery of up to two meals a day accompanied by a safety check and social visit. CDBG funding will provide for food and packaging costs of 1,644 meals (\$3.04 direct cost per meal) reducing the overall cost of each delivered meal. This will ensure a minimum subsidy of 60% from the total per-meal-delivered costs for every senior, and further subsidies will be offered to those who qualify.

- C. Who will carry out the activities, the period over which the activities will be carried out, and the frequency with which the services will be delivered (be specific).

The MOWSDC East County Service Center located at 131 Chambers Street in El Cajon services the City of Santee. The East County Service Center is managed by Mr. Tim Ray. (Please see details on his qualifications in Section F.) Daily meal deliveries are coordinated through a complex routing system to individual senior homes across the City of Santee using 400 volunteer delivery drivers coordinated by eight program staff. Fresh meals are produced for the program at the MOWSDC meal center and are packaged for delivery. Across the county, four service centers coordinate deliveries of hot and cold meal packages and beverages to 19 different drop-sites across the county. Volunteer drivers collect individualized meals at these drop sites and cover 127 weekday routes and 64 weekend routes to senior residences - ensuring between 1,000 and 1,800 daily, personal meal deliveries. The City of Santee's program is a component of the countywide services. The period in which the activities will be carried out will be during the City of Santee's CDBG Program Year 2023-2024 (July 1, 2023 to June 30, 2024). MOWSDC delivers meals and corresponding services to homebound seniors for everyday of the week (Sunday's meals delivered on Saturday). MOWSDC is the only meal delivery program that delivers on weekends and holidays.

- D. Describe how the project meets the CDBG Program National Objectives, the City of Santee Priorities, or is included under the Eligible Activities. Please see the the Notice of Funding Availability to assist with this request.

MOWSDC's project for the City of Santee meets CDBG Program National Objective 1 by providing services to seniors considered extremely low- to moderate-income. One-hundred percent of seniors served in the City of Santee fall qualify the HUD LMI income levels. Additionally, the services provided are considered a high priority, as stated in the City of Santee's 2020-2024 Consolidated Plan under Public Services for LMI-Resident, ensuring improved quality of life for seniors and other persons with special needs through supportive services. MOWSDC's program supports improved health and safety for seniors and veterans while they age in place.

City of Santee – Application for CDBG Funding

E. Agency/Nonprofit Organization Information:

Outline the background of your agency/nonprofit organization, including the length of time your agency has been in operation, the date of incorporation, the type of corporation and the type of services provided. If the request for funding is submitted as part of a collaborative application, please provide information for each member of the collaborative. **If your organization has received CDBG (or CDBG-CV) funds from the City of Santee in the past, please note the number of years the organization has received CDBG funding.**

MOWSDC was established in 1960 and incorporated as a 501 (3)(c) in 1970. MOWSDC serves all of San Diego County, including the 3,049 square miles of rural and unincorporated areas. MOWSDC provides services to adults over the age of 60 who are homebound due to age, illness or disability. Care services include the delivery of up to two fresh meals a day, a social visit, a safety check, and care navigation with referrals to other social service providers if necessary. All services are subsidized for all seniors at 60%, and further subsidies are provided to those who qualify. MOWSDC has been receiving CDBG funds from the City of Santee since 2009 (thirteen years).

F. Financial:

Describe your agency's fiscal management procedures including financial reporting, record keeping, accounting systems, payment procedures, and audit requirements. Describe how records are maintained to ensure the project benefits targeted groups.

MOWSDC has a fully staffed Finance Department and uses QuickBooks Premium for Nonprofits. Each grant is assigned a unique identifier making it possible to track grant expenditures. MOWSDC also has an Accounting Policies and Procedures Manual that is updated regularly. MOWSDC uses Quickbooks for general ledger, accounts payable and financial recordkeeping and reporting. The chart of accounts structure provides for adequate segregation and tracking of separate funding sources. All vendor invoices and other expenses are paid by check. Contributions and grants are recorded and managed in Raisers Edge. Program fee billing and tracking is managed through SERVtracker, our client service software. All clients are required to complete an intake interview with a MOWSDC Service Center employee. Information collected on the Intake Form is entered into the SERVtracker database. The intake form documents all demographic information including address, age, gender, ethnic background, income level and all other important information. The database is updated daily and reports are run on regular intervals to ensure data integrity. As a registered 501 (c)(3) non-profit, MOWSDC financial statements are audited annually by an independent auditor and Form 990 is filed annually with the Internal Revenue Service as required. Internal financial reports are also produced monthly by the CFO, issued to the Board Finance Committee for review and presented quarterly to the full MOWSDC Board of Trustees.

City of Santee – Application for CDBG Funding

G. Personnel:

Identify the staff administering/implementing this project and provide their experience in similar programs.

Mr. Ray, East County Manager, has extensive management experience in the senior care field and hospitality industry. Mr. Ray was the Administrator at Inn on the Boulevard Assisted Living for thirteen years. He holds a B.S. in Business Administration. Mr. Topper, CFO, has extensive non-profit experience including as Director of Finance and Administration for the Northern Arizona University Foundation, a \$43M privately funded endowment, Director of Finance and Controller for Ameri Tribes, and an accounting manager with the Hotel Group. Mr. Topper is a fully licensed CPA (AZ), and was a finalist for San Diego Business Journal CFO of the Year 2011. He holds a B.S. in Accountancy from Northern Arizona University.

H. Conflict of Interest:

Please identify any member, officer, or employee of your organization who is an officer or employee of the City of Santee or a member of any of its boards, commissions, or committees or has any interest or holding which could be affected by any action taken in the execution of this application.

No member, officer, or employee of our organization is an officer or employee of the City of Santee or member of any of its boards, commissions, or committees or has any conflict of interest or holding.

BENEFITS AND BENEFICIARIES

A. How accessible or convenient is the proposed project/activity to Santee residents? (Please be specific such as direct services to a client's home, Santee location, transportation provided, etc.)

Access to this care is provided in the client's home in the City of Santee, without the need for seniors to negotiate outside their existing living area.

B. What is the approximate percentage of your clients that have annual family incomes in each of the following ranges: (Percentages should add to 100%)

___51___% of clients are at 30 percent or below of the area median income
___45___% of clients are between 31 and 50 percent of the area median income
___4___% of clients are between 51 and 80 percent of the area median income
___0___% of clients are above 80 percent of the area median income

C. Does your agency focus its activities on populations with special needs?

No

Yes (Please specify)

City of Santee – Application for CDBG Funding

Please specify which special needs populations. (persons experiencing homelessness, persons with disabilities, persons with substance abuse problems, veterans, seniors, children, etc.)

MOWSDC offers services to older adults 60+, caregivers, and disabled veterans. MOWSDC primarily serves older adults who are low-income and often homebound due to age, illness, or disability. This project will be to serve seniors who are 62 years or older.

DOCUMENTATION

A. How will the recipients' information be collected and documented?

Clients are contacted initially by phone to collect financial and demographic information and services requested. An in-person interview is scheduled and MOWSDC staff visit the senior in the home to complete in-home observations and needs assessment, finalize a planned delivery schedule and initiate service. Upon intake clients complete a self-verification form to verify income level based on household size, race, ethnicity, and female head of household status. When the MOWSDC staff members returns to the office, the information is then entered into our electronic database called SERVTracker.

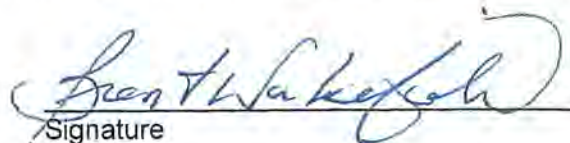
B. How will the outcomes be measured, collected, and documented? .

MOWSDC uses a sophisticated electronic database called SERV/tracker to collect and report on client demographics, meal delivery and safety/wellness information. In addition to an initial phone intake and in person interview with MOWSDC staff, volunteers and staff who visit homes daily also have data input responsibilities. The new MOWSDC mobile application, used by all volunteers and staff, allows for daily observations to be entered with regards to client living conditions (Change of Condition Alert). This data is electronically relayed back to the MOWSDC Care Navigator and Service Center Managers who assesses for needed responses. The Care Navigator will contact the clients by phone or in person depending on urgency and risk level of the report. Responses may include initiating calls to family, social service agencies, emergency health responders, community groups who assist in home repairs and other partner agencies. Interventions are notated in each client alert file. The Service Center Managers, Executive Management and Board of Trustees conduct ongoing performance evaluation and program reviews.

APPLICANT CERTIFICATION

To the best of my knowledge and belief, the information contained in this application is true and correct; the document has been duly authorized by the governing body of the applicant; and the applicant will comply with all assurances, federal, state and local laws and regulations if funding is approved.

Brent Wakefield, President & CEO
Type or Print Your Name and Title


Signature

City of Santee – Application for CDBG Funding

CDBG-CV PROJECT BUDGET

Organization: Meals on Wheels San Diego County

Total organization budget \$8,779,816 _____

Program/Project name requesting funds: _Senior Meal Delivery & Accompanying Services_

CDBG funds requested: \$ _5,000_ Total program/project budget: \$ _152,367.60_ Note: Indicate with an asterisk (*) funds that are volunteer time or in-kind contribution.

- 1. Sources of funding for program/project: (S)Secured or (A)Anticipated
a. Funding requested from the City \$ _5,000_ (S) or (A)
b. Other federal funds (if any) _____ (S) or (A)
c. State or local government funds _____ (S) or (A)
d. Donations and contributions _____ 85,442.8 (S) or (A)
e. Fees or memberships _____ 61,924.8 (S) or (A)
f. In-kind contributions / Volunteer time _____ (S) or (A)
g. Other funding _____ (S) or (A)
h. TOTAL PROJECT FUNDING (project budget) \$ _152,367.60_ (S) or (A)

- 2. Uses of CDBG funds requested for the program/project: (1.a.)
a. Wages and salaries \$ _____
b. Personnel benefits _____
c. Materials and supplies _____
d. Program expenses and evaluation _____
e. Rent and utilities _____
f. Insurance _____
g. Mileage (_ @ 62.5 cents/mile) _____
h. Incentives and Special Events _____
i. Indirect costs _____
j. _Food & packaging_ _____ 5,000
k. _____
l. TOTAL REQUESTED FUNDING (same as 1.a.) \$ _5,000_

3. Percentage of project budget represented by CDBG request _3_ %

4. If your project will require future funding, please provide information about how the program will be funded. Clients pay, on average, 40% of the actual meal cost - depending on income

City of Santee – Application for CDBG Funding

levels (average is \$3.80 per meal - equating to an estimated \$61,924.80). Private donors will contribute the remaining \$85,442.80 of this project through MOWSDC's robust charitable giving program. To ensure all programs are fundable from multiple sources, additional grant applications are planned along with robust corporate campaigns and fundraising events to meet any unexpected shortfall.



RECEIVED

JAN 3 2023

Dept. of Development Services
City of Santee

**Community Development Block Grant (CDBG) Program
APPLICATION FOR FUNDING
Program Year 2023**

The following application must be completed by each qualified organization interested in being considered for CDBG funding. Please type or print clearly. Attach additional sheets of information as necessary. **All information must be provided or the application will be considered incomplete and will not be further evaluated for funding consideration.**

The application must not exceed a total of fifteen (15) pages. The completed application must be submitted prior to 5:00 P.M. on Monday, January 9, 2023. Applications may be submitted electronically to bcrane@cityofsanteeca.gov. Paper copies may be mailed or delivered to the City of Santee, Department of Development Services, Attn: Bill Crane, at 10601 Magnolia Avenue, Santee, CA 92071.

Potential applicants who have questions about the CDBG funding may contact Bill Crane by email at bcrane@cityofsanteeca.gov before: 5:00 P.M. on Monday, January 2, 2023. Additionally, general information about CDBG-CV funding may be found on HUD's website at <https://www.hudexchange.info/programs/cdbg/>

GENERAL INFORMATION: Date: 12/26/2022

Agency Name: The Santee Food Bank
Agency Address: P.O. Box 712054 Santee CA 92072

Phone: 619-448-2096 Fax: N/A
E-mail: info@thesanteefoodbank.org

Project/Program Contact Person (Name and Title): Dennis Martins, President
Project/Program Location: 9715 Halberns Blvd., Santee CA

Phone: 619-248-3570 Fax: N/A
E-mail: info@friendsscc.org

Type of Project (check one):
Public Service Activity
Public Improvement (Construction)
Acquisition of property
Other (describe) [\[Click here to enter text\]](#)

Federal Unique Entity Identifier (UEI): P&JASPW6UMQ7
NOTE: UEI may be accessed through the following website: <https://sam.gov/content/home>

Person completing application: Marty Smothermon

City of Santee – Application for CDBG Funding

FUNDING INFORMATION:

Amount Requested from Santee: \$ 20,000

Total Project/Program Budget: \$ 49,500

Is the Project/Program scalable? Meaning if awarded less than requested could the Project/Program still be carried out, albeit to a lesser degree? Please explain:

No, this program relies on CDBG funding to help us keep our doors open for those who need help with their food budgets. This funding helps us pay for approximately 60% of our utilities, rent, liability insurance and equipment maintenance. A decrease in funding will have adverse effects on our organization.

Please complete Page 5 (CDBG Project Budget) itemizing revenues and expenses (sources and amounts) for the proposed project or activity in which CDBG funds would be used. Indicate how the requested CDBG funds would relate to the overall proposed budget.

PROJECT/ACTIVITY INFORMATION

A. What is the purpose/mission of the applicant agency?

The Santee Food Bank's primary purpose is to assist residents by providing families with much needed food. With the onset of COVID we changed our distribution model by establishing a drive up system which streamlined the process of getting food to our clients quickly and safely. We continue to strive to help those in need.

B. Briefly describe the purpose of the project, the population to be served, the area to be benefited and estimated number of Santee residents who would benefit from the project. Inclusion of the estimated number of Santee residents served is required.

We focus on collecting food from our local grocery stores, sorting it and giving those items to all who come to us. During the calendar year 2021, we provided food to 14,904 individuals who live in Santee. Through the end of December 2022, the numbers surged to 19,000 individuals. Adding a conservative 5% brings us to 19,950 for 2023 individuals

C. Who will carry out the activities, the period over which the activities will be carried out, and the frequency with which the services will be delivered (be specific).

We have a very committed volunteer staff who put in nearly 18,000 hours of their time and talent each year. In addition, the Board of Directors puts in numerous hours networking with the community, applying for grants, and overseeing the daily food bank operation. Our volunteers collect fresh donations from local stores 6 days a week. We are open every Wednesday, Friday and Saturday from 8am to 11am. We also distribute government provided commodities on the 3rd Tuesday of each month. The commodity program provides food packs to an average of 250 households on a monthly basis. Additionally, we partner with Sunrise Church to deliver our food to approximately 50 households with homebound individuals. This monthly shut-in food distribution assists those who are unable to leave their home.

City of Santee – Application for CDBG Funding

- D. Describe how the project meets the CDBG Program National Objectives, the City of Santee Priorities, or is included under the Eligible Activities. Please see the the Notice of Funding Availability to assist with this request.

The Santee Food Bank continues to be non-profit operating under 501c3. It was established in 1983 and incorporated in 1990. Our agency partners with the San Diego Food Bank and Feeding San Diego who provide our organization with assistance when needed. Our primary purpose is to help alleviate hunger for those in need.

- E. Agency/Nonprofit Organization Information:

Outline the background of your agency/nonprofit organization, including the length of time your agency has been in operation, the date of incorporation, the type of corporation and the type of services provided. If the request for funding is submitted as part of a collaborative application, please provide information for each member of the collaborative. **If your organization has received CDBG (or CDBG-CV) funds from the City of Santee in the past, please note the number of years the organization has received CDBG funding.**

Established in 1983 and incorporated in 1990, the The Santee Food Bank distributes food to everyone who comes to us from low to mid-level incomes. Our organization has been receiving CDBG funding since 2007 and these 16 years of funding continues to help us pay our utility bills, liability insurance, rent and equipment maintenance/repairs.

- F. Financial:

Describe your agency's fiscal management procedures including financial reporting, record keeping, accounting systems, payment procedures, and audit requirements. Describe how records are maintained to ensure the project benefits targeted groups.

The Santee Food Bank Treasurer uses Quick Books to keep accurate and up to date records. A monthly report is provided to the Board for review. Both the President & Site Manager have access to the banking information. Paper copies of all financial transactions are stored in the Food Bank office.

- G. Personnel:

Identify the staff administering/implementing this project and provide their experience in similar programs.

President: Dennis Martins, Friends Christian Church; Secretary: Leah Winstead, U.S. Navy, Active Duty; Treasurer: Donna Daum, retired actuary; Manager & Vice President: Marty Smothermon, retired cost analyst and long-time board member.

City of Santee – Application for CDBG Funding

H. Conflict of Interest:

Please identify any member, officer, or employee of your organization who is an officer or employee of the City of Santee or a member of any of its boards, commissions, or committees or has any interest or holding which could be affected by any action taken in the execution of this application.

There are no known conflicts between the Santee Food Bank and the City of Santee.

BENEFITS AND BENEFICIARIES

A. How accessible or convenient is the proposed project/activity to Santee residents? (Please be specific such as direct services to a client's home, Santee location, transportation provided, etc.)

Because of the Covid epidemic, we developed a drive-through food distribution enabling clients to remain in their vehicles. This also encourages clients to carpool to our facility. We also deliver monthly to those not able to leave their home.

B. What is the approximate percentage of your clients that have annual family incomes in each of the following ranges: (Percentages should add to 100%)

85% of clients are at 30 percent or below of the area median income

10% of clients are between 31 and 50 percent of the area median income

5% of clients are between 51 and 80 percent of the area median income

0% of clients are above 80 percent of the area median income

(Click here to enter text)

C. Does your agency focus its activities on populations with special needs?

No

Yes (Please specify)

Please specify which special needs populations. (persons experiencing homelessness, persons with disabilities, persons with substance abuse problems, veterans, seniors, children, etc.)

With food distribution, we take into account each clients' unique needs and situations. For instance, reusable canvas bags are used when packing shelf-stable food for the homeless. We also provide toiletries when available. When we have milk, it is first distributed to families with children.

City of Santee – Application for CDBG Funding

DOCUMENTATION

A. How will the recipients' information be collected and documented?

Currently, each client visit generates a paper intake sheet. These are stored and kept in a locked file cabinet for 5 years, after which they are shredded. We are in the process of acquiring Oasis, a digital record keeping system. This will modernize and streamline our data..

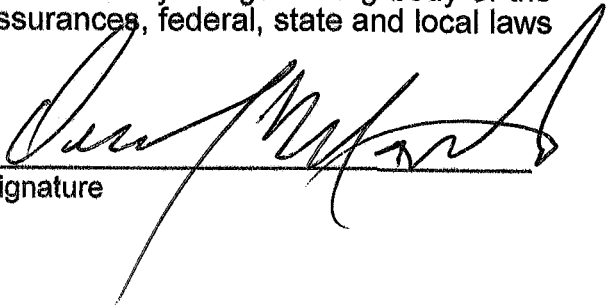
B. How will the outcomes be measured, collected, and documented?

We have developed a comprehensive Excel workbook which helps us maintain our client statistics. This includes the number of people in a household, income level, ethnicity, female head of household, veterans, disabled and seniors.

APPLICANT CERTIFICATION

To the best of my knowledge and belief, the information contained in this application is true and correct; the document has been duly authorized by the governing body of the applicant; and the applicant will comply with all assurances, federal, state and local laws and regulations if funding is approved.

Dennia Martins, President
Type or Print Your Name and Title



Signature

City of Santee -- Application for CDBG Funding

CDBG-CV PROJECT BUDGET

Organization: The Santee Food Bank

Total organization budget \$49,500

Program/Project name requesting funds: Santee Food Bank

CDBG funds requested: \$ 20,000 Total program/project budget: \$ 49,500

Note: Indicate with an asterisk (*) funds that are volunteer time or in-kind contribution.

1. Sources of funding for program/project: (S)Secured or (A)Anticipated
- a. Funding requested from the City \$ 20,000 (S) or (A)
 - b. Other federal funds (if any) \$ 0 (S) or (A)
 - c. State or local government funds \$ 0 (S) or (A)
 - d. Donations and contributions \$ 20,000 (S) or (A)
 - e. Fees or memberships \$ 500 (S) or (A)
 - f. In-kind contributions / Volunteer time \$ 0 (S) or (A)
 - g. Other funding \$ 9,500 (S) or (A)
 - h. TOTAL PROJECT FUNDING (project budget) \$ 49,500 (S) or (A)

2. Uses of CDBG funds requested for the program/project: (1.a.)

- a. Wages and salaries \$ 0
- b. Personnel benefits \$ 0
- c. Materials and supplies \$ 0
- d. Program expenses and evaluation \$ 0
- e. Rent and utilities \$ 17,500
- f. Insurance \$ 1,500
- g. Mileage (___ @ 62.5 cents/mile) \$ 0
- h. Incentives and Special Events \$ 0
- i. Indirect costs \$ 0
- j. Equipment Mainenance \$ 1,000
- k. _____

l. TOTAL REQUESTED FUNDING (same as 1.a.) \$ 20,000

3. Percentage of project budget represented by CDBG request About 41 _____ %

City of Santee – Application for CDBG Funding

4. If your project will require future funding, please provide information about how the program will be funded.

During these uncertain financial times, we will continue to search for grant opportunities and or additional funding assistance.

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JAN 9 2023

Dept. of Development Services
City of Santee



**Community Development Block Grant (CDBG) Program
APPLICATION FOR FUNDING
Program Year 2023**

The following application must be completed by each qualified organization interested in being considered for CDBG funding. Please type or print clearly. Attach additional sheets of information as necessary. **All information must be provided or the application will be considered incomplete and will not be further evaluated for funding consideration.**

The application must not exceed a total of fifteen (15) pages. The completed application must be submitted prior to 5:00 P.M. on Monday, January 9, 2023. Applications may be submitted electronically to bcrane@cityofsanteeca.gov. Paper copies may be mailed or delivered to the City of Santee, Department of Development Services, Attn: Bill Crane, at 10601 Magnolia Avenue, Santee, CA 92071.

Potential applicants who have questions about the CDBG funding may contact Bill Crane by email at bcrane@cityofsanteeca.gov before: 5:00 P.M. on Monday, January 2, 2023. Additionally, general information about CDBG-CV funding may be found on HUD's website at <https://www.hudexchange.info/programs/cdbg/>

GENERAL INFORMATION: Date: 1/5/2023

Agency Name: Santee Santas Foundation, Inc
Agency Address: P.O. Box 7100033, Santee, CA 92072

Phone: 619-258-5947 Fax: [Click here to enter text]
E-mail: santeesantas@gmail.com

Project/Program Contact Person (Name and Title): Tonya V. Hendrix, President
Project/Program Location: Santee Santas depends on the donation of empty retail space for the month/s of November and/or December

Phone: 619-301-0745 Fax: [Click here to enter text]
E-mail: LadyTVH2019@gmail.com

Type of Project (check one):
Public Service Activity
Public Improvement (Construction)
Acquisition of property
Other (describe)_[Click here to enter text]

Federal Unique Entity Identifier (UEI): EKYG7FP2A84
NOTE: UEI may be accessed through the following website: <https://sam.gov/content/home>

Person completing application: Tonya V. Hendrix

City of Santee – Application for CDBG Funding

FUNDING INFORMATION:

Amount Requested from Santee: \$ 5000

Total Project/Program Budget: \$ \$47,874

Is the Project/Program scalable? Meaning if awarded less than requested could the Project/Program still be carried out, albeit to a lesser degree? Please explain: Yes, our program is scalable. We modify the amount of food, the number of toys and the amount on gift cards given to the families/children.

Please complete Page 5 (CDBG Project Budget) itemizing revenues and expenses (sources and amounts) for the proposed project or activity in which CDBG funds would be used. Indicate how the requested CDBG funds would relate to the overall proposed budget.

PROJECT/ACTIVITY INFORMATION

A. What is the purpose/mission of the applicant agency?

Santee Santas is an all-volunteer organization working together to deliver the holiday spirit throughout the Santee Community by providing non-perishable foods to supplement their pantry for the two-week holiday break. The foods provided include pancake mix, soups, fruits, vegetables, peanut butter, jelly, pasta and sauce etc. In addition, all children receive wrapped holiday gifts, including age-appropriate books and family games.

B. Briefly describe the purpose of the project, the population to be served, the area to be benefited and estimated number of Santee residents who would benefit from the project. Inclusion of the estimated number of Santee residents served is required.

Over the past three years Santee Santas has served an average of 181 families, 663 people and 361 children.

C. Who will carry out the activities, the period over which the activities will be carried out, and the frequency with which the services will be delivered (be specific).

There are nine (9) board members, five (5) committee volunteers and approximately 245 community volunteers. The activities of the program are managed by the Santee Santas Foundation Board of Directors and Committee Volunteers. Community volunteers collect, sort, box and distribute food and assist in selecting wrapping, boxing and distributing toys, books, and games. The program activity begins in October with soliciting donations from businesses and individuals and donation box wrapping and distribution. Application Intake collection dates are held in November. Food purchasing, sorting, boxing and distribution as well as toy collection, wrapping, boxing and distribution occur in December. Delivery occurs prior to December 25 and is also carried out by community volunteers.

City of Santee – Application for CDBG Funding

- D. Describe how the project meets the CDBG Program National Objectives, the City of Santee Priorities, or is included under the Eligible Activities. Please see the Notice of Funding Availability to assist with this request.

The Santee Santas Holiday Program is eligible for consideration based on the National Objective to Benefit low- and moderate-income (LMI) persons, as well as the City of Santee priority to improving quality of life for seniors and other persons with special needs, including housing and associated supportive services.

- E. Agency/Nonprofit Organization Information:

Outline the background of your agency/nonprofit organization, including the length of time your agency has been in operation, the date of incorporation, the type of corporation and the type of services provided. If the request for funding is submitted as part of a collaborative application, please provide information for each member of the collaborative. **If your organization has received CDBG (or CDBG-CV) funds from the City of Santee in the past, please note the number of years the organization has received CDBG funding.**

Santee Santas was founded in 1953 and incorporated on November 1, 1990, as "Santee Santas Foundation, Inc". Santee Santas is a charitable organization and is tax exempt under section 501 (C)(3) of the Internal Revenue Code as documented in the Department of Treasury letter of July 20, 1995. The tax identification number is 33-0199582. Santee Santas provides services to men, women and children of low- to moderate-income. All services are offered to any member of the Santee community who meets the eligibility guidelines for services requested. Santee Santas Foundation has been receiving CDBG funding since approximately 2009.

- F. Financial:

Describe your agency's fiscal management procedures including financial reporting, record keeping, accounting systems, payment procedures, and audit requirements. Describe how records are maintained to ensure the project benefits targeted groups.

Santee Santas is organized and operated entirely by volunteers. There are no paid staff. The treasurer is a member of the Santee Santas Board of Directors. Standard accounting practices are followed using a fiscal year of April 1st to March 31st. Expenses must be approved in an annual budget or approved by a majority vote of the Santee Santas Board of Directors. All expenses are in support of the mission of the Santee Santas Foundation and are in accordance with the by-laws. Receipts are required and maintained for expenditures. The account is reconciled each month with the bank statement. A financial report is presented by the treasurer at each regular meeting of the Foundation.

City of Santee – Application for CDBG Funding

G. Personnel:

Identify the staff administering/implementing this project and provide their experience in similar programs.

Tonya V. Hendrix, President (March 2019)
Board member since 2012; Secretary 2012-2019; Volunteer Coordinator, Assistant Toy Coordinator, Delivery Day Team, Assistant Senior Outreach Coordinator
Santee School District Teacher (retired)

Jerelyn Lindsay, Vice President (November 2020)
Board member since 2003; Schools Liaison, Assistant Facilities Coordinator, Food Coordinator, Delivery Day Team Coordinator
Santee School District Administrator (retired)
Relay for Life District Liaison

Linda Vail, Treasurer (February 2016)
Board member since 2016; Communications, Assistant Toy Coordinator, Delivery Day Team, Senior Outreach Volunteer
Santee School District Administrative Secretary (retired)
Santee School District Foundation Board Member (15 years)
Santee School District Independent Citizens Oversight Committee Member

Marie Gregory, Secretary (March 2019)
Board member since April 2005; Facilities Coordinator, Senior Outreach Coordinator, Assistant Food Coordinator, Deliver Day Team
Small Business Owner
Floral Designer, Educator and Judge
AIFD (American Institute of Floral Design) Regional Board of Directors Member
Future Farmers of America/AIFD Liaison

Channing Dawson, Member (October 2018)
Board member since 2018; Fire Department/Board Liaison, Delivery Day Team-Woodglen Vista
City of Santee Fire Department

Terry Johnson, Member (October 2020)
Board member since 2020; Book Coordinator; Toy volunteer, Senior Outreach Assistant Coordinator
Santee School District Foundation - VP, fundraising
Shriners (45 yrs) fundraising, planning events, working on committees
Santee School District Teacher (retired)

Diana Meza, Member (April 2010)
Board member since 2010; School Collections Coordinator, Assistant Toy Coordinator, Delivery Day Team-Woodglen Vista Coordinator, Senior Outreach Volunteer
Santee School District Custodian

City of Santee – Application for CDBG Funding

Ginger Owens, Member, (March 2020)
Board member since 2020; Toy Volunteer, Assistant to Treasurer
Graphic Designer (retired)
ARC East County Board Member and President
ARC San Diego Executive Board Member

Kathy Rasmussen, Member, (December 2021)
Board member since 2021; Communications, Food Volunteer
Santee School District School Secretary (retired)

H. Conflict of Interest:

Please identify any member, officer, or employee of your organization who is an officer or employee of the City of Santee or a member of any of its boards, commissions, or committees or has any interest or holding which could be affected by any action taken in the execution of this application.

The only member of the Santee Santos Foundation who has a conflict with the City of Santee, its boards, commissions or committees or has any interest or holding which could be affected by any action taken in the execution of this application is Channing Dawson, a Santee Firefighter.

A. How accessible or convenient is the proposed project/activity to Santee residents? (Please be specific such as direct services to a client's home, Santee location, transportation provided, etc.)

Applications are distributed through the Santee schools, the public library, at low-income senior residential complexes and on the Santee Santos Foundation, Inc website. Recipients of the program receive food, toys and gift cards at their homes prior to December 25. These are delivered by community volunteers.

B. What is the approximate percentage of your clients that have annual family incomes in each of the following ranges: (Percentages should add to 100%)

59% of clients are at 30 percent or below of the area median income
35% of clients are between 31 and 50 percent of the area median income
06% of clients are between 51 and 80 percent of the area median income
_____ % of clients are above 80 percent of the area median income

City of Santee – Application for CDBG Funding

C. Does your agency focus its activities on populations with special needs?

No

Yes (Please specify)

Please specify which special needs populations. (persons experiencing homelessness, persons with disabilities, persons with substance abuse problems, veterans, seniors, children, etc.)

Santee Santos does not focus on any special needs population. However, individuals within these special needs populations who apply and qualify are served.

DOCUMENTATION

A. How will the recipients' information be collected and documented?

Recipients must submit an application which prove their identity, of all the residents of the home and proof of qualifying income level with documentation which includes proof of earned wages, SSI, self-employment wages, Unemployment, Disability/workers compensation, Cal Works/Cal Fresh, foster care, child support, and/or alimony. This also includes PELL grants or other grants for college students. Acceptable forms of proof are photocopies of: Recent work (most recent either 1 month or last 2 weeks) Current CalWORKs/Cal Fresh Notice of Action/Foster Care/AFDC paperwork Recent HUD statement Recent Unemployment/State Disability/Workers Compensation check stubs Bank statements showing the income deposited into your account Proof of other income sources (SSI, Child Support, Self-employment, etc.) Statement for any Pell grant or other grant for college attendance. Applications are distributed through the Santee schools, the public library, at low-income senior residential complexes and the Santee Santos Foundation, Inc website.

B. How will the outcomes be measured, collected, and documented?

Applications are reviewed and approved or denied by a board member. All families must meet income levels as defined by HUD income levels (distributed by the City of Santee) The Information is placed on a spreadsheet which is used to provide a specific amount of food and how many children will receive toys, or gift cards.

APPLICANT CERTIFICATION

To the best of my knowledge and belief, the information contained in this application is true and correct; the document has been duly authorized by the governing body of the applicant; and the applicant will comply with all assurances, federal, state and local laws and regulations if funding is approved.

Tonya V. Hendrix
Type or Print Your Name and Title

Tonya V. Hendrix
Signature

City of Santee – Application for CDBG Funding

CDBG-CV PROJECT BUDGET

Organization: Santee Santos Foundation, Inc.

Total organization budget \$ \$53,663

Program/Project name requesting funds: Santee Santos 2023 Holiday Program

CDBG funds requested: \$ 5000 Total program/project budget: \$ 47,746

Note: Indicate with an asterisk (*) funds that are volunteer time or in-kind contribution.

1. Sources of funding for program/project:		(S)Secured or (A)Anticipated
a. Funding requested from the City	\$5000	(S) or (A)
b. Other federal funds (if any)	_____	(S) or (A)
c. State or local government funds	_____	(S) or (A)
d. Donations and contributions	\$27,054	(S) or (A)
e. Fees or memberships	_____	(S) or (A)
f. In-kind contributions*	\$10,600	(S) or (A)
g. Other funding (Business Mailer)	\$14,200	(S) or (A)
h. TOTAL PROJECT FUNDING (project budget)	\$53,663	(S) or (A)

2. Uses of CDBG funds requested for the program/project: (1.a.)

a. Wages and salaries	\$ _____
b. Personnel benefits	_____
c. Materials and supplies (food)	\$ 5000
d. Program expenses and evaluation	_____
e. Rent and utilities	_____
f. Insurance	_____
g. Mileage (___ @ 62.5 cents/mile)	_____
h. Incentives and Special Events	_____
i. Indirect costs	_____
j. _____	_____
k. _____	_____

l. TOTAL REQUESTED FUNDING (same as 1.a.) \$ 5000 _____

3. Percentage of project budget represented by CDBG request 9%

4. If your project will require future funding, please provide information about how the program will be funded. Santee Santos annual budget is based solely on anticipated donations and varies year to year. The organization solicits funds and in-kind donations in a

City of Santee – Application for CDBG Funding

variety of ways. These include submitting grant requests to corporations and organizations such as Smart and Final, Walmart, Shriners, Sycuan and local businesses. Personal donations are solicited on our website. Local businesses around the city host donation boxes for toy collection. The Santee School District sponsors a local grocery store gift card drive each year. The program is modified based on the actual amount of anticipated income the organization receives.

RECEIVED

JAN 9 2023

Dept. of Development Services
City of Santee



**Community Development Block Grant (CDBG) Program
APPLICATION FOR FUNDING
Program Year 2023**

The following application must be completed by each qualified organization interested in being considered for CDBG funding. Please type or print clearly. Attach additional sheets of information as necessary. **All information must be provided or the application will be considered incomplete and will not be further evaluated for funding consideration.**

The application must not exceed a total of fifteen (15) pages. The completed application must be submitted prior to 5:00 P.M. on Monday, January 9, 2023. Applications may be submitted electronically to bcrane@cityofsanteeca.gov. Paper copies may be mailed or delivered to the City of Santee, Department of Development Services, Attn: Bill Crane, at 10601 Magnolia Avenue, Santee, CA 92071.

Potential applicants who have questions about the CDBG funding may contact Bill Crane by email at bcrane@cityofsanteeca.gov before: 5:00 P.M. on Monday, January 2, 2023. Additionally, general information about CDBG-CV funding may be found on HUD's website at <https://www.hudexchange.info/programs/cdbg/>

GENERAL INFORMATION:

Date: 1/9/2023

Agency Name: Voices for Children

Agency

Address: 2851 Meadow Lark Drive, San Diego, CA 92123-2709

Phone: 858-569-2019

Fax: 858-569-7151

E-mail: info@speakupnow.org

Project/Program Contact Person (Name and Title): Christina Piranio, Director of Philanthropy

Project/Program Location: San Diego County

Phone: 858-598-2216

Fax: 858-569-7151

E-mail: ChristinaP@speakupnow.org

Type of Project (check one):
Public Service Activity
Public Improvement (Construction)
Acquisition of property
Other (describe) [\[Click here to enter text\]](#)

Federal Unique Entity Identifier (UEI): F3UKH7PKL3G5

City of Santee – Application for CDBG Funding

NOTE: UEI may be accessed through the following website:
<https://sam.gov/content/home>

Person completing application: Christina Piranio

FUNDING INFORMATION:

Amount Requested from Santee: \$ 10,000

Total Project/Program Budget: \$ 6,385,928

Is the Project/Program scalable? Meaning if awarded less than requested could the Project/Program still be carried out, albeit to a lesser degree? Please explain: The CASA program is scalable. The organizational cost of providing a child in foster care with one year of advocacy is \$2,500. For every \$2,500 we receive from the City of Santee CDBG program, we will provide one Santee child with a year of advocacy and support.

Please complete Page 5 (CDBG Project Budget) itemizing revenues and expenses (sources and amounts) for the proposed project or activity in which CDBG funds would be used. Indicate how the requested CDBG funds would relate to the overall proposed budget.

PROJECT/ACTIVITY INFORMATION

A. What is the purpose/mission of the applicant agency?

Voices for Children transforms the lives of abused, abandoned, or neglected children by providing them with trained, volunteer Court Appointed Special Advocates (CASAs).

B. Briefly describe the purpose of the project, the population to be served, the area to be benefited and estimated number of Santee residents who would benefit from the project. Inclusion of the estimated number of Santee residents served is required.

Voices for Children (VFC) respectfully requests \$10,000 in CDBG funding to support the Court Appointed Special Advocate (CASA) program. The purpose of the project is to match children in foster care with consistent, caring volunteers, called CASAs, who fill a critical gap in the overburdened foster care system by ensuring that the best interests of the children are not overlooked. CASAs advocate on children's behalf in court and in the community.

VFC provides advocacy and support via the CASA program to children, ages 0–21, who are living in San Diego County foster care. While the foster care system affects youth and families of every race, ethnicity, and socioeconomic class, youth of color and LGBTQ youth remain overrepresented. Approximately 45% of the youth in San Diego County foster care are Hispanic/Latino, 26% are white, 11% are Black, 4% are Asian, 1% are Native American, and 13% are some other race (San Diego County Child Welfare Services, 2022).

City of Santee – Application for CDBG Funding

VFC will provide CASAs to at least 1,550 unduplicated clients throughout San Diego County in fiscal year (FY) 2023–24. Based on data from previous years, we estimate that more than 20 children from the City of Santee will spend time in foster care during FY 2023–24. This grant, if awarded, will enable VFC to provide four (4) of these City of Santee children with the benefits of CASA advocacy.

- C.** Who will carry out the activities, the period over which the activities will be carried out, and the frequency with which the services will be delivered (be specific).

Through the CASA program, community volunteers called CASAs advocate on behalf of children in foster care under the supervision and guidance of VFC staff members called Advocacy Supervisors. All CASA activities funded by this grant will take place between July 1, 2023, and June 30, 2024. All CASAs first complete VFC's intensive 35-hour training course called Advocate University. They commit to serving for at least 18 months and spend 10–15 hours a month on their cases. Each month, CASAs visit with their assigned children and speak with family members, caregivers, teachers, healthcare providers, and child welfare professionals to gain a holistic understanding of each child's situation. For older youth who are preparing to transition out of foster care, CASAs help with finding safe housing, financial management, and many other life skills. Twice a year, CASAs accompany their assigned children to court and submit comprehensive written reports that include case updates and identify the children's specific needs. Judges rely on these reports to make informed decisions about the children's housing, education, mental and physical health, and overall well-being. Many CASAs advocate for their assigned child beyond their 18-month commitment and throughout the child's time in foster care.

The advocacy provided to each individual child varies greatly from child to child. Children in foster care are a diverse group in many ways. They range in age from 0-21, and they enter the foster care system for a variety of reasons. Some children will only spend a few months in the foster care system, while others will remain in the system until they age out on their 21st birthday. The disparate paths that children's cases take make it difficult to measure the quantity of the services we provide because the advocacy provided by each CASA is tailored to address each child's individual experience and needs during their time in the foster care system.

However, VFC's CASA program provides every participant with three distinct services:

1. An individual and personal relationship with a CASA volunteer, which is established through home visits and fun outings in the community;
2. The CASA's presence and verbal advocacy at regularly scheduled court hearings, child welfare meetings, and school meetings; and
3. The submission of detailed court reports that include case updates about the child and recommendations to the judge at all regularly scheduled court hearings (typically every six months).

VFC staff members called Advocacy Supervisors provide supervision and guidance to 40–50 CASA volunteers each. Advocacy Supervisors are the day-to-day contacts for CASA volunteers. They educate CASAs about the foster care system, assist them to

City of Santee – Application for CDBG Funding

identify community resources, and accompany them to school conferences, child welfare meetings, and court hearings. Advocacy Supervisors also maintain a 24-hour, 365-day cell phone line that CASAs can access in emergency situations. They ensure that each CASA has the training and resources they need to advocate on behalf of a child in foster care.

- D. Describe how the project meets the CDBG Program National Objectives, the City of Santee Priorities, or is included under the Eligible Activities. Please see the the Notice of Funding Availability to assist with this request.

VFC exclusively serves children who have experienced abuse or neglect and are under the Court's jurisdiction. According to the U.S. Department of Housing and Urban Development (HUD), abused and neglected children are presumed to be low- and moderate-income (LMI) persons. This project meets the City of Santee's priority of providing public services and activities to improve the quality of life for residents, specifically the special needs population of children in foster care.

Through the CASA program, VFC improves the quality of life for children in foster care. This year, approximately 3,500 children will spend time in the San Diego County foster care system. Each child has experienced multiple and often compounding traumatic experiences in the form of child abuse and neglect at the hands of a caregiver or parent. These experiences are often the result of intergenerational trauma caused by poverty, racism, and/or discrimination. Once in foster care, children face new stressors: being separated from their families, living with strangers, home placement transitions, and frequently lacking consistent and caring adult figures in their lives.

The overburdened and bureaucratic foster care system simply cannot meet the individual needs of the children it is supposed to protect. Its shortcomings—including daunting caseloads and a high turnover rate for child welfare professionals—result in additional childhood trauma that has lifelong impacts. Research shows that children in foster care experience poor educational outcomes, homelessness, and underemployment after spending time in the foster care system. Children are twice as likely as their peers to have anxiety, depression, developmental delays, and asthma (Turney and Wildeman, 2016). Only 54% of foster youth graduate high school within four years, compared to 83% of their peers, and only 4% of former foster youth obtain a college degree by age 26, compared to 36% of the general population (Educational Results Partnership and California College Pathways, 2019). According to John Burton Advocates for Youth, one in three youth who exits foster care in California experiences homelessness within two years.

Research from the Centers for Disease Control and Prevention shows that having one secure and supportive relationship promotes adaptive responses to trauma. While child welfare professionals and caregivers may come and go, CASAs form enduring relationships with youth and provide them with consistent advocacy and support. They ensure that the unmet educational, physical and mental health, and housing needs of youth are not overlooked by advocating in court, in schools, and in the community. VFC is the only organization designated by the Superior Court to provide CASA services to

City of Santee – Application for CDBG Funding

children in San Diego County foster care, including the City of Santee.

E. Agency/Nonprofit Organization Information:

Outline the background of your agency/nonprofit organization, including the length of time your agency has been in operation, the date of incorporation, the type of corporation and the type of services provided. If the request for funding is submitted as part of a collaborative application, please provide information for each member of the collaborative. **If your organization has received CDBG (or CDBG-CV) funds from the City of Santee in the past, please note the number of years the organization has received CDBG funding.**

VFC is an independent nonprofit organization that has been in operation since 1980. It was incorporated on December 1, 1982. The founders established VFC with the intention of mitigating the devastating effects of child abuse and long-term foster care. They adopted an emerging model in which volunteers, called CASAs, are enlisted to ensure better housing placements and more positive life outcomes for children in foster care. VFC and its staff and volunteers have impacted thousands of San Diego County children in foster care over the past 42 years, including 117 from Santee who have been provided CASAs since 2014 alone. VFC is grateful to have received CDBG funding from the City of Santee for the past three (3) fiscal years. We are currently providing advocacy services to children in foster care in the City of Santee and have provided CASAs or Staff Advocates to 31 Santee children thus far into FY 2022–23.

VFC's primary program/service is the CASA program, which is the focus of this grant request. VFC also operates three sub-programs in San Diego County: the Case Assessment Program, the Case Liaison program, and the Juvenile Justice CASA program. Under the Case Assessment Program (CAP), VFC staff assess the case of every child who enters foster care and refer children with the greatest needs to the CASA program and children with less urgent needs to the Case Liaison program. CAP staff regularly monitor those children not provided either a CASA or a Case Liaison in case their needs elevate to a level requiring ongoing advocacy. Under the Case Liaison program, VFC staff called Case Liaisons are stationed in each of San Diego County's dependency courtrooms, including the dependency courtroom at the Superior Court East County Division located in El Cajon. In addition to accessing the needs of children entering foster care, Case Liaisons provide direct advocacy services to children in foster care with less urgent needs and also support CASAs attending hearings in the Case Liaison's assigned courtroom. VFC's Juvenile Justice CASA program provides specialized advocacy services to justice-involved youth.

VFC will assess the case of each child who spends time in foster care in San Diego County and provide CASA or Case Liaison services to at least 2,100 of the estimated 3,500 children who will spend time in foster care during FY 2023–24.

F. Financial:

City of Santee – Application for CDBG Funding

Describe your agency's fiscal management procedures including financial reporting, record keeping, accounting systems, payment procedures, and audit requirements. Describe how records are maintained to ensure the project benefits targeted groups.

VFC is subject to an annual financial statement audit by an independent CPA firm. During the audit process, they review our policies concerning personnel, financial reporting, record-keeping, financial management, internal controls, accounting systems, and payment procedures. VFC also uses a financial accounting system called Finance Edge. Through Finance Edge, VFC expends grant dollars in support of the targeted group. Then, VFC invoices the grantor to ensure that funds were spent on the project beneficiaries. Additionally, client records are maintained in our program database, CASA Manager, where efforts and outcomes are tracked according to funding source. Through all of these fiscal and program management procedures, VFC is able to ensure that the project benefits the targeted group. Our Board of Directors (28 members) has governance responsibilities to ensure that all policies and procedures are adhered to by staff.

G. Personnel:

Identify the staff administering/implementing this project and provide their experience in similar programs.

Stephen Moore, Chief Program Officer, will administer this project, if awarded. He has been instrumental in the development of the CASA program since he began with VFC in 2008 as an Advocacy Supervisor. Over the last 14 years, Stephen has assumed various positions with increasing responsibility. He has a vast depth of institutional knowledge. Additionally, Stephen serves on the San Diego County Child and Family Strengthening Advisory Board and is an important liaison between VFC and the Court, dependency judges, and other service organizations with whom we partner. Stephen has been the programmatic lead for each of VFC's previous CDBG grant awards and has successfully stewarded each one to meet or exceed goals. Stephen has a bachelor's degree in Criminal Justice from San Diego State University.

H. Conflict of Interest:

Please identify any member, officer, or employee of your organization who is an officer or employee of the City of Santee or a member of any of its boards, commissions, or committees or has any interest or holding which could be affected by any action taken in the execution of this application.

No member, officer, or employee of VFC is an officer or employee of the City of Santee or a member of any of its boards, commissions, or committees. No member, officer, or employee of VFC has an interest or holding which could be affected by any action taken in the execution of this application.

BENEFITS AND BENEFICIARIES

City of Santee – Application for CDBG Funding

- A. How accessible or convenient is the proposed project/activity to Santee residents? (Please be specific such as direct services to a client's home, Santee location, transportation provided, etc.)

Project activities and direct services are carried out by CASA volunteers at various times and places throughout the City of Santee and throughout the County of San Diego depending on the needs of each child. CASA volunteers and VFC staff deliver services in each of the places where children live, go to school, work, play, and attend court hearings and child welfare meetings. VFC also operates an emergency cell phone line for CASAs who have issues or emergencies outside of typical business hours.

- B. What is the approximate percentage of your clients that have annual family incomes in each of the following ranges: (Percentages should add to 100%)

_____ 100 % of clients are at 30 percent or below of the area median income
_____ % of clients are between 31 and 50 percent of the area median income
_____ % of clients are between 51 and 80 percent of the area median income
_____ % of clients are above 80 percent of the area median income

VFC exclusively serves youth who have experienced abuse or neglect and are under the court's jurisdiction. Youth who have experienced abuse and neglect are presumed to be low- and moderate-income (LMI) under the U.S. Department of Housing and Urban Development's definition.

- C. Does your agency focus its activities on populations with special needs?

No Yes (Please specify)

Please specify which special needs populations. (persons experiencing homelessness, persons with disabilities, persons with substance abuse problems, veterans, seniors, children, etc.)

VFC serves the special needs population of children in foster care. Each of the children we serve have experienced abuse, neglect, or abandonment at the hands of their parents or caregivers.

DOCUMENTATION

- A. How will the recipients' information be collected and documented?

VFC obtains information about a child's status as a dependent of the juvenile court from the San Diego County Juvenile Court. We obtain information about a youth's gender, age, race, and ethnicity from the San Diego County Health and Human Service's Agency. All of this information is used to complete an intake form for each program participant. Intake forms, corresponding documentation, and case notes and status updates are maintained in our internal database called CASA Manager.

City of Santee – Application for CDBG Funding

B. How will the outcomes be measured, collected, and documented? .

VFC will monitor our progress through our internal database system, CASA Manager. This system was developed for CASA programs, and it has the capacity to record details about each child's case, including demographic information, residence, reason for entry into the foster care system, and housing placement information. We also use CASA Manager to track progress on each child's case plan, including information about a child's housing, education, physical and mental health, and other details. CASA Manager has the capacity to store intake information, including social workers' detention reports, court minute orders, and VFC's intake forms for each child. VFC's Director of Operations, Matt Olson, will be responsible for monitoring progress of the program. Matt has a background in child development and eleven years of experience in advocacy and management at VFC. Matt developed VFC's data collection procedures and protocols. He currently oversees data collection and operations at VFC.

APPLICANT CERTIFICATION

To the best of my knowledge and belief, the information contained in this application is true and correct; the document has been duly authorized by the governing body of the applicant; and the applicant will comply with all assurances, federal, state and local laws and regulations if funding is approved.

Kelly Capen Douglas, Esq.
President & CEO)



Signature

City of Santee – Application for CDBG Funding

CDBG-CV PROJECT BUDGET

Organization: Voices for Children

Total organization budget \$ 7,592,703

Program/Project name requesting funds: Court Appointed Special Advocate (CASA) Program

CDBG funds requested: \$10,000 Total program/project budget: \$6,385,928 Note: Indicate with an asterisk (*) funds that are volunteer time or in-kind contribution.

1. Sources of funding for program/project:		(S)Secured or
(A)Anticipated		
a. Funding requested from the City	<u>\$10,000 (A)</u>	(S) or (A)
b. Other federal funds (if any)	<u>\$193,904 (A)</u>	(S) or (A)
c. State or local government funds	<u>\$863,908 (A); \$32,188 (S)</u>	(S) or (A)
d. Donations and contributions	<u>\$5,273,928 (A)</u>	(S) or (A)
e. Fees or memberships	<u>\$0</u>	(S) or (A)
f. In-kind contributions / Volunteer time	<u>\$0</u>	(S) or (A)
g. Other funding	<u>\$12,000 (A)</u>	(S) or (A)
h. TOTAL PROJECT FUNDING (project budget)	<u>\$6,385,928 (A except above)</u>	(S) or (A)

2. Uses of CDBG funds requested for the program/project: (1.a.)

a. Wages and salaries	<u>\$10,000</u>
b. Personnel benefits	_____
c. Materials and supplies	_____
d. Program expenses and evaluation	_____
e. Rent and utilities	_____
f. Insurance	_____
g. Mileage (___ @ 62.5 cents/mile)	_____
h. Incentives and Special Events	_____
i. Indirect costs	_____
j. _____	_____
k. _____	_____

City of Santee – Application for CDBG Funding

I. TOTAL REQUESTED FUNDING (same as 1.a.)

\$10,000

3. Percentage of project budget represented by CDBG request

0.16 %

4. If your project will require future funding, please provide information about how the program will be funded. VFC's project will be funded through a combination of government funding (approximately 17%), foundation and corporate funders (18%), individual giving (35%), and special events (29%). VFC operates on an accrual accounting system. At the start of each fiscal year (beginning on July 1), we begin raising the budget for that fiscal year. Any funding that we receive on or after July 1, 2023, will go toward the project budget. VFC receives more than \$500,000 annually in Victims of Crime Act grant funding through the California Office of Emergency Services. We anticipate that these grants will continue to be renewed. We also expect \$70,000 in FY 2023-24 from the Judicial Council of California. We will also seek local grants from San Diego County Board of Supervisors Neighborhood Reinvestment Program and Community Enhancement Program. We are growing our partnerships with foundations and corporations and have received grants of \$50,000 or more for multiple consecutive years from organizations including the Conrad Prebys Foundation, the Zable Foundation, the Sahm Family Foundation, Focusing Philanthropy, The Rose Foundation, and Price Philanthropies.

RECEIVED

JAN 3 2023

Dept. of Development Services
City of Santee



**Community Development Block Grant (CDBG) Program
APPLICATION FOR FUNDING
Program Year 2023**

The following application must be completed by each qualified organization interested in being considered for CDBG funding. Please type or print clearly. Attach additional sheets of information as necessary. **All information must be provided or the application will be considered incomplete and will not be further evaluated for funding consideration.**

The application must not exceed a total of fifteen (15) pages. The completed application must be submitted prior to 5:00 P.M. on Monday, January 9, 2023. Applications may be submitted electronically to bcrane@cityofsanteeca.gov. Paper copies may be mailed or delivered to the City of Santee, Department of Development Services, Attn: Bill Crane, at 10601 Magnolia Avenue, Santee, CA 92071.

Potential applicants who have questions about the CDBG funding may contact Bill Crane by email at bcrane@cityofsanteeca.gov before: 5:00 P.M. on Monday, January 2, 2023. Additionally, general information about CDBG-CV funding may be found on HUD's website at <https://www.hudexchange.info/programs/cdbg/>

GENERAL INFORMATION: Date: 1/6/2023

Agency Name: [CSA San Diego County](#)
Agency Address: [327 Van Houten Avenue, El Cajon, CA 92020](#)

Phone: [619-444-5700](tel:619-444-5700) Fax:
E-mail: outreach@c4sa.org

Project/Program Contact Person (Name and Title): [Estela De Los Rios, CSA Executive Director](#)
Project/Program Location: [327 Van Houten Ave, El Cajon, CA 92020](#)

Phone: [619-277-5786](tel:619-277-5786) Fax:
E-mail: estela@c4sa.org

Type of Project (check one):

Public Service Activity	<input checked="" type="checkbox"/>
Public Improvement (Construction)	<input type="checkbox"/>
Acquisition of property	<input type="checkbox"/>
Other (describe)_	

Federal Unique Entity Identifier (UEI): [LD7WR1PFMGD4](#)

NOTE: UEI may be accessed through the following website: <https://sam.gov/content/home>

Person completing application: [Paula Karazuba](#)

City of Santee – Application for CDBG Funding

FUNDING INFORMATION:

Amount Requested from Santee: \$ 20,500

Total Project/Program Budget: \$ 230,000

Is the Project/Program scalable? Meaning if awarded less than requested could the Project/Program still be carried out, albeit to a lesser degree? Please explain: *Yes, we could scale back on outreach and marketing, but that would present obstacles to our planned efforts to expand this program and attract more clients.*

Please complete Page 5 (CDBG Project Budget) itemizing revenues and expenses (sources and amounts) for the proposed project or activity in which CDBG funds would be used. Indicate how the requested CDBG funds would relate to the overall proposed budget.

PROJECT/ACTIVITY INFORMATION

A. What is the purpose/mission of the applicant agency?

CSA San Diego County is a HUD Approved Housing Counseling Agency, and a 501(c)(3) non-profit organization whose primary mission is the promotion of social justice and public welfare through programs, services, and advocacy against all forms of discrimination, including advocacy for the eradication of housing discrimination to assure equal housing opportunity for all individuals.

B. Briefly describe the purpose of the project, the population to be served, the area to be benefited and estimated number of Santee residents who would benefit from the project. Inclusion of the estimated number of Santee residents served is required.

CSA San Diego County is a HUD approved agency that aims to provide fair housing and tenant/landlord services to address housing discrimination and tenant-landlord conflicts for our San Diego communities. Our services have been primarily targeted for and accessed by low and moderate-income residents. We anticipate serving up to 100 (35 directly through our office and 65 through outreach and education services) residents in Santee during FY 2023-2024 through direct phone contact, our website, in-person mediation, distribution of bilingual Fair Housing handbooks, and through outreach events and collaborations with other groups such as the Santee Collaborative, East County Action Network, and the East County Senior Service Providers. Through these organizations, and the Santee library, our staff distributes information regarding fair housing so that our services can be fully utilized. The services we provide are available in English, Spanish, and Arabic, and, by appointment, other.

Goals:

Our primary program goal is to assist the City of Santee by helping provide discrimination-free housing where conflicts between tenants and landlords are addressed in a fair and satisfactory manner and where adequate planning occurs to address needs as they develop.

Objectives and Services:

Our Program Objectives (numbered) and Services (bullets) below will meet these goals:

City of Santee – Application for CDBG Funding

1.) *Eradicate discrimination in housing*

- *Provide consultation and respond to all fair housing and tenant/landlord calls from residents*
- *Provide advocacy for equal housing opportunities*
- *Assist victims of discrimination under state and federal law and process violations*
- *Make referrals when necessary to the Department of Fair Employment and Housing and/or HUD.*
- *Conduct Fair Housing Testing within the City of Santee when deemed necessary*
- *Assist in and be responsive to addressing the recommendations of the Analysis of Impediments to Fair Housing Choice*
- *Address the City of Santee's Housing Element and Consolidated Plan*

2.) *Diminish tenant/landlord conflicts*

- *Provide conflict resolution counseling*
- *Offer mediation services where other interventions have been unsuccessful*

3.) *Increase the knowledge of tenants and landlords about rental housing rights and responsibilities as well as other issues*

- *Conduct education, outreach activities, training*
- *Provide resource information outside the area of fair housing*
- *Publish and disseminate a Handbook on Renting (English, Arabic, Spanish)*
- *Provide up-to-date fair housing information on our web site*
- *Develop other materials and programs as necessary*

4.) *Provide well documented and accessible services*

- *Provide quarterly and annual reports to the CDBG Administrator*
- *Provide data that is informative and useful*
- *Respond punctually to calls from tenants and landlords*
- *Respond punctually and effectively to programmatic or administrative requests from the CDBG Administrator or staff*
- *Provide web links to local and regional housing services and information*

5.) *Assist Santee in developing and maintaining regional resources and utilizing best practices*

- *Attend the Santee Collaborative and serve on its committees*
- *Participate in the San Diego Regional Alliance for Fair Housing (SDRAFFH)*
- *Develop and maintain relationships with other fair housing organizations that have the potential to increase the capacity of Santee to maintain housing that is free of discrimination and tenant/landlord conflict.*

- C.** Who will carry out the activities, the period over which the activities will be carried out, and the frequency with which the services will be delivered (be specific).

We have a staff of 14, 12 of whom have fair housing counseling experience. The program year is July 1st through June 30th. The office hours are M-F 8 AM – 4:30 PM. If circumstances require it, CSA will arrange to meet with clients outside of the usual hours or in a location better suited to the client's needs. Reports will go to the City of Santee quarterly.

- D.** Describe how the project meets the CDBG Program National Objectives, the City of Santee Priorities, or is included under the Eligible Activities. Please see the the Notice of Funding Availability to assist with this request.

City of Santee – Application for CDBG Funding

The National Object in this program Benefits low and moderate income (LMI) persons. The City of Santee's Five Year Consolidated Plan will be advanced by providing a public service to improve the quality of life for residents, and support affordable housing opportunities for low to moderate income residents. This program meets Basic Eligible Activities '(e) Provision of public services, fair housing counseling.

E. Agency/Nonprofit Organization Information:

Outline the background of your agency/nonprofit organization, including the length of time your agency has been in operation, the date of incorporation, the type of corporation and the type of services provided. If the request for funding is submitted as part of a collaborative application, please provide information for each member of the collaborative. **If your organization has received CDBG (or CDBG-CV) funds from the City of Santee in the past, please note the number of years the organization has received CDBG funding.**

CSA San Diego County is a private, non-profit agency that was founded in 1969 under the name Heartland Human Relations and Fair Housing then incorporated in 1972. In 2010, our organization was renamed as CSA San Diego County and incorporated under that name. Our mission is "To promote positive attitudes and actions that ensure respect, acceptance and equal opportunity for all people." The agency works cooperatively with community groups, local government bodies, law enforcement, and state and federal fair housing enforcement agencies in a collaborative effort to advocate for and promote the concept of fair treatment, the provision of affordable and habitable housing and equal opportunity for all persons regardless of race, religion, color, ethnicity, age, sexual preference, marital status, familial status, disability, or source of income. CSA has provided fair housing and human relations services to low and moderate-income households since the early 1970's. CSA has provided housing services to the City of Santee since 1993 (29 years).

F. Financial:

Describe your agency's fiscal management procedures including financial reporting, record keeping, accounting systems, payment procedures, and audit requirements. Describe how records are maintained to ensure the project benefits targeted groups.

CSA's Board of Directors is legally and fiduciary responsible for the organization on a monthly basis. The Board President, Jose Preciado, supervises the Executive Director who is responsible for the finances of the organization on a day-to-day basis. In turn, the Executive Director supervises the agency's accountant, Tyrone Spencer, who maintains a QuickBooks accounting and payroll system. Invoices and fiscal documentation is provided to Santee quarterly. All records are kept either as computer files or in a hard copy that is filed and stored on-site. CSA is anticipating our first annual audit per OMB Circular A-133

City of Santee – Application for CDBG Funding

G. Personnel:

Identify the staff administering/implementing this project and provide their experience in similar programs.

The Executive Director, Estela De Los Rios, is solely responsible for directing and overseeing the daily operations of CSA San Diego County and its programs. She is responsible for the implementation of program services, outreach, and reporting. George Ibarra, the Senior Housing Counselor supervises the agency's fair housing counselors and oversees accurate completion of contract deliverables. The management of the Executive Director and the Senior Housing Counselor assures that the quality of services performed adheres to all local, state, and federal regulations. The day-to-day fair housing and tenant-landlord services are performed by a multilingual staff with over 40 accumulated years of expertise in the area of housing.

H. Conflict of Interest:

Please identify any member, officer, or employee of your organization who is an officer or employee of the City of Santee or a member of any of its boards, commissions, or committees or has any interest or holding which could be affected by any action taken in the execution of this application.

No member, officer, or employee of CSA San Diego County is an officer or employee of the City of Santee, a member of any of its boards, commissions, or committees, or has any interest or holding which could be affected by any action taken in execution of this application

BENEFITS AND BENEFICIARIES

A. How accessible or convenient is the proposed project/activity to Santee residents? (Please be specific such as direct services to a client's home, Santee location, transportation provided, etc.)

Most of our intakes and interviews can be handled via phone or through our website. Our offices are in El Cajon, about four miles from Santee's southern border. The office hours are M-F 8 AM – 4:30 PM. If circumstances require it, CSA will arrange to meet with clients outside of the usual hours or in a location better suited to the client's needs. We can also offer interpreters, by appointment, to help with LEP, deaf, or otherwise disadvantaged clients.

B. What is the approximate percentage of your clients that have annual family incomes in each of the following ranges: (Percentages should add to 100%)

<u>72</u>	% of clients are at 30 percent or below of the area median income
<u>17</u>	% of clients are between 31 and 50 percent of the area median income
<u>9</u>	% of clients are between 51 and 80 percent of the area median income
<u>2</u>	% of clients are above 80 percent of the area median income

City of Santee – Application for CDBG Funding

97.7% of our clients in 2021-2022 were low income.

C. Does your agency focus its activities on populations with special needs?

No

Yes (Please specify)

Please specify which special needs populations. (persons experiencing homelessness, persons with disabilities, persons with substance abuse problems, veterans, seniors, children, etc.)

DOCUMENTATION

A. How will the recipients' information be collected and documented?

The client is asked to fill out an intake form with all their demographic data on our website or we can email it to them. Sometimes the counselor will have to ask the client for the information in person or via telephone. The data is entered into our CMS (Client Management System) along with the counselor's notes and other relevant documents (such as the client's lease or 3 day notice).

B. How will the outcomes be measured, collected, and documented? .

We can run spreadsheets in the CMS and filter results to find demographic and other information by City and timeframe.

APPLICANT CERTIFICATION

To the best of my knowledge and belief, the information contained in this application is true and correct; the document has been duly authorized by the governing body of the applicant; and the applicant will comply with all assurances, federal, state and local laws and regulations if funding is approved.

Estela De Los Rios, Executive Director

Type or Print Your Name and Title

Signature

City of Santee – Application for CDBG Funding

CDBG-CV PROJECT BUDGET

Organization: CSA San Diego County

Total organization budget \$ 800,004

Program/Project name requesting funds: Fair Housing and Tenant/Landlord

CDBG funds requested: \$ 20,500 Total program/project budget: \$ 230,500

Note: Indicate with an asterisk (*) funds that are volunteer time or in-kind contribution.

1. Sources of funding for program/project:		(S)Secured or (A)Anticipated
a. Funding requested from the City	\$ <u>20,500</u>	(A)
b. Other federal funds (if any)	\$ <u>168,250</u>	(A)
c. State or local government funds	_____	
d. Donations and contributions	_____	
e. Fees or memberships	_____	
f. In-kind contributions / Volunteer time *	\$ <u>1,750</u>	(A)
g. Other funding	_____	
h. TOTAL PROJECT FUNDING (project budget)	\$ <u>230,500</u>	(A)

2. Uses of CDBG funds requested for the program/project: (1.a.)

a. Wages and salaries	\$ <u>14,260</u>
b. Personnel benefits	<u>1,588</u>
c. Materials and supplies	<u>50</u>
d. Program expenses and evaluation	<u>135</u>
e. Rent and utilities	<u>3,100</u>
f. Insurance	<u>580</u>
g. Mileage (___ @ 62.5 cents/mile)	<u>100</u>
h. Incentives and Special Events	<u>50</u>
i. Indirect costs	<u>137</u>
j. SDRAFFH Fees	<u>500</u>
k. _____	_____

l. TOTAL REQUESTED FUNDING (same as 1.a.) \$ 20,500

3. Percentage of project budget represented by CDBG request 9 %

4. If your project will require future funding, please provide information about how the program will be funded.

PY 2023 PUBLIC FACILITIES (CDBG)

Balance Available \$189,130

Agency	Request	Minto	Hall	McNelis	Koval	Trotter	Approved
City of Santee - Citywide ADA Pedestrian Ramp Project (1st Phase)	189,130	-	-	-	-	-	-
Total	189,130	-	-	-	-	-	-

Balance to Allocate **189,130** **189,130** **189,130** **189,130** **189,130** **189,130**

MEETING DATE February 22, 2023

ITEM TITLE PUBLIC HEARING FOR A MAJOR REVISION (MJR2022-2) TO THE LANTERN CREST CONGREGATE CARE FACILITY (CONDITIONAL USE PERMIT P07-12) AT 300 LANTERN CREST WAY TO ALLOW AN ADDITIONAL 72 UNITS AT THE FACILITY AND A MAXIMUM BUILDING HEIGHT OF 82 FEET UNDER A DENSITY BONUS APPLICATION (DB2022-1); AND TO CONSIDER AN ADDENDUM TO PREVIOUSLY ADOPTED MITIGATED NEGATIVE DECLARATION (AEIS07-29) FOR THE PROJECT. APPLICANT: SANTEE SENIOR RETIREMENT COMMUNITIES, LLC (MICHAEL GRANT)

DIRECTOR/DEPARTMENT Michael Coyne, Principal Planner 

SUMMARY

Request for a Major Revision to the Lantern Crest Congregate Care Facility, a senior citizen housing development established by Conditional Use Permit P07-12. The subject senior citizen housing development is located at 300 Lantern Crest Way on a 26.5-acre site in the Dual R-14/NC (Medium High Density Residential/Neighborhood Commercial) Zone, R-22 (High Density Residential) Zone, and the P/OS (Park/Open Space) Zone and is further identified by APNs 384-142-25, -28, -29, -31, -32, -36, & -37. The facility was originally approved for construction of up to 360 dwelling units and is being developed in five phases.

The requested Major Revision would allow for the development of an additional 72 dwelling units at the facility (for a total of 432 units), under the provisions of State Density Bonus Law for senior housing (California Government Code §65915 et seq.). The 72 units equate to a 20% density bonus, which is a bonus most senior housing projects in California are eligible for under State Density Bonus Law. The first three phases of the facility (1st Phase: The Villas; 2nd Phase: The Pointe; 3rd Phase: The Plaza), totaling 227 dwelling units, have been constructed. With the subject density bonus, 205 units of the 432 total units would remain to be built, with 107 units proposed in Phase 4 (The Legacy) and 98 units proposed in Phase 5.

As a density bonus project, the subject proposal is also eligible for a waiver of the height requirement. As such, the revised project proposes to increase the maximum number of stories and height of the Phase 4 building from an approved maximum of 4 stories and 70 feet, to a maximum of 5 stories and 82 feet. Clearances from the Federal Aviation Administration and Airport Land Use Commission have been obtained for this additional story and revised building height. The approved parking study for Conditional Use Permit P07-12 established a parking requirement of 0.5 spaces per unit for the subject facility. As such, the parking requirement for the facility at a 432-unit buildout would be 216 parking spaces. Revised plans submitted with this Major Revision would provide a total of 352 parking spaces at buildout, which would exceed this parking requirement.

ENVIRONMENTAL REVIEW

An Addendum to a previously adopted Mitigated Negative Declaration (State Clearinghouse Number 2008071057) has been prepared for the revised project in accordance with the California Environmental Quality Act (CEQA). The Addendum assesses the potential environmental impacts of the revised



project consisting of 432 units and a maximum building height of 82 feet as compared to the environmental impacts assessed under the adopted Mitigated Negative Declaration (MND) for the approved project consisting of 360 units and a maximum building height of 70 feet. The analysis provided in the Addendum demonstrates that the revised project would not result in any new additional significant impacts, nor would it substantially increase the severity of previously anticipated significant impacts. All mitigation measures identified as part of the adopted MND remain sufficient in reducing environmental impacts to a less than significant level for the revised project.

FINANCIAL STATEMENT *AF*

Staff costs for application processing are paid on an actual cost recovery basis. Development Impact Fees paid for the 227 units built to date are \$6,738,296.16. The proposed 72 units that are part of the subject Major Revision and Density Bonus request, would result in approximately \$1,670,487.12 in additional impact fees to the City. When combined with the pending units to be built from the original CUP approval (a combined total of 205 additional units), future fees are estimated to be \$4,756,248.05, which includes Drainage, Traffic, Traffic Signal, Park in-Lieu, Public Facilities, and Regional Transportation Congestion Improvement Program (RTCIP) fees.

CITY ATTORNEY REVIEW N/A Completed

RECOMMENDATION *MDB*

1. Conduct and Close the Public Hearing; and
2. Approve and adopt the Addendum to the previously approved Mitigated Negative Declaration (AEIS07-29) and in compliance with the provisions of the California Environmental Quality Act (CEQA) per the attached Resolution and authorize a filing of a Notice of Determination; and
3. Approve Major Revision MJR2022-2 to Conditional Use Permit P07-12 and Density Bonus DB2022-1 per the attached Resolution.

ATTACHMENTS

Staff Report
Aerial Vicinity Map
Project Plans
Major Revision/Density Bonus Resolution
MND Addendum Resolution
Addendum to MND

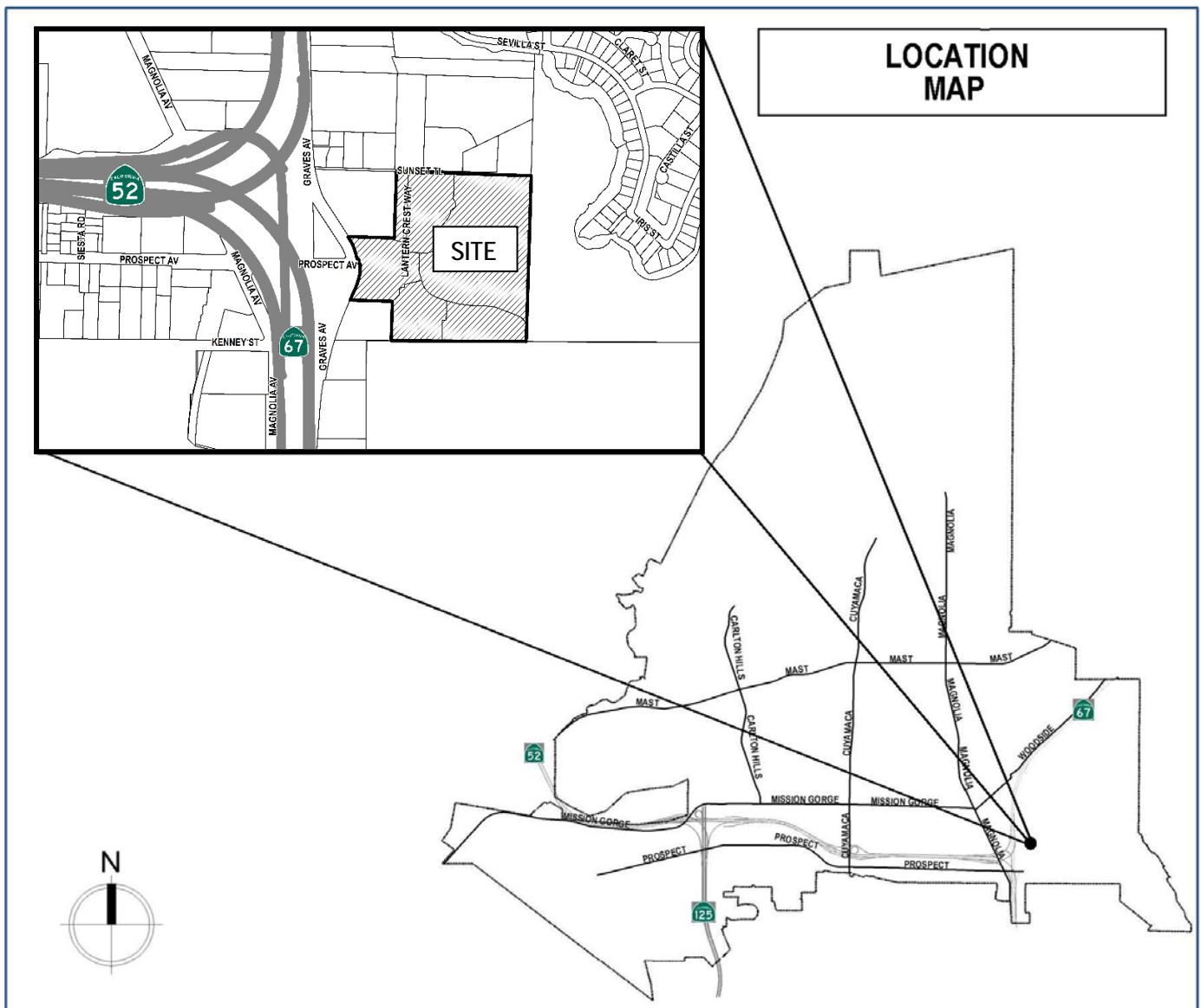
STAFF REPORT

PUBLIC HEARING FOR A MAJOR REVISION (MJR2022-2) TO THE LANTERN CREST CONGREGATE CARE FACILITY (CONDITIONAL USE PERMIT P07-12) AT 300 LANTERN CREST WAY TO ALLOW AN ADDITIONAL 72 UNITS AT THE FACILITY AND A MAXIMUM BUILDING HEIGHT OF 82 FEET UNDER A DENSITY BONUS APPLICATION (DB2022-1); AND TO CONSIDER AN ADDENDUM TO PREVIOUSLY ADOPTED MITIGATED NEGATIVE DECLARATION (AEIS07-29) FOR THE PROJECT.

APPLICANT: SANTEE SENIOR RETIREMENT COMMUNITIES, LLC (MICHAEL GRANT)

CITY COUNCIL MEETING FEBRUARY 22, 2023

A Notice of the Public Hearing was published in the East County Californian on February 10, 2023. A total of 45 adjacent owners or residents of property within 300 feet of the project site and other interested parties were notified by U.S. Mail on February 10, 2023.



A. SITUATION AND FACTS

1. Requested by Santee Senior Retirement Communities, LLC (Michael Grant)
2. Land Owner Santee Senior Retirement Communities, LLC
3. Type and Purpose of Request..... Major Revision to Conditional Use Permit for the Lantern Crest Congregate Care Facility
4. Location..... 300 Lantern Crest Way
5. Site Area 26.5 Acres
6. Existing Zoning..... Dual R-14/NC (Medium High Density Residential/ Neighborhood Commercial) Zones, R-22 (High Density Residential) Zone, and P/OS (Park/Open Space) Zone
7. Surrounding Zoning North: HL (Hillside Limited), R-14 (Medium High Density Residential) and P/OS
South: R-14 and San Diego County RS (Residential Single)
East: PD (Sky Ranch Planned Development)
West: R-14 and GC (General Commercial)
8. General Plan Designation Dual R-14/NC (Medium High Density Residential/ Neighborhood Commercial), R-22 (High Density Residential), and P/OS (Park/Open Space) Zone
9. Existing Land Use Lantern Crest Congregate Care Facility with Phases 1 through 3 (227 units) constructed.
10. Surrounding Land Use North: Lantern Crest Ridge Congregate Care Facility
South: Single-family homes in unincorporated San Diego County
East: Sky Ranch Open Space Preserve and Sky Ranch development
West: Sunset Trails Apartments, Mountain View Villas Apartments, and vacant commercial lot
11. Terrain..... The topography of the site is relatively flat in the southern and western portions of the property with a low elevation point of 445 feet above mean sea level at the main entrance to the site from Graves Avenue and rises steeply in the east hillside portion of the property to an

elevation of 710 feet above mean sea level.

- 12. Environmental Status: Addendum to Mitigated Negative Declaration (AEIS07-29; State Clearinghouse No. 2008071057).
- 13. APN:..... 384-142-25, -28, -29, -31, -32, -36, & -37.
- 14. Within Airport Influence Area..... Yes, within Safety Zones 3 and 4 of Gillespie Field Airport Land Use Compatibility Plan. Clearances have been obtained from the Federal Aviation Administration and San Diego County Airport Land Use Commission.

B. BACKGROUND

On April 22, 2022, Santee Senior Retirement Communities, LLC, submitted a request for a Major Revision to the Lantern Crest Congregate Care Facility, a senior housing facility established by Conditional Use Permit P07-12, which was approved by the City Council in 2008. The Major Revision application (MJR2022-2) includes a corresponding Density Bonus application (DB2022-1). The subject congregate care facility was originally approved for construction of up to 360 dwelling units and is being developed in five phases (Phase 1: The Villas; Phase 2: The Pointe; Phase 3: The Plaza; Phase 4; The Legacy; and Phase 5; Unnamed). The requested Major Revision would add 72 dwelling units to the facility (for a total of 432 units), under the provisions of State Density Bonus Law for senior housing (California Government Code §65915 et seq.). The 72 units equate to a 20% density bonus, which is a bonus most senior housing projects in California are eligible for pursuant to California Government Code §65915(b)(1)(C) and (f)(3) of State Density Bonus Law. The first three phases of the facility, totaling 227 dwelling units, have been constructed. With the subject Density Bonus application, 205 units of the 432 total units would remain to be built, with 107 units proposed in Phase 4 and 98 units proposed in Phase 5. The original CUP approval permitted the construction of 63 units in Phase 4 and 70 units in Phase 5.

As a Density Bonus project, the subject proposal is also eligible for a waiver of the height requirement. As such, the revised project proposes to increase the maximum number of stories and height of the Phase 4 building from a maximum of 4 stories and 70 feet permitted with CUP P07-12, to a maximum of 5 stories and 82 feet (both maximum heights include architectural appurtenances; i.e. the bell towers). The proposed footprint of the Phase 4 building is substantially similar to that approved under CUP P07-12. The additional 43 units proposed for Phase 4 are being accommodated in the added story, but also by reconfiguration of the floor plans within each building level. Final plans for Phase 5 have not been received and are not a part of this Major Revision request. However, approval of the subject Density Bonus application (DB2022-1) would authorize the development of up to 98 units in Phase 5. The project proponent anticipates being able to accommodate the

additional Phase 5 units in the Phase 5 building shell and footprint approved with CUP P07-12 through reconfiguration of the interior spaces. However, if substantial modifications are made to the Phase 5 building from the prior CUP approval, such as a proposed increase to the Phase 5 building height, a new Major Revision application will be required.

Project Description

The Lantern Crest Congregate Care facility, with a main address of 300 Lantern Crest Way, is located on a 26.5-acre campus that spans seven assessor’s parcels and is located in the southeast portion of the City at the eastern terminus of Prospect Avenue where it intersects with Graves Avenue. Primary access to the site is from the signalized intersection of Graves Avenue and Prospect Avenue. The campus consists of four zoning classifications: the Dual R-14/NC (Medium High Density Residential/Neighborhood Commercial) Zones, which allows for neighborhood commercial uses and a residential density of 14 to 22 dwelling units per acre; the R-22 (High Density Residential) Zone, which allows for a residential density of 22 to 30 dwelling units per acre, and the P/OS (Park/Open Space) Zone, which represents the 12.91-acre portion of the campus set aside for permanent wildlife habitat conservation. The Lantern Crest facility was approved under Conditional Use Permit P07-12 in 2008 with up to 360 units. Subsequent revisions to the project construction schedule established a revised phasing plan for the project consisting of five main phases. Construction of the first three phases of the project, consisting of two main buildings (The Plaza and The Pointe) and smaller duplex units (The Villas) with a combined total of 227 units, has been completed. The buildings associated with the subsequent phases, Phase 4 (The Legacy) and Phase 5 (Unnamed) have not been constructed, however, significant site improvements within these phases have occurred, including rough grading, landscaping, drainage, retaining wall, fire lane, and parking lot improvements. With the proposed Major Revision and Density Bonus, the project would be modified from its original approval under CUP P07-12 as follows:

Phase	Original CUP P07-12 Approval	Proposed Major Revision/ Density Bonus
1-The Pointe	102 units; 4-stories*, 70 feet	Built; unchanged
2-The Villas	12 one-story duplex units	Built; unchanged
3-The Plaza	113 units; 4 stories*, 70 feet	Built; unchanged
4-The Legacy	63 units; 4 stories*, 70 feet	107 units; 5 stories; 82 feet
5-Unnamed	70 units; 4 stories*, 70 feet	98 units; 4 stories, 70 feet
Total	360 units; 247 parking spaces	432 units; 352 parking spaces

*Includes basement, which is not included in the maximum height calculation

Lantern Crest Campus Description: The adjoining Lantern Crest Ridge Congregate (Memory) Care Facility, along Sunset Trail, was approved under a separate Conditional Use Permit (CUP P09-04) and is not part of the subject Major Revision request. However, both congregate care facilities operate as one large

campus and are part of the overarching concept of “aging in place”; Lantern Crest provides the medical services and amenities necessary to attend to the changing needs of residents as they age. Lantern Crest provides a campus-like village setting where residents have access to numerous activities and levels of care. The two facilities provide a range of housing options and services for elderly persons, including independent living, assisted living, and memory care. The age range of residents is 75 years to 100 years, with an average age of approximately 80 years. Most residents of Lantern Crest no longer drive and many need assistance with daily activities. Lantern Crest is designed to be self-contained and provides on-site security, transportation services, a pharmacy, doctor, physical therapist, a bank, a restaurant, meal service, a fitness center, a library, an indoor and outdoor swimming pool, a dog park, and many other on-site recreational amenities including a movie theater, bowling alley, and game room. These amenities would be shared by future occupants of Phases 4 and 5 of the Lantern Crest project. The Phase 4 modifications that are part of the subject Major Revision and Density Bonus project, would add a pickleball court and a top floor restaurant with glass elevators as new amenities to the Lantern Crest campus.

Building Architecture & Height: As shown on the attached plans, the proposed Phase 4 building (The Legacy) would be a crescent-shaped building with an exposed basement facade and five stories above. The project is designed according to the Spanish Mission style in an earth-tone color scheme with variegated roofing tiles, balconies, defined window features, decorative trim, terraces with trellises and a signature bell tower. When measured from the base of the basement to the top of the bell tower, the proposed building would appear to have a total height of 92.5 feet. However, in accordance with the Santee Municipal Code, the height of the proposed building is 82 feet, as building height is calculated from the finished floor level to the top of the building. From the adjoining surface parking lot, the structure would appear to consist of six stories. However, from the adjoining hillside to the east, only five of the building’s stories would be visible.

Building Area & Unit Count: The proposed Phase 4 building (The Legacy) would contain a total of 107 units and a total building area of 138,149 square feet. The proposed building would include four studio units, 58 one-bedroom units, and 45 two-bedroom units ranging in size from 580 square feet to 1,800 square feet.

C. ANALYSIS

Compatibility with Adjacent Land Uses: The Lantern Crest Congregate Care Facility established by CUP P07-12 consists of four zoning classifications: the Dual R-14/NC (Medium High Density Residential/Neighborhood Commercial) Zones; the R-22 (High Density Residential) Zone; and the P/OS (Park/Open Space) Zone. Phase 4 of the facility is within the R-22 Zone. The existing surrounding land uses include a mix of single-family residential located to the south, multifamily residential located to the west, the Lantern Crest Ridge Congregate Care Facility (approved under a separate CUP) to the north, the Sky Ranch open space preserve located to

the east, and Gillespie Field Airport to the southwest.

Single Family Residential Compatibility: Approximately six existing single-family residences are located along the Phase 4 and 5 boundaries, in the unincorporated Bostonia-Pepper Drive community of San Diego County with side and rear yards abutting the project. The Phase 4 and 5 driveway elevations are higher than the existing pad elevations of the Bostonia homes. The perimeter retaining wall adjacent to the single-family homes varies from approximately one foot in height to 10 feet in height, and is constructed of decorative block.

The Phase 4 building would exceed the minimum 10-foot set back requirement of the High Density Residential zone district (R-22). The building would be set back at least 100 feet from adjacent single-family residences. The project would be compatible with surrounding single-family residential uses because it provides adequate spacing and buffering consistent with the existing privacy needs of neighboring residential development and the project is substantially similar to the previously approved project under CUP P07-12.

Multiple-Family Residential Compatibility: The Mountain View Villas Apartments are located to the southwest of the Phase 4 project site. The complex consists of two-story apartment buildings. The Phase 4 pad elevations for the project driveway and parking areas adjacent to the Mountain View Villas Apartments are approximately 22 to 26 feet higher than the pad elevations for the Mountain View Villas Apartments. The proposed Phase 4 building would exceed the minimum 10-foot set back requirement of the High Density Residential (R-22) zone district. The building would be set back at least 100 feet from the adjacent Mountain View Villas Apartments.

The project would be compatible with surrounding multiple-family residential uses because it provides adequate spacing and buffering consistent with the existing privacy needs of neighboring residential development and the project is substantially similar to the previously approved project under CUP P07-12.

Density Bonus & Building Height: The proposed Major Revision project includes a Density Bonus application (DB2022-1), which was evaluated by City staff and determined to be an eligible Density Bonus project. In accordance with Government Code Section 65915(b)(1)(C) and (f)(3), as a senior citizen housing development, the subject Lantern Crest facility qualifies for a 20% density bonus, which equates to an additional 72 housing units over the original 360 units approved for the facility under Conditional Use Permit P07-12. The additional units would yield a total facility unit count of 432 units, which would result in overall project density of approximately 32 dwelling units per acre, which would exceed the maximum density allowance for both the R-14 and R-22 Zones that underlie the residential portion of the site. However, under State Density Bonus Law, a project is allowed to exceed maximum residential zoning densities if it is an eligible density bonus project.

In addition, State Density Bonus Law also requires to City to waive or reduce development standards, such as building height and setback requirements, when such standards would constrain a development from achieving the full residential density it is eligible for under a density bonus. In order for the subject project to achieve the additional density it is eligible for as a density bonus project, it would need to exceed the height limit of the underlying R-22 Zone, which is 70 feet to the top of architectural appurtenances. As such, the subject Density Bonus application includes a height waiver request, which would allow the Phase 4 building to be constructed at a height of 82 feet. The waiver of this development standard does not require a separate variance application.

Parking & Access: The proposed Major Revision includes the removal of a proposed secondary building in Phase 4 approved under CUP P07-12 (identified as Building 4 in the original CUP approval) and the creation of additional surface parking within the footprint of this formally proposed building. The modification would yield an additional 105 shared parking spaces at the Lantern Crest facility, for a total of 352 parking spaces at the facility. This compares to the 247 parking spaces proposed with the CUP P07-12 approval. The parking needs of residents in a congregate care facility with assisted and independent living are different from the parking needs of residents of a typical multifamily housing development. As such, a parking demand study was prepared as part of the CUP P07-12 entitlement to determine the project's overall parking need based on the mix of proposed unit types. The parking study determined that approximately 0.5 spaces per unit would be required to meet the project's anticipated parking demand. With the proposed revision consisting of 432 total units, the project would require a total of 216 parking spaces in accordance with the previously approved parking study. However, a total of 352 parking spaces are proposed, which would exceed the parking requirement by 136 spaces.

Primary access to the project is provided from a signalized intersection at Graves Avenue and Prospect Avenue. Secondary access is provided via Sunset Trail, which is a private street. Internal vehicle circulation is provided by 26-foot wide driveways, which include Lantern Crest Way. The additional 72 units would result in an additional 180 average daily trips from the facility (or 2.5 trips per unit), which the on-site parking, internal driveways, and surrounding roadways can adequately accommodate.

Fire Safety Requirements: With the existing fuel modification zones and fire lanes around the Phase 4 building, adequate fire protection of the proposed structure would be provided. The building would be proximate to required fire hydrants and constructed with automatic fire sprinklers, hood and duct protection systems, fire resistant roof coverings, 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.

Grading: Mass grading has been completed and approved by the City for phases 4 and 5 of the project as approved under CUP P07-12, and the revised project would not require any additional earthwork within undisturbed soil. A precise grading plan has been submitted to the City for Phase 4 as shown in the attached project plans.

Landscaping: The revised project includes additional landscaping around the proposed Phase 4 building and within the new parking areas proposed within Phase 4, with a total of 32 new fire safe trees (shown in the attached project plans). The facility also includes existing landscaping around perimeter slopes. A condition of approval requires any deficient slope and perimeter landscaping to be rehabilitated.

Airport Safety: The Lantern Crest Congregate Care Facility is within Safety Zones 3 and 4 of Gillespie Field Airport Land Use Compatibility Plan (ALUCP). On July 21, 2022 the Federal Aviation Administration made a Determination of No Hazard to Air Navigation on the Phase 4 building of the revised project, which would be constructed with a maximum building height of 82 feet above ground level. On December 9, 2022 the San Diego County Airport Land Use Commission (ALUC) evaluated the proposed project for determination of consistency and determined that the project would be covered under the prior permitting such that it would constitute a vested, long-term project, as defined by the ALUCP. The revised project is, therefore, not be subject to the current ALUCP, and no further action from the ALUCP is required for ALUCP consistency determination.

Drainage and Water Quality: The revised project would include replacement of a previously proposed bioretention basin with a modular wetland system. The Drainage Study Addendum, prepared for the revised project, documented that the previously proposed bioretention basin was originally designed for water quality treatment only, and not for detention of peak flows during a 100-year storm event. Consequently, replacement of the previously proposed bioretention basin with the proposed modular wetland system would not change peak flows during a 100-year storm event. Therefore, the revised project would not substantially alter the drainage pattern of the site or the surrounding area in a manner that could result in substantial erosion or siltation on- or off-site.

Santee Sustainable Plan: The revised project would implement all applicable greenhouse gas (GHG) reduction measures related to energy efficiency, solid waste, and clean energy required by the City's Sustainable Santee Plan. Specifically, the revised project would be consistent with the following goals:

- **Increase Energy Efficiency (Goal 2):** The revised project would also include a solar photovoltaic (PV) system. The revised project would implement all feasible and applicable CALGreen Tier 2 Building Standards. The CALGreen Tier 2 measures that would be implemented by the revised project are related

to planning and design, energy efficiency, water efficiency and conservation, material conservation and resource efficiency, and environmental quality.

- Electric Vehicles (Goal 7): The revised project would include 11 additional Level 2 electric vehicle charging parking spaces.
- Solid Waste (Goal 9): The revised project would reduce waste at landfills by providing onsite recycling storage per CALGreen. The revised project would also implement a construction waste management plan. The Phase 4 Building will have a waste room on the first level accessible from an exterior rolling door for offsite waste disposal. Chutes running through all floor levels would empty into waste bins within the waste room where trash will be sorted for proper disposal.
- Clean Energy (Goal 10): The revised project would include the installation of a solar PV system.

D. ENVIRONMENTAL REVIEW

A Mitigated Negative Declaration (AEIS07-29) was previously adopted for the Lantern Crest Congregate Care Facility (CUP P07-12). The revised project would not alter the development footprint that was evaluated in the previously adopted Mitigated Negative Declaration. Building 4 would be constructed within the 13.59-acre portion of the site identified for development of the senior care facility under previously approved CUP P07-12 and would not encroach into the designated 12.91-acre open space/conservation easement.

An Addendum to a previously adopted Mitigated Negative Declaration (State Clearinghouse Number 2008071057) has been prepared for the revised project in accordance with the California Environmental Quality Act (CEQA). The Addendum assesses the potential environmental impacts of the revised project consisting of 432 units and a maximum building height of 82 feet as compared to the environmental impacts assessed under the adopted Mitigated Negative Declaration (MND) for the approved project consisting of 360 units and a maximum building height of 70 feet. The analysis provided in the Addendum demonstrates that the revised project would not result in any new additional significant impacts, nor would it substantially increase the severity of previously anticipated significant impacts. All mitigation measures identified as part of the adopted MND remain sufficient in reducing environmental impacts to a less than significant level for the revised project.

E. ESTIMATED FEES

Development Impact Fees paid for the 227 units at the Lantern Crest Congregate Care Facility built to date are \$6,738,296.16. With the 72 additional units proposed with this request, fees are estimated to be \$1,670,487.12, which includes Drainage,

Traffic, Traffic Signal, Park in-Lieu, Public Facilities, and Regional Transportation Congestion Improvement Program (RTCIP) fees, as follows:

Drainage	\$ 167,544.00
Traffic	\$ 192,888.00
Traffic Signal	\$ 19,944.00
Park-in-Lieu	\$ 601,992.00
Public Facilities.	\$ 494,568.00
RTCIP Fee	\$ 193,551.12
Total.	\$ 1,670,487.12

When combined with the pending units to be built from the original CUP approval (a combined total of 205 additional units), future fees are estimated to be \$4,756,248.05, which includes Drainage, Traffic, Traffic Signal, Park in-Lieu, Public Facilities, and Regional Transportation Congestion Improvement Program (RTCIP) fees.

F. STAFF RECOMMENDATION

1. Conduct and Close the Public Hearing; and
2. Approve and adopt the Addendum to the previously approved Mitigated Negative Declaration (AEIS07-29) and in compliance with the provisions of the California Environmental Quality Act (CEQA) per the attached Resolution and authorize a filing of a Notice of Determination; and
3. Approve Major Revision MJR2022-2 to Conditional Use Permit P07-12 and Density Bonus DB2022-1 per the attached Resolution.

Aerial Vicinity Map
Lantern Crest Major Revision MJR2022-2
Density Bonus DB2022-1



*The Ridge at Lantern Crest, a memory care facility, was approved separately under Conditional Use Permits P09-04 & P2017-4 and is not a part of the subject Major Revision and Density Bonus request.

The Lantern Crest Project Plans attachment is available
via the below link:

<https://www.cityofsanteeca.gov/home/showpublisheddocument/23254/638122381100417371>

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**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA
APPROVING MAJOR REVISION (MJR2022-2) TO THE LANTERN CREST
CONGREGATE CARE FACILITY (CONDITIONAL USE PERMIT P07-12) AT 300
LANTERN CREST WAY AND DENSITY BONUS APPLICATION (DB2022-1) TO
ALLOW AN ADDITIONAL 72 UNITS AND A MAXIMUM BUILDING HEIGHT OF 82
FEET AT THE FACILITY.**

**APPLICANT: SANTEE SENIOR RETIREMENT COMMUNITIES, LLC (MICHAEL
GRANT)**

WHEREAS, on August 27, 2008, the Santee City Council approved Conditional Use Permit P07-12 (Exhibit A) for the Lantern Crest Congregate Care Facility at 300 Lantern Crest Way, further identified by APNs 384-142-25, -28, -29, -31, -32, -36, & -37; and

WHEREAS, the Lantern Crest Congregate Care Facility (facility) approval under CUP P07-12 provided for a two-phase ("Phase I & Phase II") development footprint that included a 360-unit complex configured as Buildings 1 through 6, four garage structures, 20 "villa" units, and 247 parking spaces and a 12.91-acre permanent open space; and

WHEREAS, the 12.91-acre permanent open space is under a conservation easement and is currently being managed as a biological preserve as required by the CUP P07-12 approval; and

WHEREAS, a Minor Revision (MR2012-11) to CUP P07-12 modified the Phase II Building 6 footprint to provide for a 102-unit building; and

WHEREAS, the phasing plan for the congregate care facility has been altered by the developer to a five-phase plan to reflect the actual construction phasing of the facility; and

WHEREAS, the first three phases of the facility (1st Phase: The Villas; 2nd Phase: The Pointe; 3rd Phase: The Plaza), totaling 227 dwelling units, have been constructed; and

WHEREAS, in accordance with Section 13.06.030(G) of the Santee Municipal Code, a revision or modification to an approved conditional use permit such as, but not limited to, change in conditions of approval, expansions, intensification, location, hours of operation, may be requested by an applicant; and

WHEREAS, a complete application for Major Revision MJR2022-2 was submitted on December 9, 2022 to alter the Phase 4 building height and internal floor configuration to provide for a 107-unit building and an additional 72 units at the facility; and

WHEREAS, the proposed Major Revision MJR2022-2 project includes a Density Bonus application (DB2022-1), which was evaluated by City staff and determined to be an eligible Density Bonus project under State Density Bonus Law as set forth in

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Government Code Section 65915(b)(1)(C) and (f)(3) because the facility is a senior citizen housing development; and

WHEREAS, in accordance with Government Code Section 65915(b)(1)(C) and (f)(3), the subject facility qualifies for a 20% density bonus because it's an eligible senior housing development, which such bonus equates to an additional 72 housing units over the original 360 units approved for the facility under P07-12; and

WHEREAS, State Density Bonus Law also requires the City to waive or reduce development standards, such as building height and setback requirements, when such standards would constrain a development from achieving the full residential density for which it is eligible under a density bonus; and

WHEREAS, in order to accommodate the additional density for which the subject facility is eligible, a waiver to the height limit of 70 feet (which includes architectural appurtenances) in the R-22 (High Density Residential Zone) is necessary; and

WHEREAS, with the subject Major Revision MR2022-2 and Density Bonus DB2022-1 the maximum height of the Phase 4 building, which includes an architectural appurtenance (bell tower), is proposed at 82 feet; and

WHEREAS, the subject Density Bonus DB2022-1 would allow the construction of an additional 72 units at the facility for a total of 432 units; and

WHEREAS, 227 dwelling units have already been constructed at the facility and 205 units of the 432 total units would remain to be built, with 107 units proposed in Phase 4 and 98 units proposed in Phase 5; and

WHEREAS, CUP P07-12 permitted the construction of 63 units in Phase 4 and 70 units in Phase 5; and

WHEREAS, Major Revision MJR2022-2 includes final plans for Phase 4, including the revised Phase 4 building consisting of a 5-story, 82-foot tall building with 107 dwelling units; and

WHEREAS, on July 21, 2022 the Federal Aviation Administration made a Determination of No Hazard to Air Navigation on the Phase 4 building of the revised project, which would be constructed with a maximum building height of 82 feet above ground level; and

WHEREAS, on December 9, 2022 the San Diego County Airport Land Use Commission (ALUC) evaluated the proposed project for determination of consistency and determined that the project would be covered under the prior permitting such that it would constitute a vested, long-term project, as defined by the (Airport Land Use Compatibility Plan (ALUCP) and therefore, determined that the revised project is not be subject to the current ALUCP, and no further action from the ALUC is required for ALUCP consistency

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determination on the revised project; and

WHEREAS, final plans have not been received for Phase 5 and are not a part of Major Revision MJR2022-2 and it is anticipated that the additional units proposed for in Phase 5 will be accommodated within the building size and footprint approved under CUP P07-12 through reconfigured floor space; and

WHEREAS, the subject Density Bonus application DB2022-1 is not subject to Measure N as the project is not a General Plan amendment, Planned Development Area, or new Specific Planning Area, nor is it a change to the slope criteria and minimum parcel sizes and lot averaging provisions of the Santee General Plan, nor does it require rezoning, triggering approval and adoption by the voters of the City, and in the alternative, the voter approval requirement in Measure N does not apply because the density bonus is necessary to comply with state or federal laws that require the City to accommodate housing, no greater density is necessary to accommodate the require housing, and an alternative site is not available to satisfy the specific state or federal housing law; and

WHEREAS, Major Revision MJR2022-2, Density Bonus DB2022-1 and Addendum to Mitigated Negative Declaration AEIS07-29 were scheduled for a public hearing on February 22, 2023; and

WHEREAS, on February 22, 2023 the City Council held a duly advertised public hearing on Major Revision MJR2022-2, Density Bonus DB2022-1 and Addendum to Mitigated Negative Declaration AEIS07-29; and

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

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

SECTION 1: On February 22, 2023, by separate resolution, the City Council approved an Addendum to the previously adopted Mitigated Negative Declaration (State Clearinghouse Number 2008071057) which was prepared for the revised project in accordance with the California Environmental Quality Act (CEQA). The Addendum assesses the potential environmental impacts of the revised project consisting of 432 units and a maximum building height of 82 feet as compared to the environmental impacts assessed under the adopted Mitigated Negative Declaration (MND) for the approved project consisting of 360 units and a maximum building height of 70 feet. The analysis provided in the Addendum demonstrates that the revised project would not result in any new additional significant impacts, nor would it substantially increase the severity of previously anticipated significant impacts. All mitigation measures identified as part of the adopted MND remain sufficient in reducing environmental impacts to a less than significant level for the revised project. No further environmental review is required for

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the City to adopt this Resolution.

SECTION 2: The findings in accordance with Section 13.06.030(G)(1) and (E) of the Santee Municipal Code for a Major Revision to a Conditional Use Permit 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, 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 congregate care facility with on-site amenities and services, and preserved open space, conforming to the General Plan and Municipal Code requirements for the Dual R-14/NC (Medium High Density Residential/ Neighborhood Commercial) Zones, R-22 (High Density Residential) Zone, and P/OS (Park/Open Space) Zone. The project is consistent with the R-22 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, Housing Element, Conservation Element (CE), and Community Enhancement Element (CEE) objectives. The project will contribute to the Housing Element goal of providing a wide range of housing types by providing housing for the elderly and disabled. 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.

Major Revision MJR2022-2 would result in a similar project as that approved under Conditional Use Permit P07-12. Excepting a height waiver under State Density Bonus Law and Section 13.26.010 of the Santee Municipal Code, the revised project would continue to meet the development standards of the underlying R-22 (High Density Residential) Zone for Phase 4, including setbacks, lot coverage, and parking requirements.

- 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 congregate care facility for elderly persons aged 75 years to 100 years is generally understood to generate low levels of traffic and noise. The revised project would generate approximately 180 additional average daily vehicle trips, with peak parking demand of 216 spaces for the entire facility at a 432-unit buildout, which is adequately accommodated by on-site parking and surrounding roadway infrastructure.

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- C. *That the proposed use complies with each of the applicable provisions of the Zoning Ordinance.*

The proposed use, as conditioned, complies with each of the applicable provisions of the Development Code because all applicable 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. The height limit for the subject project as set forth in the Zoning Ordinance is inapplicable as it is waived as part of the subject Density Bonus application DB2022-1, State Density Bonus Law and Section 13.26.010 of the Santee Municipal Code.

SECTION 3: The City Council finds that the subject Density Bonus application DB2022-1 is not subject to Measure N as the project is not a General Plan amendment, Planned Development Area, or new Specific Planning Area, nor is it a change to the slope criteria and minimum parcel sizes and lot averaging provisions of the Santee General Plan, nor does it require rezoning, triggering approval and adoption by the voters. In the alternative, the City Council makes the following findings based on substantial evidence in the record:

- A. *A specific provision of state or federal law requires the City to accommodate the housing that will be permitted by the amendment.*

The Density Bonus application (DB2022-1), which was evaluated by City staff, is necessary to comply with State Density Bonus Law as set forth in Government Code Section 65915(b)(1)(C) and (f)(3) because the facility is an eligible senior citizen housing development.

- B. *The amendment permits no greater density than that necessary to accommodate the required housing.*

The Density Bonus application (DB2022-1) permits no greater density than is necessary to accommodate the required senior citizen housing development. In accordance with Government Code Section 65915(b)(1)(C) and (f)(3), the subject facility qualifies for a 20% density bonus because it's an eligible senior housing development. Such bonus equates to an additional 72 housing units over the original 360 units approved for the facility.

- C. *An alternative site that is not subject to the voter approval requirement in this Policy is not available to satisfy the specific state or federal housing law.*

No alternative site is available to satisfy the specific state and federal housing law requirements because this project is part of a multi-phase development intended to create a campus-like village setting where residents have access to numerous activities and levels of care. The project will provide a range of

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housing options and services for elderly persons, including independent living, assisted living, and memory care. The project is designed to be self-contained and provides on-site security, transportation services, a pharmacy, doctor, physical therapist, a bank, a restaurant, meal service, a fitness center, a library, an indoor and outdoor swimming pool, a dog park, and many other on-site recreational amenities including a movie theater, bowling alley, and game room.

SECTION 4: Major Revision MJR2022-2 to Conditional Use Permit P07-12 and Density Bonus DB2022-1 are hereby approved subject to the following conditions as amended below:

- A. Unless superseded herein, the conditions of approval set forth in Conditional Use Permit P07-12 (Exhibit A) shall remain in effect.
- B. All construction shall be in substantial conformance with the project plans dated August 23, 2022, as amended by this Resolution.
- C. The applicant shall comply with all applicable Sections of the Municipal Code, Land Development Manual and Public Works Standards of the City of Santee.
- D. 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 AEIS07-29 (SCH No. 2008071057).
- E. An increase to the Phase 5 building height shall require an application for a Major Revision.
- F. Minor changes to the site plan and building facades that are in substantial compliance with prior approvals shall be processed administratively.
- G. The applicant shall comply with all of the requirements of the Fire Marshal.
- H. Prior to Building Permit Issuance:
 - 1. Building plans shall include energy conservation measures and sustainable design features as required by the City of Santee's Sustainable Santee Plan and Santee Municipal Code (SMC) Titles 11 and 13.
 - 2. 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.
 - 3. Precise Grading Plans shall be submitted to the Department of Development Services Engineering Division for review and acceptance. Submit and obtain City approval of a construction change plan that shows the following:
 - a. Include revised precise grading plans that reflect the proposed changes to the civil plans, including changes to the project landscape and irrigation plans and retaining wall plans.

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- b. All recommended measures identified in the approved geotechnical study shall be incorporated into the project design and construction.
 - c. Provide an updated cost estimate for the cost of construction.
 - d. Plan check and inspection fees shall be paid in accordance with the City Fee Schedule prior to issuance of the permit.
4. The applicant shall pay all development impact fees in effect at the time of issuance of building permits. Impact fee amounts shall be calculated in accordance with current fee ordinances in effect at the time of issuance of building permit. Fees shall be adjusted on an annual basis in the accordance with the Municipal Code.
- I. The following conditions shall apply prior to occupancy:
- 1. Rehabilitation of any deficient landscaping on facility slopes and around the perimeter of the facility shall occur.
- J. Upon establishment of the use pursuant to this Major Revision MJR2022-2, the following conditions shall apply:
- 1. All required landscaping shall be adequately watered and maintained in a healthy and thriving condition, free from weeds, trash, and debris.
 - 2. The parking areas and driveways shall be well maintained.
 - 3. All groundcover installed pursuant to an approved landscape plan shall provide 100 percent coverage within 9 months of planting or additional landscaping shall be required in order to meet this standard.

SECTION 5: The terms and conditions of this Major Revision MJR2022-2 and Density Bonus DB2022-1 approval shall be binding upon the permittee and all persons, firms and corporations having an interest in the property subject to these permits and the heirs, executors, administrators, successors and assigns 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 1.14, 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 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,

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or exactions imposed pursuant to this approval, shall begin on February 22, 2023.

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 Major Revision MJR2022-2 and Density Bonus DB2022-1 approval shall expire on February 22, 2026 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 City Manager 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 60 days prior to the original expiration date.

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 22nd day of February 2023, by the following roll call vote to wit:

AYES:

NOES:

ABSENT:

APPROVED:

JOHN W. MINTO, MAYOR

ATTEST:

ANNETTE ORTIZ, CMC, CITY CLERK

EXHIBIT A: Resolution No. 069-2008

EXHIBIT A

RESOLUTION NO. 069 – 2008

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE,
CALIFORNIA APPROVING THE APPLICATION OF SANTEE SENIOR
RETIREMENT COMMUNITIES, LLC FOR CONDITIONAL USE PERMIT P07-12
FOR CONSTRUCTION OF A 360-UNIT CONGREGATE CARE FACILITY
AT A MAXIMUM HEIGHT OF 55 FEET LOCATED EAST OF THE PROSPECT
AVENUE TERMINUS AT 8549 GRAVES AVENUE**

APN'S: 384-142-16, -17, -18, -19

(RELATED TO PROJECTS: GPA07-03, R07-02)

WHEREAS, on November 11, 2007, Santee Senior Retirement Communities, LLC submitted an application for a Conditional Use Permit P07-12 concurrent with a General Plan Amendment GPA07-03 and Rezone R07-02 to construct a 360-unit congregate care facility with buildings up to four stories and maximum 55 feet in height on property located at, and adjacent to, 8549 Graves Avenue; and

WHEREAS, on June 24, 2008, the application was deemed complete and the Director set an August 27, 2008, public hearing for General Plan Amendment GPA07-03, Rezone R07-02 and Conditional Use Permit P07-12; and

WHEREAS, the project is located outside of the Gillespie Field Airport Influence Area and is therefore not subject to review by the San Diego County Regional Airport Authority for consistency with the Gillespie Field Comprehensive Land Use Plan; and

WHEREAS, pursuant to the requirements of the California Environmental Quality Act (CEQA), an Initial Study was conducted for General Plan Amendment GPA07-03, Rezone R07-02 and Conditional Use Permit P07-12 that determined the potential significant environmental effect for biology and traffic could be mitigated and a Mitigated Negative Declaration (SCH#: 2008071057) was prepared and advertised for public review from July 11, 2008, to August 25, 2008; and

WHEREAS, on August 27, 2008, the City Council held a duly advertised public hearing on General Plan Amendment GPA07-03, Rezone R07-02 and Conditional Use Permit P07-12; and

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

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: The Conditional Use Permit P07-12 will not result in a significant adverse impact upon the environment and the Mitigated Negative Declaration dated July 10, 2008, and associated Mitigation Monitoring Program attached to the Resolution as Exhibit "A" is approved.

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SECTION 2: The findings in accordance with Section 17.06.030 of the Santee Municipal Code are made as follows:

- A. That the project, with approval of General Plan Amendment GPA07-03 and Rezone R07-02, 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 congregate care facility with on-site amenities and services conforming to the General Plan and Municipal Code requirements for the R14 Medium-High Density Residential (14-22 du/acre), R22 High Density Residential (22-30 du/acre), and P/OS Park/Open Space land use designations and zoning districts. The project is consistent with the R14 Medium-High Density Residential and R22 High Density Residential designations/districts by providing a multiple family attached residential use, on-site recreational amenities including a pool, exercise room, libraries, activity rooms, theaters, etc., and being located in proximity to an existing MTS bus route and Prospect Avenue, a Major Arterial. The project is also consistent with objectives of the P/OS Park/Open Space designation/district in that the portion of the property subject to this designation/district would be conserved as habitat for the protection and management of biological resources.

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 allow for the development of a wide range of housing types, including housing for the elderly and disabled (LUE Objective 2.0 and HE Objective 1.0). The project will also conserve significant biological resources (CE Objective 7.0) while preserving the upper slopes of Rattlesnake Mountain and major rock outcroppings located thereupon (CE Objective 10.0). The project will conserve approximately 16.57 acres of undeveloped land, including approximately 12.91 acres of the property with habitat and prominent rock outcroppings, and another 3.66 acres of off-site habitat within the Rattlesnake Mountain Subunit of the MSCP Santee Subarea Preserve, as open space consistent with CEE Policies 13.1 and 17.1. The grading plan orients 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 project, with approval of General Plan Amendment GPA07-03 and Rezone R07-02, 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 the public works standards of the City. Specifically:

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- Building Height: Three-story (max. 45 feet tall) buildings are allowed with approval of a CUP in the R14 Medium High Density Residential zone district and four-story (max. 55 feet tall) buildings are allowed with approval of a CUP in the R22 High Density Residential zone district. The three-story (max. 45 feet tall) portion of Building 1 is located within the R14 zone district and the four-story (max. 55 feet tall) portion of Building 1 and Buildings 2, 3, and 6 are located within the R22 zone district. Building height has been calculated consistent with Section 17.04.140(C) of the Santee Municipal Code. As conditioned, architectural features and appurtenances will not exceed 15 feet in height consistent with 17.30.020 (C) of the Santee Municipal Code.
- Setbacks: No building will be constructed within 10 feet from adjacent properties and therefore the project complies with setback requirements of the R14 and R22 zones (see Table 17.10.040-A of the Santee Municipal Code).
- Lot Coverage: Approximately 52 percent of the R14 zoned portion of the property and approximately 31 percent of the proposed R22 zoned portion of the property will be covered with buildings, parking, and driveways. Maximum lot coverage within the R14 zone is 60 percent and the maximum lot coverage within the R22 zone is 70 percent.
- Parking Standards: The project's parking requirement was determined by a parking demand study prepared as part of the project's Traffic Study and in accordance with Section 17.24.040(B)(4)(d) of the Santee Municipal Code. The parking demand study relied upon Institute of Transportation Engineers (ITE) Parking Generation factors to determine that the project will require a minimum of 185 spaces; 136 spaces for Phase I and 49 spaces for Phase II. The proposed project will provide a total of 247 parking spaces; 182 spaces with Phase I and 65 spaces with Phase II. Therefore, the project will result in an overall excess parking capacity of 62 spaces, including an excess of 46 spaces with Phase I and an excess of 16 spaces with Phase II.
- Urban-Wildland Interface Requirements: The project is located within a declared High Fire Hazard Zone. The City requires 100 feet of fuel modified defensible space between occupied structures and adjacent wildland areas located within a High Fire Hazard Zone, with deviations, as approved by the City Fire Chief. Projects can show compliance with the 100-foot defensible space requirement by providing 50 feet of paved or irrigated fuel modification "Zone 1" and 50 feet of non-irrigated, thinned natural vegetation "Zone 2". Deviations from the 100-foot defensible space requirement require approval of a Fire Protection Plan (FPP) by the Santee Fire Department. George E. Tockstein, Consultants, prepared a Fire Protection Plan (FPP) for the project. The project provides approximately 90 feet of defensible space for all residential buildings and approximately 74 feet of defensible space for the maintenance building. The project site is down-slope of the wildland area on the western side of Rattlesnake Mountain. Based on the fire modeling in the Sky Ranch FPP for the western side of Rattlesnake Mountain, and using worst case scenarios of winds 30 MPH or above from the northeast, flame lengths of 33.8 feet can be expected. Approximately 74 feet to 90 feet of Zone 1 paved and/or irrigated

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defensible space will provide greater fire protection than 50 feet of Zone 1 and 50 feet of Zone 2 defensible space. The Santee Fire Department has approved the Lantern Crest FPP.

- Fence/Wall Heights: All non-retaining walls on the project site will be less than six feet in height consistent with Section 17.50.050(F)(2) of the Santee Municipal Code.
- Useable Open Space: Approximately 127,196 square feet of useable open space will be available to residents, or 353 square feet per unit. This exceeds the Municipal Code requirement of 200 square feet per unit for senior housing projects (see Section 17.30.020(L) of the Municipal Code).

C. That the use, as conditioned, will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity. Operation of the congregate 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 will generate approximately 900 average daily vehicle trips with 36 morning peak hour trips and 72 afternoon peak hour trips. Given proximity to the SR-67 freeway and future SR-52/SR-67 interchange, a significant source of existing and future ambient noise, vehicle trips generated by the project will not result in a discernable increase in the ambient noise level in the vicinity.

Elements of the three-story building (max. 45 feet in height) within the R14 zone district and four-story buildings (max. 55 feet in height) within the R22 zone district are architecturally integrated with the 360-unit development. Additionally, each structure is set back from adjacent properties more than the minimum 10 feet required within the R14 and R22 zone districts. Buildings 1 through 3, each four stories, are set back at least 85 feet from adjacent single family homes along the southern border, and 80 feet from the adjacent Sunset Trails Apartments to the northwest and Bella Villagio Apartments to the southwest. Building 4, a three-story building, is set back at least 65 feet from the single family residential uses to the south, and 70 feet from the Bella Villagio apartments. The four-story Building 6 is set back at least 63 feet from single family residentially zoned land to the north, and 157 feet from the Sunset Trails Apartments to the west. The single-story garage structures and maintenance building (Building 5) are set back at least 57 feet from the single family homes to the south. The single-story villas are set back at least 23 feet from the Sunset Trails Apartments to the south and 45 feet from the residentially zoned land to the north. The greater 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 will be a maximum of 10 feet in height and constructed of decorative block. Upper plantable terraced retaining walls will be installed adjacent to the southwestern perimeter near Bella Villagio Apartments and the single family homes to the south. The upper plantable terraced retaining walls will soften the interface between the proposed project and adjacent lower density residential uses.

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- D. The 2.76-acre portion of the property that has the dual land use designation and zone district R14 Medium High Density Residential (14-22 du/acre) and NC (Neighborhood Commercial) has been comprehensively designed, entitled and will be comprehensively developed; therefore, the project will not inhibit or otherwise be detrimental to fulfilling the economic and development potential of the site.

SECTION 3: The findings for the proposed Interim Take of 5.12 acres of Diegan Coastal Sage Scrub (DCSS) habitat in accordance with City of Santee Resolution 134-94 and the Natural Community Conservation Planning Guidelines are made as follows:

- A. Pursuant to letter from the City to the Trustee Agencies dated March 2, 2006, the City has exhausted its 4(d) allocation pursuant to the five percent guideline. Losses of DCSS associated with this project will be addressed by borrowing CSS credits from the County of San Diego through use of the County's Board Policy I-122 "Use of the County's 5 Percent Allowable Loss of Coastal Sage Scrub by Other Jurisdictions". The take will not cumulatively exceed the 5 percent guideline because it is required to use the County of San Diego's 5 percent allowable loss of Coastal Sage Scrub in conformance to County Board of Supervisor's Policy I-122. The project will be exempt from the Natural Community Conservation Planning Guidelines if it is:
- Constructed after the Multiple Species Conservation Program Draft Santee Subarea Plan is adopted and mitigation is provided in accordance with the Subarea Plan; or
 - An individual, project-specific, 10(a)1(B) permit pursuant to the section 10 of the Endangered Species Act is obtained.
- B. The proposed take will not preclude connectivity between areas of high habitat value because the area of development is located at the periphery of established, occupied, single family and multi-family residential housing. Potential indirect effects on gnatcatchers in adjacent property, particularly to the east where good quality DCSS persists, will be minimized because the project includes approximately 12.91 acres for permanent open space (including 3.14 acres already preserved for others) that abuts the recently approved Sky Ranch open space, the fire buffer is provided on-site, and through implementation of the mitigation measures identified in the Mitigated and Monitoring Program (Exhibit "A"). The unimpacted 12.91 acres will be added to the Rattlesnake Subunit of the MSCP Santee Draft Subarea Plan Preserve. The project is conditioned to acquire and conserve another 3.66 acres of habitat within the Rattlesnake Subunit prior to issuance of grading permits for Phase II improvements. The additional 3.66 acres of habitat will also be added to the MSCP Santee Draft Subarea Plan Preserve. The Rattlesnake Subunit is described as a California gnatcatcher stepping-stone corridor from Rattlesnake Mountain to the Magnolia Summit and Fanita Ranch Subunits and the probable stepping stone linkage to gnatcatcher populations to the southeast (slopes of east El Cajon near Crest and Dehesa).

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The project is conditioned to meet the minimum 60:40 open space: development ratio. As such, no grading permit for Phase II will be issued until 3.66 acres are acquired in the Rattlesnake Mountain Subunit. If these acres are outside the draft Subarea Plan Rattlesnake Mountain Subunit preserve boundary, the following biological equivalency findings shall be made concurrently with a proposed preserve boundary adjustment:

- The exchange maintains or improves the amount, configuration, and/or quality of conserved habitats;
- The exchange maintains or increases the conservation of Covered Species;
- The exchange results in similar or improved habitat connectivity, wildlife movement corridor function, preserve design, management efficiency, and/or protection of biological resources;
- The exchange maintains topographic and structural diversity and habitat interfaces of the preserve; and,
- The exchange does not significantly increase the likelihood that a species not covered by the plan will meet the criteria for listing under either the ESA or CESA.

Note: The boundary line adjustment shall result in the same or higher biological value to the Subarea Plan Preserve, with no net loss in total conserved acreage. The City shall notify the Trustee Agencies in writing, of a proposed boundary adjustment, including a report of the Biological Equivalency Findings (stated above). The Trustee Agencies shall review the boundary adjustment and provide concurrence or non-concurrence within 30 days of receipt of a complete boundary adjustment request. Property acquisition prior to Trustee Agency concurrence would be at the applicant's risk.

- C. The proposed project will not preclude or prevent the preparation of City's MSCP Draft Santee Subarea Plan. As conditioned, the project complies with applicable provisions of the City's MSCP Draft Santee Subarea Plan.
- D. The habitat loss has been minimized and/or mitigated to the maximum extent practicable by removing 5.12 acres of DCSS and 7.70 acres of NNG in an area planned for residential development and avoiding impacts to 11.06 acres of DCSS and 1.69 acres of NNG. Project conditions include Mitigation Measures as enumerated in the Mitigation and Monitoring Program included as Exhibit "A".
- E. The habitat loss will not appreciably reduce the likelihood of survival and recovery of listed species in the wild in that the proposed development area meets the 60 percent conservation target of the MSCP Santee Draft Subarea Plan Preserve, The project will fund and manage the project's open space in perpetuity. This increases the likelihood of the long-term survival and recovery of listed species.

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- F. The project is incidental to otherwise lawful activities because it is subject to the approval of General Plan Amendment GPA07-03, Rezone R07-02, Conditional Use Permit P07-12, and a Grading Permit issued by the City of Santee. No removal of habitat will occur prior to recordation of a conservation easement and a Habitat Management Plan and Management and Funding Agreement for the long-term management of the open space area will be approved by the City and/or Trustee Agencies prior to the issuance of a grading permit for the applicable project phase. Conditions of approval require evidence of compliance with the biological mitigation measures contained in the Mitigation and Monitoring Program included as Exhibit "A".

SECTION 4: The Conditional Use Permit consisting of the construction of a 360-unit congregate care facility with buildings up to four stories and 55 feet in height located on the east terminus of Prospect Avenue at and adjacent to 8549 Graves Avenue is hereby approved subject to the following conditions:

- A. Obtain approval of General Plan Amendment GPA07-03 and Rezone R07-02. All conditions of those approvals shall apply.
- B. All construction shall be in substantial conformance with the site and building plans received June 10, 2008, grading plans received June 19, 2008, landscape concept plans received June 19, 2008, materials and colors board received August 11, 2008, and as amended by this Resolution.
- C. The applicant shall comply with all applicable sections of the Municipal Code, Public Works Standards of the City of Santee, and all requirements of the Fire Department.
- D. Minor or Major Revisions to the Conditional Use Permit, such as changes to the building elevations, site design, landscaping design, or need for blasting 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.
- E. Prior to issuance of any Grading Permit, the applicant shall accomplish the following:
1. Following project approval the applicant shall schedule with the City Project Planner a post approval meeting to discuss the project conditions of approval, timing of design and construction, and implementation of the project conditions. The meeting shall be scheduled within thirty days of project approval and prior to any plan submittals. The applicant should include their project design team including the project architect, their design engineer, and their landscape architect.

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2. Secure a minimum of 2.32 acres of occupied Diegan Coastal Sage Scrub (DCSS) and a minimum of 2.29 acres of Non-native Grassland (NNG) credits in a mitigation bank approved by the Director of Development Services and/or Trustee Agencies. As it pertains to CEQA mitigation, should credits in an approved mitigation bank not be available for purchase, the applicant may purchase land for preserve inclusion, subject to concurrence from the City in consultation with the Trustee Agencies.

A Management and Funding Agreement for the long-term management of permanent open space area subject to conservation easement shall be approved by the City and/or Trustee Agencies. A Management and Funding Agreement shall be required for long-term management of the 12.91 acres of on-site open space associated with Phase I, and for the 3.66 acres required with Phase II, when acquired, and incorporated in the Preserve.

- F. Prior to issuance of a Grading Permit for the applicable phase (Phases I and II), the applicant shall accomplish the following:

1. 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 Director of Development Services.
2. To coordinate with the City Geographic Information System, horizontal and vertical control for all construction drawings, grading plans, landscape plans, street improvement plans, plot plans, etc., shall be obtained from ROS 11252. All plans, exclusive of building plans, shall be prepared at an engineering scale of 1"=20' unless otherwise approved by the project engineer.
3. Starting with the first plan check submittal, all plan sets and the Parcel Map shall be submitted concurrently to Padre Dam Municipal Water District for review and approval. Padre Dam signature is required on all plan sets prior to City 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 will result in delay of issuance of permits required for construction, no exceptions. It is incumbent upon the applicant to oversee the plan submittals of their design consultants.
4. Provide certification to the Director of Development Services that sewer and water can be provided to the site and that financial arrangements have been made to provide said services. Private sewer mains require a separate building permit.

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5. 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.
6. Provide three copies of a rock fall hazard analysis and mitigation report prepared by a registered Geotechnical Engineer. The proposed cut slope shall be 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.

7. 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 and must be obtained directly from the County Recorder's Office. Care shall be taken to obtain clear focus of the recorded document prior to printing. Copies submitted, can not be reproductions of the document obtained from the recorder's office and can not be a faxed copy of the document.
8. The applicant shall have precise grading, improvement plans, landscape, and irrigation plans, submitted and approved, and agreements executed and securities posted prior to issuance of a grading permit.
9. **Precise Grading Plans** shall be submitted to the Department of Development Services Engineering Division for review and acceptance. The following conditions shall apply to acceptance of the Precise Grading Plans and issuance of a Grading Permit:

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- 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. Plans shall include a note that requires immediate planting of all slopes within sixty days following installation of water mains to serve the project. Slope planting shall be fully established prior to occupancy of any unit.
- 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 for private streets, and 8.0 for Graves Avenue. Structural sections shall consist of asphalt concrete over approved aggregate base material. Minimum concrete section shall be 5 1/2 inches PCC over compacted, non-expansive soil. Mix design shall be a minimum class 520-C-2500. R-value test data and design calculations shall be submitted for approval to the Department of Development Services Engineering Division a minimum of seven days prior to placement of paving. The pavement design report shall conform to City of Santee Form 435 – PAVEMENT DESIGN AND R-VALUE TEST SUBMITTAL PROCEDURES.
- e. Show all trash enclosure locations on the grading plans. Double-sized trash enclosures shall be dispersed throughout the project to accommodate participation in the City-wide recycling program.
- f. A minimum of six (6) fire hydrants are required for the project, the location of which shall be approved by the Fire Department.
- g. Show all fire lanes on the grading plans. Specifically:
 - 1) Provide a minimum 26' wide, paved "fire lane" access roadway throughout the site as shown on grading plans received June 19, 2008.
 - 2) The proposed 16' wide access drive along the rear of Buildings 1 through 3, as shown on grading plans received June 19, 2008, shall be designated as a one-way (South to North) "fire lane" access roadway. Certain areas of this roadway may be designated as loading zones where approved.

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- h. The following notes shall be placed on the grading plans stating:
- 1) The City of Santee reserves the right to shut grading activity down should winds exceeding 25 mph cause noticeable and prolonged fugitive dust conditions in the area.
 - 2) Cease all grading operations if archaeological resources are discovered during grading on the site. Grading operations shall not resume until the resources are evaluated by an archaeologist, working through the City Planner, and any mitigation recommended by the archaeologist is completed to the satisfaction of the Director of Development Services. Any expenses resulting from this requirement shall be borne by the applicant.
 - 3) Contractor shall install temporary orange construction fencing to delineate the limit of grading impact prior to the start of grading operations. No construction activity, temporary or otherwise, shall occur beyond the limit of grading impact.
 - 4) Contractor shall periodically spray with water all areas of the construction site where adjacent undisturbed sensitive habitat falls within the likely dust drift radius of grading, vegetation removal, revegetation, construction and transport activities to reduce the spread of dust.
 - 5) Vegetation removal and construction within the survey area should take place outside the nesting migratory bird breeding season of January 15 to August 31. If removal of habitat and/or construction activities adjacent to nesting habitat cannot be avoided during the breeding season, a pre-construction clearance survey shall be required to determine the presence of nesting migratory birds on or within 100 feet of the construction area, Federally- or State-listed birds (e.g., coastal California gnatcatcher) on or within 300 feet of the construction area, and nesting raptors within 500 feet of the construction area.

The pre-construction survey must be conducted within 10 calendar days prior to the start of construction, the results of which must be submitted to the City for review and approval prior to initiating any construction activities. If nesting birds are detected by the City-approved biologist, the following buffers shall be established: (1) no work within 100 feet of a non-listed nesting migratory bird nest; (2) no work within 300 feet of a listed bird nest; and (3) no work within 500 feet of a raptor nest. If an active nest is located, the nest area shall be flagged and the appropriate buffer zone delineated and flagged or otherwise marked. No work shall occur within this buffer area

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until a qualified biologist determines that the fledglings are independent of the nest. The City may reduce these buffer widths upon advice of the City-approved biologist depending on site-specific conditions (e.g., the width and type of screening vegetation between the nest and proposed activity) or the existing ambient level of activity (e.g., existing level of human activity within the buffer distance).

- 6) A City-approved monitoring biologist shall be on-site during initial vegetation removal of Diegan Coastal Sage Scrub (DCSS) and Non-native Grassland (NNG) habitat and during project construction within 500 feet of habitat to ensure compliance with all conservation measures. The biologist must be knowledgeable of gnatcatcher and local biology ecology. The biologist shall perform the following duties:
 - a) Monitor all vegetation clearing/grubbing and project construction activities in DCSS and NNG habitat to be impacted and within 500 feet of habitat to be avoided.
 - b) Oversee installation of and inspect the fencing and erosion control measures a minimum of once per week and daily during all rain events to ensure that any breaks in the fence or erosion control measures are repaired immediately.
 - c) Train all contractors and construction personnel on the biological resources associated with the project and ensure that training is implemented by construction personnel. At a minimum, training shall include:
 - The purpose for resource protection;
 - A description of the gnatcatcher and other sensitive species and their habitat(s);
 - The required avoidance and minimization measures to be implemented during project construction to conserve the gnatcatcher and other sensitive species;
 - Environmentally responsible construction practices; and
 - The protocol to resolve conflicts that may arise at any time during the construction process.
 - d) Halt work, if necessary, to ensure the proper implementation of species and habitat protection measures.

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- i. Include a hardscape plan for the plaza and all on-site pedestrian pathways and rest areas, subject to approval by the Director of Development Services. All hardscaping shall be decorative. The hardscape in the plaza area shall include colored concrete, decorative pavement, landscape pockets and tree planters or wells. The hardscape shall include variations in color and material to create interest. Areas of exposed aggregate shall use different colors and textures applied at varying intervals to avoid large expanses of monotone aggregate surfaces. Use of colored concrete shall incorporate different colors and textures to avoid creation of large areas devoted to a single color and texture.

- j. A detailed wall/fencing plan shall be submitted for approval by the Director of Development Services. The wall/fencing plan shall show design, location and materials of all fencing and walls (including retaining walls) to include:
 - 1) All masonry fences and retaining walls shall be constructed of decorative block. Wood fencing shall not be permitted.
 - 2) Perimeter retaining walls shall be a maximum of 10 feet in height. In no case shall the combined perimeter retaining walls and/or fencing be less than six feet in height. All other non-retaining walls and fences shall be less than six feet in height pursuant to Section 17.10.050(F)(2) of the Santee Municipal Code.
 - 3) An upper plantable terraced retaining wall shall be required adjacent to the southwestern perimeter near Bella Villagio Apartments and the single family homes located south of the project site. The type of plantable terraced retaining wall shall be approved by the Director of Development Services.
 - 4) The exterior of all retaining walls facing any street shall be graffiti-proofed and constructed of a natural color decorative block.
 - 5) Provide decorative safety fencing or railings where grade differences in activity/accessible areas create a potential hazard for persons falling over unprotected edges to the satisfaction of the Director of Development Services.
 - 6) Specifications for fencing within the Wildland Urban Interface designated areas shall be provided with the landscape plans. Fencing shall be designed and constructed with an approved fire-resistant material. In some areas of the urban wildland area, non-combustible fencing may be required. In any case, the connection point to any structure and closest five (5) ft. of fencing shall be non-combustible.

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k. Grading 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 submittal, the applicant shall schedule an appointment with their designated City project engineer and the applicant's design engineer to review the plan submittal for completeness. The following shall be included as part of the grading, landscape and irrigation plan submittal package:

- 1) Six sets of grading, landscape and irrigation plans bound and stapled.
- 2) Plan check fees.
- 3) A completed grading permit application.
- 4) A cost estimate for the cost of construction.
- 5) Three copies of the Drainage Analysis specified here within.
- 6) Two copies of the Storm Water Management Plan specified here within.
- 7) Two copies of the Storm Water Pollution Prevention Plan specified here within.
- 8) Three copies of the Geotechnical Study specified here within.
- 9) Three copies of the Rock Fall Hazard Analysis and Mitigation Report 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 Resolutions of Approval for the project.

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

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10. **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.

- a. Street improvement plans shall show the location of all utility facilities including the location and placement of surface utility structures. Above grade utility facilities required for the project shall be located on-site and screened from public view. Utility facilities shall be located in accordance with the Design Guidelines and Surface Utility Maintenance Manual.
- b. Provide decorative stamped concrete or pavers that extend the full throat of the driveway at the intersection with Prospect Avenue and Graves Avenue subject to approval by the Director of Development Services.
- c. 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 Resolutions of Approval for the project.

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

11. **Landscape and Irrigation Plans** shall be prepared by a registered Landscape Architect, submitted to the Department of Development Services Engineering Division for review and acceptance, and are subject to the following requirements:

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- 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 plans shall show utility facilities and proposed screening. Utility facilities shall be located in accordance with the Design Guidelines and Surface Utility Maintenance Manual.
- c. Landscape and irrigation plans shall be one hundred percent (**100%**) complete at the time of plan check submittal, be prepared in accordance with City guidelines and 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 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.

- d. Landscape Plans shall be consistent with Section 17.30.020-A of the Santee Zoning Ordinance and shall address the following:
 - 1) At least ninety percent of plant materials shall be drought tolerant.
 - 2) All street trees shall be minimum 36-inch box size. All perimeter trees shall be minimum 24-inch box size. All other trees shall be minimum 15-gallon size.
 - 3) All ornamentally planted slope areas shall contain trees, shrubs and groundcover. Planting density, material and plant type and size shall be to the satisfaction of the Director of Development Services.
 - 6) Irrigation systems shall be designed to minimize water usage.

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- 7) All permanent irrigation shall be installed underground and shall be automatically controlled.
 - 8) Where feasible, irrigation lines serving slope landscaping shall be installed underground. Where the Director of Development Services determines that underground installation is infeasible, exposed irrigation lines shall be colored to blend in with the surrounding terrain.
 - 9) Provide root control barriers for all new trees in and within 10 feet of the public right-of-way.
 - 10) Use of invasive exotic plant species on Lists A and B of the Invasive Plant Council's list of "Exotic Pest Plants of Greatest ecological Concern in California as of October 1999" shall be prohibited.
 - 11) Landscape pockets shall be provided adjacent to the Phase I garage structures, between every other garage unit.
- e. Submit to the City project planner a cost estimate for all landscaping and irrigation improvements for the purpose of determining the landscape bond.
12. Water Quality Control – Drainage and Flood Damage Prevention
- a. Provide three copies of a preliminary drainage study prepared by a registered Civil Engineer, with demonstrated expertise in drainage analysis and experience in fluvial geomorphology and water resources management. A storm drain system shall be designed to adequately convey storm water runoff without damage or flooding of surrounding properties or degradation of water quality.
 - b. 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, and be based on full development of upstream areas.

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- c. The drainage study shall evaluate the project's conditions of concern in accordance with the City of Santee Standard Urban Storm Water Mitigation Plan (SUSMP). The analysis shall consider the project area's location (from the larger watershed perspective), topography, soil and vegetation conditions, percent impervious area, natural infrastructure drainage features, wet season groundwater depth and any other relevant hydrologic and environmental factors to be protected specific to the project area's watershed.
 - d. As part of the drainage study, a qualified, licensed professional shall provide a report on proposed infiltration techniques (trenches, basins, dry wells, permeable pavements with underground reservoir for infiltration) regarding 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.
 - e. As part of the drainage study, a field reconnaissance to observe and report on downstream conditions, including undercutting erosion, slope stability, vegetative stress (due to flooding, erosion, water quality degradation, or loss of water supplies) and the area's susceptibility to erosion or habitat alteration as a result of an altered flow regime.
 - f. The drainage study shall compute rainfall runoff characteristics from the project area including, at a minimum, peak flow rate, flow velocity, runoff volume, time of concentration, and retention volume. These characteristics shall be developed for the 2-year, 10-year, and 100-year frequency six-hour storm during critical hydrologic conditions for soil and vegetative cover. Storm events shall be developed using isopluvial maps and in accordance with the San Diego County Hydrology Manual. The drainage shall report the project's conditions of concern based on the hydrologic and downstream conditions discussed above. Where downstream conditions of concern are identified, the drainage study shall establish that pre-project hydrologic conditions affecting downstream conditions of concern would be maintained by the proposed project, satisfactory to the City, by incorporating in the site design, source control, and treatment control requirements identified in the approved SUSMP Project Plan.
13. Water Quality Control – Post Construction Storm Water Management Compliance
- a. Provide two copies of a Storm Water Management Plan (SWMP) as required by the City of Santee Storm Water Management and Discharge Control Ordinance and in accordance with the City of Santee Standard Urban Storm Water Mitigation Plan (SUSMP). A sample SWMP format and SWMP guidelines document is available

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upon request. All SUSMP requirements developed in the approved SWMP shall be incorporated into the project design.

- b. The project design shall incorporate Low Impact Development (LID) and site design BMPs to minimize directly connected impervious areas and to promote infiltration using LID techniques as outlined in the County of San Diego's LID handbook. Parking areas shall be designed to drain to landscape areas.
 - c. Develop and implement appropriate Best Management Practices (BMP's) to ensure to the maximum extent practicable (MEP) that the project does not increase pollutant loads from the site. A combination of respective storm water BMP's, including Site Design, Source Control, and Structural Treatment Control after the pollutants and conditions of concern have been identified shall be implemented in accordance with the approved SUSMP Project Plan. The condition of concerns shall be evaluated from the project's drainage study report.
 - d. Design Structural Treatment Control BMP's in accordance with the City of Santee SUSMP. In accordance with the San Diego Regional Water Quality Control Board Order No. R9-2007-0001 (San Diego Municipal Storm Water Permit), volume or flow based BMPs shall be designed infiltrate, filter or treat the volume of runoff produced by the 85th percentile 24-hour rainfall or the maximum flow rate of runoff produced by the 85th percentile hourly rainfall intensity. Section V, Step 8 and 9 of the City of Santee SUSMP completely defines the treatment control design requirements. Structural treatment control shall be of medium or high removal efficiency for the primary pollutants of concern.
 - e. Provide a copy of an Operation & Maintenance (O&M) plan in accordance with the City of Santee SUSMP. A Storm Water Facilities Maintenance Agreement accepting responsibility for all structural BMP maintenance, repair and replacement as outlined in said O&M plan binding on the land throughout the life of the project will be required prior to issuance of building permit.
14. Water Quality Control – Construction Storm Water Management Compliance
- a. Provide proof of coverage under the General Permit for Discharges of Storm Water Associated with Construction Activity (Construction General Permit, 99-08-DWQ) prior to start of construction. This project disturbs 1 or more acres of soil or disturbs less than 1 acre but is part of a larger common plan of development that in total disturbs 1 or more acres. Construction activity subject to this permit includes clearing, grading, and disturbances to the ground such as stockpiling, or excavation.

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- b. Provide two copies of a Construction Storm Water Pollution Prevention Plan (SWPPP) as required by the Construction General Permit. The Construction SWPPP should contain a site map(s), which shows the construction site perimeter, existing and proposed buildings, lots, roadways, storm water collection, and discharge points, general topography both before and after construction, and drainage patterns across the project. The Construction SWPPP must list Best Management Practices (BMP's) the applicant will use to protect storm water runoff and the placement of those BMP's. Section A of the Construction General Permit completely describes the elements that must be contained in a Construction SWPPP.
15. A detailed signage plan to minimize human intrusion into sensitive habitat areas shall be submitted for approval by the Director of Development Services. The plan shall provide permanent information signage posted every along the western and northern boundary of the open space area. The signs shall state, "Sensitive Environmental Resources; Disturbance Beyond this Point is Restricted by Easement" and shall be at least six by nine inches, constructed of a corrosion-resistant material, and stand at least three feet above ground.
16. Prior to issuance of a grading permit for Phase I, the applicant shall record a conservation easement, the form and content of which is subject to approval by the Director of Development Services, over the 12.91 acres of open space located on-site consistent with Area "B" depicted in Figure 4 of the Biological Assessment received July 3, 2008. Plats and legal descriptions shall be prepared and attached to the conservation easement. The applicant shall provide a deposit of \$3,000 for technical review of the easement document(s). Applicant shall be responsible for full cost of staff and third party review time and appurtenant charges.
17. Prior to issuance of a grading permit for Phase II, the applicant shall secure and conserve a minimum of 3.66 additional acres of undisturbed or restored habitat within the existing Rattlesnake Mountain Subunit of the MSCP Santee Draft Subarea Plan Preserve. This acquisition shall be subject to City and Trustee Agency concurrence on biological equivalency findings and a preserve boundary adjustment, as necessary, if the site is not in the current draft Rattlesnake Mountain Subunit preserve boundary. If these acres are outside the draft Subarea Plan Rattlesnake Mountain Subunit preserve boundary, the acquisition shall be subject to City and Trustee Agency concurrence on the following biological equivalency findings to be made concurrently with any preserve boundary adjustment:
 - The exchange maintains or improves the amount, configuration, and/or quality of conserved habitats;
 - The exchange maintains or increases the conservation of Covered Species;

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- The exchange results in similar or improved habitat connectivity, wildlife movement corridor function, preserve design, management efficiency, and/or protection of biological resources;
- The exchange maintains topographic and structural diversity and habitat interfaces of the preserve; and,
- The exchange does not significantly increase the likelihood that a species not covered by the plan will meet the criteria for listing under either the ESA or CESA.

Note: The boundary line adjustment shall result in the same or higher biological value to the Subarea Plan Preserve, with no net loss in total conserved acreage. The City shall notify the Trustee Agencies in writing, of a proposed boundary adjustment, including a report of the Biological Equivalency Findings (stated above). The Trustee Agencies shall review the boundary adjustment and provide concurrence or non-concurrence within 30 days of receipt of a complete boundary adjustment request. Property acquisition prior to WLA concurrence would be at the applicant's risk.

The form and content of the conservation easement shall be subject to approval by the Director of Development Services. Plats and legal descriptions shall be prepared and attached to the conservation easement. The applicant shall provide a deposit of \$3,000 for technical review of the easement document(s). Applicant shall be responsible for full cost of staff and third party review time and appurtenant charges. If restored habitat is proposed, the applicant shall prepare a Habitat Restoration Plan subject to approval by the Director of Development Services and Trustee Agencies.

18. Prepare a Habitat Management Plan (HMP), Property Analysis Record (PAR), and provide evidence of security equal to the cost of long-term management of the open space and habitat for each phase to the satisfaction of the Director of Development Services as deemed acceptable by the Trustee Agencies.
 19. The project is located within a Wildland Urban Interface area. Zone 1 defensible space shall be provided as shown on the grading plans received June 19, 2008 and the landscape concept plans received June 19, 2008, and consistent with the Fire Protection Plan (FPP) received June 10, 2008. Revision(s) to the defensible space identified in the June 19, 2008, grading and landscape concept plans shall require approval of a revised FPP.
- G. Prior to issuance of any Building Permit for the applicable phase (Phase I or II), the applicant shall accomplish the following:
1. Comply with all applicable sections of the Municipal Code, Land Development Manual, and Public Works Standards of the City of Santee.

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2. Applicant shall consolidate the existing development parcels through the filing of a parcel map or shall process a boundary adjustment to eliminate parcel lines passing through the proposed buildings. If consolidation is selected, the requirement for a tentative parcel map is hereby waived with the approval of the project. Reciprocal parking and access agreements shall be provided if parcel lines are adjusted.
3. **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 approving the project.
- g. Map check deposit in accordance with the fee schedule.

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 database.
- 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.

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4. The applicant shall make the following conveyances on the Parcel Map or by separate instrument if no parcel map is proposed:
 - a. Grant to the City of Santee a traffic signal easement at the intersection of Prospect and Graves Avenue.
 - b. Grant to the City of Santee a wall maintenance easement for graffiti removal for any walls that face the public right-of-way.
 - c. Dedicate to the City of Santee a 26-foot wide fire and emergency vehicular access easement over all driveways and private streets.
 - d. Grant to Padre Dam Municipal Water District any required water, sewer, or access easements.
 - e. Dedicate to the City of Santee right-of-way along Graves Avenue in substantial conformance with the approved site plan. Dedication shall provide for the proposed bus turnout, widening of the intersection to accommodate the future traffic signal and provide pedestrian ramps and sidewalks as shown on the approved site plan.
5. Obtain parcel map approval and record the parcel map, or obtain boundary adjustment approval, and execute easements and dedications as identified above. Once recorded, the applicant shall within thirty days of recordation, provide one mylar copy and seven sets of prints of the map, or copies of the recorded boundary adjustments, grant deed and offers of dedication to the City for their permanent records. The prints shall be bound and stapled. The prints and mylar shall be in accordance with City standards in effect at the time of recordation.
6. A traffic signal and related improvements shall be installed at the intersection of Prospect and Graves Avenues, including a signal interconnect to the Caltrans signal at the off ramp and obtaining the required State encroachment permit. If the applicant installs the traffic signal, 75 percent of the installation costs of this traffic signal are subject to reimbursement in accordance with Legislative Policy Memorandum LPM 93-1. The signal improvements shall include, but not be limited to, installation of curb, gutter, sidewalk, ramps and striping, including a bus stop on the west side of Graves Avenue, crosswalk and pedestrian facilities. In lieu of installing the signal prior to building permit issuance, the applicant shall provide flagmen, as required by the Director of Development Services, to control the intersection in order to mitigate traffic impacts during construction. The traffic signal and related improvements shall be installed prior to occupancy of any building.

Alternatively, if the traffic signal improvements are installed by others, the applicant shall make a fair share contribution in the amount of 25% of the cost of a traffic signal as determined by the Director of Development Services. If work is performed by others, payment shall be made prior to issuance of the first building permit. The signal improvements shall include,

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but not limited to signing, striping, curb, gutter, sidewalk, asphalt, and a bus stop on the west side of Graves Avenue.

- 7. If construction of the public improvements to Graves Avenue along the property frontage is completed by others, the applicant shall be responsible for 100 percent of the cost of this work, as determined by the Director of Development Services. If work is completed by others, payment shall be made to the City of Santee prior to issuance of the first building permit.
- 8. 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.
- 9. Applicant shall pay all development impact fees in effect at the time of issuance of building permits. At present, the fees are estimated to be as follows:

a.	Drainage	\$ 571,320	or	\$ 1,587/unit
b.	Traffic	\$ 658,080	or	\$ 1,828/unit
c.	Traffic Signal	\$ 68,040	or	\$ 189/unit
d.	Park-In-Lieu	\$ 2,052,360	or	\$ 5,701/unit
e.	Public Facilities.	\$ 1,685,880	or	\$ 4,683/unit
f.	RTCIP Mitigation	\$ 720,000	or	\$ 2,000/unit

Impact fee amounts shall be calculated in accordance with the City Fee Schedule and based on current fee ordinances in effect at issuance of building permit. Fee rates include annual adjustment based on the San Diego Consumer Price Index (CPI).

- 10. All underground utilities including fire mains, fire hydrants and fire service underground devices shall be installed and approved prior to the delivery of construction materials. The on-site water utility system shall be public; private on-site water utility system shall not be permitted. An emergency access plan for the site shall be submitted for approval prior to construction.
- 11. A minimum of six (6) fire hydrants are required for the project. All fire hydrants shall have two, 2 1/2" ports and one, 4" port, with a minimum fire flow of 3000 gallons per minute for 3 hours. Hydrants shall be of all bronze construction, painted "fire hydrant yellow," be installed per Padre Dam Water District requirements, and served by a public water system. The exact location of required hydrants is to be determined by the Fire Department prior to installation.

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12. A separate plan for underground fire services (providing water supply to the fire sprinkler systems) is required to be submitted to the Fire Department for approval prior to installation. Appropriate inspections shall be performed of the underground fire service system prior to the connection with above ground automatic fire sprinkler systems.
13. A separate Entry Monument Plan shall be submitted to the Department of Development Services Planning Division and show the design, location and materials of construction features.
14. The building plans for the villas, garages, and maintenance building shall provide four-sided architecture consistent with the following criteria subject to the satisfaction of the Director of Development Services:
 - a. Front elevations shall have enhanced architectural detailing consistent with the style and quality of the architecture provided for Buildings 1 through 4 and Building 6 on building plans received June 10, 2008.
 - b. Rear and side elevations shall have enhanced architectural detailing consistent with the quality of the front elevations.
 - c. Each "villa structure" includes two villa units per plans received June 10, 2008. Contiguous villa structures shall use different window treatments and different garage door and front door design and colors to provide adequate aesthetic variation between structures.
 - d. All garages shall have automatic door openers. This condition shall be noted on the building plans.
 - e. The building plans shall include details of all light fixtures mounted on all elevations with a design to reflect light downward, away from any street or open space, and away from any adjoining premises, and otherwise conforming to the requirements of Title 17 of the Municipal Code.
 - f. Any proposed changes to the colors and materials must be approved by the Director of Development Services.
15. Architectural features and appurtenances, including bell tower features, shall not exceed 15 feet in height above the maximum permitted building height pursuant to Section 17.30.020(C) of the Santee Municipal Code.
16. That applicant shall provide evidence that all equipment, whether on the roof, on the side of a building, or on the ground, shall be screened from view pursuant to Section 17.030.020(J) of the Santee Municipal Code. The method of screening shall be architecturally integrated with the building design in terms of material, color, shape and size. Where individual equipment is provided, a continuous screen is desirable. The applicant is hereby notified that this condition will be strictly enforced.

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17. The applicant shall pay appropriate fees to the Santee Elementary School District and Grossmont Union High School District.
 18. A "Notice of Restrictions" shall be recorded which discloses the conditions of Conditional Use Permit P07-12, General Plan Amendment GPA 07-03, and Rezone R07-02 and existing zoning regulations. The form and content of the notice shall be to the satisfaction of the Director of Development Services.
- H. Prior to issuance of a Building Permit for applicable buildings or structures, the applicant shall accomplish the following:
1. Obtain a Part 77 "No Hazard Determination" or equivalent determination from the Federal Aviation Administration (FAA) for buildings and structures, including construction equipment that will exceed the height of any building (e.g., cranes). Any changes to the Project required by the FAA to obtain a "No Hazard Determination" which have not been studied in the Mitigated Negative Declaration, and which do not have less impacts on the environment, may require subsequent environmental review prior to the issuance of building permits.
 2. Screen from view all equipment, whether on the roof, on the side of a building, or on the ground pursuant to Section 17.030.020(J) of the Santee Municipal Code to the satisfaction of the Director of Development Services. The applicant is hereby notified that this condition will be strictly enforced.
 3. Provide elevations for the proposed trash enclosures that are compatible with the architectural theme of the buildings. Trash receptacles shall be enclosed by a minimum six-foot high, solid decorative block or stucco wall with view obstructing metal gates painted to match the proposed building (requires double-sized enclosures to accommodate participation in the City-wide recycling program). A solid or trellis cover roof shall also be provided for the trash enclosure, subject to approval of the Director of Development Services.
 4. All applicable plans are subject to plan check fees and review by the Fire Department.
 5. The covered vehicle drop-off points located at the main entry and the north side of Building 1, the west side of Building 2, and main entry to Building 6, shall be a minimum of 14' high at the lowest point.
 6. Class I, wet standpipes shall be provided in approved locations connected to the automatic fire sprinkler system.

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7. Each building (except the Maintenance Building, Garages and Villas) 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 at time of plan submittal. The rooms shall contain fire sprinkler risers for the buildings, pressure gauges for the systems, applicable valves, sprinkler head boxes, “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 be provided with lighting on the emergency circuit or have battery backup power.
8. A detailed lighting plan shall be submitted to the satisfaction of the Director of Development Services that includes decorative parking lot lighting poles and fixtures, building accent lighting, lighting of landscaped areas, building addresses, and monument signs sufficient to create a visually interesting night effect. Adequate lighting of the parking areas, driveways and circulation areas, recesses, and grounds contiguous to the building shall have sufficient wattage to provide adequate illumination to make clearly visible the presence of any person on or about the premises during the hours of darkness. For example, additional bollard lighting may be required in the plaza area, south and west of Building 4, and in the vicinity of the Phase I villas. Parking lot and drive aisle lighting fixtures shall be designed to be less than 15 feet in height, shielded, and directed away from adjacent residential uses, motorists on adjacent roadways, and the MSCP Santee Subarea Plan Preserve pursuant to Sections 17.24.030(A)(7) and 17.30.030(B) of the Santee Municipal Code.
9. Double detector check valve assemblies/Fire Department Connections (RPDA/FDC), devices that supply water to the automatic fire sprinkler system, shall be placed in approved locations within 50’ of a fire hydrant. Location of these devices shall be shown on the building plans.
10. A minimum of one, 2A10BC fire extinguisher shall be located every 75’ of travel distance throughout the buildings located in fire extinguisher cabinets. Extinguisher locations shall be identified on building plans for Fire Department review and approval.
11. 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 identified on the building plans for review and approval by the Fire Department.
12. Fire Resistant Construction Shall Be As Follows:
 - a. Roof covering: Wood roofs are prohibited. Roofs shall have a Class A roof covering or a Class A roof assembly. For roof coverings where the profile allows a space between the roof covering and roof decking,

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the space at the eave ends shall be firestopped to preclude entry of flames or embers.

- b. Protection of eaves: Eaves and soffits shall be protected on the underside by materials approved for a minimum of 1-hour fire-resistance-rated construction. Fascias are required and must be protected on the backside by materials approved for a minimum of 1 hour-rated-construction or 2-inch nominal dimension lumber. The Fire Chief may allow less fire-resistive eave protection for the elevation(s) of the structures that do not directly front or face the wildland area. No exposed wood rafter tails are allowed on elevations that front the wildland.
- c. Gutters and downspouts: Gutters and downspouts shall be constructed of noncombustible material.
- d. Exterior Walls: Exterior walls of buildings or structures shall be constructed with materials approved for minimum of 1-hour fire-resistance-rated construction on the exterior side or constructed with approved noncombustible materials.
- e. Unenclosed underfloor protection: Buildings or structures shall have all underfloor areas enclosed to the ground with exterior walls constructed with materials approved for a minimum of 1-hour fire-resistance-rated construction.
- f. Appendages and projections: Unenclosed accessory structures attaches to buildings with habitable spaces and projections, such as decks, shall be a minimum of 1-hour fire-resistive-rated construction. When the attached structure is located and constructed so that the structure or any portion thereof projects over a descending slope surface greater than 10%, the area below the structure shall have all underfloor areas enclosed to within 6 inches of the ground with materials approved for a minimum of 1-hour fire-resistance-rated construction.
- g. Exterior glazing: Exterior windows facing the wildland shall be multilayered, tempered glass. Other exterior windows on the structures shall be tempered glass, multilayered glazed panels, glass block, or have a fire protection rating of not less than 20 minutes.
- h. Exterior doors: Exterior doors shall be approved noncombustible construction, solid core wood not less than 1 ¾ inches thick, or have a fire protection rating of not less than 20 minutes. This also applies to vehicle access doors.
- i. Vents: Attic ventilation openings, foundation or underfloor vents, and other ventilation openings in vertical exterior walls and vents through roofs shall not exceed 144 square inches each. Such vents shall be

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covered with noncombustible corrosion-resistant mesh with openings not to exceed ¼ inch. Attic ventilation openings shall not be located in soffits, in eave overhangs, between rafters at eaves, or in other overhang areas. Gable-end and dormer vents shall be located at least 10 feet from property lines. Underfloor ventilation shall be located as close to grade as practical.

- I. The following items are required as a deferred submittal until after Building Permit issuance for applicable buildings or structures:
 1. All applicable plans are subject to plan check fees and review by the Fire Department.
 2. All buildings are required to be constructed with approved automatic fire sprinkler systems installed by a licensed fire sprinkler contractor. The automatic fire sprinkler system shall be designed and installed per NFPA 13. The "Villas" fire sprinkler systems shall be designed using NFPA 13D. A preliminary fire protection design plan shall be coordinated with the Fire Department to determine general fire protection design issues such as the number of fire sprinkler systems and location of fire department connections. Once the preliminary design issues are approved, separate plans shall be submitted to the Fire Department for approval of all automatic fire sprinkler systems prior to installation. All automatic fire sprinkler systems are required to be monitored by an approved central station monitoring company. A Potter, "SASH-120" Horn/Strobe (or equivalent) shall be placed at approved locations on each building for indication of fire sprinkler activation.
 3. A manual/automatic fire alarm system is required for Buildings 1, 2, 3, 4, & 6. 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 rooms as appropriate. 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.
- J. During construction of each applicable phase (Phase I and II), the applicant shall:
 1. Comply with all applicable sections of the Municipal Code, Land Development Manual, and Public Works Standards of the City of Santee.
 2. A City-approved monitoring biologist shall be on-site during initial vegetation removal of Diegan Coastal Sage Scrub (DCSS) and Non-native Grassland (NNG) habitat and during project construction within 500 feet of habitat to ensure compliance with all conservation measures.

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3. Install temporary orange construction fencing to delineate the limit of grading prior to the start of grading operations. No work, temporary or otherwise, shall occur beyond the limit of grading impact.
4. Provide a minimum 26' wide, clear area (no parking), all-weather, paved (or other approved surface) emergency access roadway for the site prior to the delivery of combustible construction materials.
5. Any construction trailer located on the project site to provide a job office during construction of the project shall:
 - a. Comply with applicable Fire and Building codes.
 - b. Install one 2A10BC fire extinguisher inside the structure mounted so that the bottom of the extinguisher is 4 feet above the floor. Install an arrow sign above the extinguisher so that the bottom of the sign is mounted 6 feet above the floor.
6. Should a temporary sales office/trailer be utilized on site, the following conditions shall apply:
 - a. Prior to the issuance of a building permit for the sales office:
 - 1) Comply with applicable Fire and Building Codes.
 - 2) Obtain approval of a site plan showing landscaping, parking, vehicular and pedestrian access, and trap fencing, if applicable, for the sales office from the Planning Division and the Fire Department.
 - 3) Obtain approval from the Planning Division for the hours of operation of the temporary sales trailer and length of anticipated operation until the project is completed.
 - 4) Obtain all necessary building permits, complete all inspections, and obtain final approval by the Fire Department and Development Services Department.
 - 5) Install a minimum of one 2A10BC fire extinguisher inside the temporary sales trailer.
 - 6) Maintain a minimum clearance/access of 26-feet for purposes of fire and emergency access to the satisfaction of the Fire Department.

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- 7) All disabled access requirements to the temporary sales trailer shall be provided to the satisfaction of the Building Division of the Department of Development Services.
- 8) Flags, pennants, or other on-site advertising shall comply with the Sign Regulations of the Municipal Code. Note: Flags are permitted in conjunction with any approved residential subdivision sales office, subject to the following limitations:
 - a) Each flag must be affixed to a standard implanted into the ground. Flags shall be no higher than 18 feet above existing grade.
 - b) Maximum flag size shall be 3 feet by 5 feet and flags shall be maintained in good condition. Torn or worn flags shall be replaced.
 - c) Flag Poles must be located outside the public right-of-way.
 - d) The proposed temporary project entry signage may be a maximum of 32 square feet in area.
- 9) Sidewalks and streets which provide parking and access to the sales office shall be cleared of dirt and construction debris.
- b. Upon establishment of the temporary office/sales trailer, the following conditions shall apply:
 - 1) The parking, sidewalks and streets that serve the sales trailer shall be maintained free of dirt and construction debris.
 - 2) Within 72 hours of obtaining occupancy for the first permanent building, the temporary sales office/sales trailer shall be removed from the subject property.
 - 3) The temporary office/sales trailer shall be used only for transactions involving the Lantern Crest Senior Retirement Community.
7. The applicant shall comply at all times with the following work hour requirements:

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- a. No site work, building construction, or related activities, including equipment mobilization will be permitted to start on the project prior to 7:00 am and all work for the day shall be completed by 7:00 pm, no exceptions.
 - b. No work is permitted on Sundays or City Holidays.
 - c. No deliveries, including equipment drop off and pick-up, shall be made to the project except between the hours of 8:00 am and 6:00 pm, Monday through Saturday, excluding Sundays and City Holidays. Deliveries of emergency supplies or equipment necessary to secure the site or protect the public are permitted.
- c. 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, the City will issue administrative fines up to \$1,000 per occurrence for violation of work hour schedule restrictions.

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.

8. 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 the uneven pavement shall 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.
9. All slopes in excess of 3:1 shall be permanently landscaped prior to occupancy of any unit or within 6 months of substantial completion of grading operations, whichever is earlier.
10. Plant new trees in and within 10 feet of the public right-of-way with root control barriers.

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11. Blasting is not permitted as a part of this project, however, 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 15.20 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 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 (Chapter 8.12.290).

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- 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.
12. The following air quality control measures shall be implemented:
- a. All unpaved construction areas shall be sprinkled with water or other acceptable San Diego Air Pollution Control District (APCD) dust control agents during dust-generating activities to reduce dust emissions. Additional watering or acceptable APCD dust control agents shall be applied during dry weather or windy days until dust emissions are not visible.
 - b. Trucks hauling dirt and debris shall be covered to reduce windblown dust and spills.
 - c. On dry days, dirt or debris spilled onto paved surfaces shall be swept up immediately to reduce re-suspension of particulate matter caused by vehicle movement. Approach routes to construction sites shall be cleaned daily of construction-related dirt in dry weather.
 - d. On-site stockpiles of excavated material shall be covered or watered.
 - e. Water rock materials undergoing rock-crushing processing at sufficient frequency. Automatic water or mist or sprinkler system should be installed in areas of rock crushing and conveyor belt systems.
 - f. Abide by all conditions of approval for dust control required by the San Diego APCD.

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- g. Use low pollutant-emitting construction equipment.
 - h. Equip construction equipment with pre-chamber diesel engines (or equivalent) together with proper maintenance and operation to reduce emissions of nitrogen oxide, to the extent available and feasible.
 - i. Use electrical construction equipment, to the extent feasible.
 - j. The City of Santee reserves the right to shut grading activity down should winds exceeding 25 mph cause noticeable and prolonged fugitive dust conditions in the area.
13. Cease all grading operations if archaeological resources are discovered during grading on the site. Grading operations shall not resume until the resources are evaluated by an archaeologist, working through the City Planner, and any mitigation recommended by the archaeologist is completed to the satisfaction of the Director of Development Services. Any expenses resulting from this requirement shall be borne by the applicant.
- K. Prior to obtaining occupancy for any building or structure within Phase I or Phase II, the applicant shall comply with the following:
- 1. Comply with all applicable sections of the Municipal Code, Land Development Manual, and Public Works Standards of the City of Santee.
 - 2. Repair or replace failed or inadequate pavement to the centerline of the street on Graves Avenue along the property frontage to the satisfaction of the Director of Development Services.
 - 3. 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. Prior to occupancy of any building, 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.
 - 4. All public improvements along Graves Avenue shall be completed to the satisfaction of the Director of Development Services. These improvements include, but are not limited to, street widening, pedestrian facilities, and installation of a bus turnout along the property frontage of Graves Avenue. Improvements to be completed prior to issuance of the first occupancy shall include the following:
 - a. Construct a 44-foot wide driveway to include a 12-foot wide dedicated left turn lane, a 12-foot wide right/through lane, a 14-foot wide inbound lane and a 6-foot wide median. The alignment of the driveway shall match the Sky Ranch design for the intersection. The

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driveway design consists of a San Diego Regional Standard G-17, modified to the satisfaction of the Director of Development Services. Curb radius shall be a minimum of 20 feet.

- b. Provide a bus turnout on the east side of Graves Avenue to the satisfaction of the Director of Development Services. The bus turnout shall be 12 feet wide and 180 feet long. Provide an 80-foot entering taper and a 50-foot exiting taper. Show dedication of right-of-way as necessary to provide a 10-foot parkway behind the bus turnout.
 - c. Provide public improvements on the east side of Graves Avenue to include a minimum paved width of 28 feet from centerline, and a minimum paved width of 40 feet from centerline at the bus turnout. Provide concrete curb and gutter, drainage facilities, sidewalks, fire hydrants, pedestrian ramps at curbs, landscaping and install streetlights in accordance with City of Santee standards.
5. Place all new utilities required to serve the project underground. No overhead facilities or extension of overhead facilities is permitted. The applicant shall remove the existing wooden utility pole and underground the services located at the northwest corner of the intersection of Prospect and Graves Avenues.
6. All fire lanes shall be measured and designated as follows: Fire lane width shall be measured curb to curb (or edge of pavement to edge of pavement) and shall extend vertically from grade to the highest point of any structures or obstacles constructed adjacent to the fire lane. No building elements, balconies, drains, projections, or any other object shall encroach into this clear space. All fire lanes shall be identified by painting curbs red with white-stenciled letters indicating "NO PARKING – FIRE LANE" every 30 feet along all portions of the fire lane. Additionally, signs shall be installed on the edge of the curb indicating the same. Placement of the signs shall be every 75 feet (or other approved spacing), placed in between the curb stenciling. Exact placement shall be approved by the Fire Department prior to installation.
7. Provide an illuminated directory map at the entrance of the complex. The directory shall be approximately 12 square feet (or other approved size) and show the layout of building(s), hydrant locations, and FDC locations. The exact design and location for directory placement shall be approved by the Fire Department prior to installation.
8. Submit a landscape bond to the City project planner in the amount equal to the cost of installation of all landscaping and irrigation improvements. The bond shall be held by the City for one (1) year from the date of occupancy of the final applicable building or longer if landscaping has not been well established. The bond shall not be released if the slopes do not have 100 percent coverage pursuant to the Municipal Code.

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9. The swimming pool and plaza shall be completed prior to occupancy of any habitable building and made available for use to prospective residents unless other timing is approved by the Director of Development Services.
 10. Post permanent information signs every 200 feet along the western and northern boundary of the open space area stating, "Sensitive Environmental Resources; Disturbance Beyond this Point is Restricted by Easement." The signs shall be at least six by nine inches, be constructed of a corrosion-resistant material, and stand at least three feet above ground.
 11. Install an approximately four-foot high decorative split-rail fence to delineate the boundary between the MSCP Santee Subarea Plan Preserve and the on-site development and existing single family residential uses located north of the site. A fencing plan shall be submitted and approved by the Director of Development Services for the additional 3.66 acres of open space to be added to the MSCP Subarea Plan Preserve prior to occupancy of any Phase II building. Fencing shall be designed and constructed with an approved fire-resistant material. Non-combustible fencing may be required. In any case, the connection point and closest five (5) ft. of fencing shall be non-combustible.
- L. Prior to obtaining occupancy of applicable buildings or structures, the applicant shall comply with the following:
1. Prior to occupancy of any Villa unit, the applicant shall provide public improvements on Sunset Trails including realignment of the roadway as shown on the approved site plan. Improvements shall include a paved width of 26 feet, concrete curb and gutter on the south side, and a 4-foot level parkway on the south side. The applicant shall provide asphalt pavement as necessary to provide a smooth transition from the improvements on Sunset Trails to adjacent residential driveways as deemed necessary by the Director of Development Services. Overhead utilities along Sunset Trails shall be relocated and services extended as required for the above street improvement. Improvements shall begin at Graves Avenue and continue to the easterly (Phase I) project driveway.
 2. Prior to occupancy of any Villa unit, the applicant shall provide drainage improvements along Sunset Trails to the satisfaction of the Director of Development Services. This shall include, but not be limited to; removing the existing concrete ditch and replacing with concrete curb and gutter along the south side to convey runoff. The existing Type "F" inlet shall be converted to a Type "G" inlet.

In addition, the existing headwall located on the Sunset Trails Apartments property shall be removed and replaced with a cleanout structure and connected to the proposed drainage system with underground reinforced concrete pipe. This area on the apartment complex property shall be backfilled, paved with asphalt, and striped to match the existing parking lot. The applicant shall obtain a letter of permission from the property owner to

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complete this work. The applicant shall copy the City of all correspondences with the adjoining applicant in regard to attempting to obtain permission to construct the parking lot improvements.

Should the adjacent property owner of the Sunset Trails Apartments refuse or unreasonably withhold permission to perform said work as determined by the Director of Development Services, the applicant shall demonstrate the ability to convey drainage without overflowing from the existing headwall. The applicant shall, at a minimum, provide a new headwall on-site and install additional underground storage as necessary to ensure flooding of downstream properties will not occur. The design shall be to the satisfaction of the Director of Development Services.

3. The applicant shall underground any existing overhead facilities on-site. Prior to occupancy of any villa unit, the applicant shall make an in-lieu cash deposit towards the future under grounding of the existing overhead utility facilities adjacent to the project. 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. The deposit amount shall be determined by multiplying the length of developed property frontage on Sunset Trails, (Approximately 370 feet) by an appropriate cost per linear foot to underground in effect at the time of occupancy as determined by the Director of Development Services. The current deposit rate is \$ 315/linear foot. The applicant may underground overhead facilities adjacent to the project to the satisfaction of the Director of Development Services in lieu of paying the above fee.
4. Prior to occupancy of any Villa unit in Phase II, the applicant shall provide public improvements on Sunset Trails including realignment. Improvements shall include a paved width of 26 feet, concrete curb and gutter on the south side, and a 4-foot level parkway on the south side. The applicant shall provide asphalt pavement as necessary to provide a smooth transition from the improvements on Sunset Trails to adjacent residential driveways as deemed necessary by the Director of Development Services. Overhead utilities along Sunset Trails shall be relocated and services extended as required for the above street improvement. Improvements shall begin at Graves Avenue and continue to the easterly (Phase II) project driveway.
5. The architect shall submit written verification that all buildings do not exceed 55 feet in height, and that all architectural features and appurtenances, including bell tower features, do not exceed 15 feet in height above the maximum permitted building height.
6. Construct all on-site improvements as shown on the approved precise grading, improvement, landscape and irrigation plans, prior to the occupancy of the applicable unit, to the satisfaction of the Director of Development Services. Improvements required to support each building shall be in place prior to occupancy including, but not limited to, parking facilities, on-site hardscape, landscaping, functional irrigation, decorative exterior features,

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signage, striping, fire lanes, hydrants, lighting, trash enclosures, and public facilities.

7. Installed parking lot and drive aisle lighting fixtures shall be less than 15 feet in height, shielded, and directed away from adjacent residential uses, motorists on adjacent roadways, and the MSCP Santee Subarea Plan Preserve pursuant to Sections 17.24.030(A)(7) and 17.30.030(B) of the Santee Municipal Code.
8. With the exception of the villas, address numbers shall be placed near the roofline of all structures visible from the street or fire lane. Numbers shall be block style, 15" in height, black in color (or other approved color), in contrast with their background. Address numbers shall also be illuminated for nighttime visibility. A Potter, "SASH-120" Horn/Strobe (or equivalent) shall be located on each building for indication of fire sprinkler activation. Exact location and color of address numbers shall be approved by the Fire Department prior to installation.
9. Villa address numbers shall be placed near the front door of each unit visible from the street or private drive. Numbers shall be block style, 4" in height minimum, black in color (or other approved color), in contrast with their background.
10. All double detector check valve assembly/Fire Department Connection (RPDA/FDC) devices shall be painted red with 2" white-stenciled identification numbers/letters indicating the building served. Each assembly shall be equipped with a chain and breakaway locks for security. The mechanism for monitoring the control valves of each RPDA/FDC device for tampering shall be approved by the Fire Department.
11. The automatic fire sprinkler systems shall be installed, approved and placed in service for all buildings.
12. The manual/automatic fire alarm system(s) shall be installed, tested and approved prior to occupancy for Buildings 1, 2, 3, 4, & 6.
13. Fire extinguishers in all buildings shall be placed in cabinets inspected and approved prior to occupancy.
14. Emergency lighting shall be inspected and approved by the Fire Department prior to installation.
15. All cooking facilities are required to be protected by hood and duct fire protection systems. Separate plans are to be submitted to the Fire Department for approval prior to installation. Exact locations of manual pull station(s) and "K" rated fire extinguishers are to be determined by the Fire Department prior to installation. The system(s) is required to be inspected, tested and approved prior to occupancy.

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16. All rooms or areas that have an occupant load of greater than 50 shall have a permanent engraved, carved or embossed sign indicating "Occupant Load" (and the number of people allowed in the room or area). Exact design, occupant load number and sign placement shall be approved by the Fire Department prior to installation.
 17. An AutoCAD site-plan drawing shall be provided electronically to the Fire Department for emergency response mapping. The site plan shall show all fire access roadways/driveways, buildings, address numbers, fire hydrants, fire sprinkler connections, and other details as required. Please contact the Fire Department for exact details to be submitted for your project.
 18. Knox Boxes are required for emergency fire access to the buildings. Knox Boxes shall be installed at the front entrances, riser rooms or 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 Department prior to installation.
 19. The limits of the defensible space shall be identified by the utilization of steel survey stakes, painted brown with inverted chevrons (similar to the Sky Ranch development). The stakes shall also have a steel tag permanently attached indicating "Defensible Space Limit". The stakes shall be placed at the limit of the defensible space every 75' on center and at all pivot and/or transition points as the site requires.
 20. Obtain final clearance for occupancy by signature on the final inspection request form from the Building Division, Fire Department and the Planning and Engineering Divisions of the Department of Development Services.
 21. If applicable, the pool equipment room shall be labeled with approved NFPA 704 signage for use, handling or storage of chlorine or other pool chemicals (hazardous materials). Exact location of signage to be approved by the Fire Department prior to installation.
- M. Upon occupancy of all permitted buildings within each applicable phase (Phase I and Phase II), the following conditions shall apply:
1. All required landscaping shall be adequately watered and maintained in a healthy and thriving condition, free from weeds, trash, and debris.
 2. The applicant shall not plant, seed, or otherwise introduce invasive exotic plant species to these landscaped areas. Exotic Plant species to be avoided include those species on Lists A and B of the Invasive Plant Council's list of "Exotic Pest Plants of Greatest ecological Concern in California as of October 1999."
 3. All groundcover installed pursuant to an approved landscape plan shall provide 100 percent coverage within nine (9) months of planting or additional landscaping, to be approved by the Director, shall be required in order to

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meet this standard.

4. The parking areas and driveways shall be well maintained.
5. All garages shall be used for vehicle parking.
6. All light fixtures shall be designed and adjusted to reflect light downward, away from any road or street, and away from any adjoining premises, and shall otherwise conform to the requirements of Title 17 of the Santee Municipal Code.
7. All materials and equipment shall be stored within an enclosed structure to the satisfaction of the Director of Development Services.
8. Control valves on each double detector check valve assembly/Fire Department Connection (RPDA/FDC) device shall be monitored for tamper of the valves.
9. The facility operator shall contract with a waste hauler licensed by the appropriate licensing agency to properly transport and dispose of hazardous waste generated by the project.
10. The 12.91 acres of on-site habitat and 3.66 acres of future off-site habitat shall be maintained in perpetuity as a biological habitat preserve and maintained in accord with the Habitat Management Plan.
11. The applicant, future owner(s), and facility operator(s) shall take no action to reduce the extent or habitat quality of the area covered by the conservation easement(s). Should damage occur to the preserve, either from natural causes or human action, corrective action shall be taken by the applicant or the designated preserve manager to restore the site in accordance with the Habitat Management Plan.
12. The biological habitat preserve shall be maintained in accord with the Habitat Management Plan.
13. The applicant agrees not to oppose the inclusion of all conserved open space, at the City's discretion, into the MSCP Santee Subarea Plan Preserve, as permanent open space.

SECTION 5: The Applicant shall keep itself and all contractors, subcontractors, staff, and employees fully informed of and in compliance with all local, state and federal laws, rules and regulations regulating water quality that may impact, or be implicated by the work or improvements, including without limitation, all applicable provisions of the Federal Water Pollution Control Act (33 U.S.C. §§ 1300); the California Porter-Cologne Water Quality Control Act (Cal Water Code §§ 13000-14950); the City's ordinances regulating discharges of storm water or pollutants, as that term is used in the Porter-Cologne Water Quality Control Act; and any and all regulations, policies, or permits issued by the City, or any other municipality, drainage district, or other local agency with jurisdiction over the project site.

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The Applicant hereby agrees to indemnify, hold harmless and defend (with counsel selected by the City) the City, its officials, officers, agents, employees and authorized volunteers from and against any and all claims, demands, losses or liabilities of any kind or nature, including enforcement actions brought by regulatory agencies, arising out of or in connection with the proposed improvements which the City, its officials, officers, agents, employees and authorized volunteers may sustain or incur for noncompliance with any of the above listed water quality laws, regulations or permits.

The Applicant warrants that all contractors, employees and subcontractors shall have sufficient skill and experience to perform the work assigned to them without impacting water quality in violation of the laws, regulations and policies described above. The Applicant further warrants that it, its employees, contractors and subcontractors will receive adequate training, as determined by the City, regarding the requirements of the laws, regulations and policies described above as they may relate to the work or improvements.

SECTION 6: The terms and conditions of this Conditional Use Permit P07-12 shall be binding upon the permittee and all persons, firms and corporations having an interest in the property subject to this Conditional Use Permit P07-12 and the heirs, executors, administrators, successors and assigns of each of them, including municipal corporations, public agencies and districts.

SECTION 7: This Conditional Use Permit P07-12 expires on **August 27, 2011** at 5:00 p.m. unless prior to that date substantial construction has commenced prior to its expiration, or unless a time extension is approved. The City Council expressly grants to the Director of Development Services the authority to extend the expiration date of this approval pursuant to Section 17.04.090.B of the Santee Municipal Code, when a request for an extension is filed 60 days prior to the original expiration date.

SECTION 8: Pursuant to Government Code Section 66020, the 90 day approval period in which the applicant may protest the imposition of any fees, dedications, reservations, or exaction imposed pursuant to this approval, shall begin on August 27, 2008.

SECTION 9: 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 10: 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 Development Review 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 11: The City of Santee hereby notifies the applicant that State Law (SB1535) authorizes the County Clerk to collect a documentary handling fee for the processing of CEQA documents. 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

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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 \$ 1,926.75. 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.

ADOPTED by the City Council of the City of Santee, California, at a Regular Meeting thereof held this 27th day of August, 2008, by the following roll call vote to wit:

AYES: JONES, MINTO, VOEPEL

NOES: NONE

DISQUALIFIED: DALE, RYAN

ABSENT: NONE

APPROVED:



RANDY VOEPEL, MAYOR

ATTEST:



LINDA A. TROYAN, MMC, CITY CLERK

Attachment: Exhibit A – Mitigation and Monitoring Program

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EXHIBIT "A" MITIGATION AND MONITORING PROGRAM FOR THE LANTERN CREST SENIOR RETIREMENT COMMUNITY GENERAL PLAN AMENDMENT, REZONE, AND CONDITIONAL USE PERMIT (GPA07-03, R07-02, P07-12, AND AEIS07-29)

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

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

1. BIOLOGY

Project mitigation is tied to respective phases of the project. Should the project be approved, Phase 1 would be allowed to go forward immediately. Implementation of Phase II would be contingent upon the applicant's compliance with the mitigation requirements triggered with this Phase. Specifically, Phase II is contingent upon the acquisition of 3.66 acres of off-site mitigation within the Rattlesnake Mountain Subunit.

A. Impact: The proposed project would have the following impacts that would be significant without mitigation:

1. Occupied Diegan Coastal Sage Scrub (DCSS): The proposed project would impact 5.12 acres of DCSS, which is assumed to be occupied by Coastal California Gnatcatchers, a federally-listed Threatened Species, based on the results of prior surveys.
2. Non-native Grassland (NNG): The proposed project would impact 7.70 acres of NNG.
3. Nesting Migratory Birds: The site contains shrubs and other habitat that could be used by nesting migratory birds. Removal of vegetation could impact nesting migratory birds if clearing takes place between January 15 and August 31 (for species likely to occur on the site, including tree-nesting raptors).
4. Secondary Wildlife Impacts: The project could have the following additional secondary or indirect impacts to wildlife:

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- a. *Fugitive Dust*: Fugitive dust from the construction may impact adjacent sensitive habitats.
- b. *Vegetation Removal*: Vegetation removal activities during project construction may impact adjacent sensitive habitats.
- c. *Introduced Landscape Species*: Introduction of invasive plant species by the project could have secondary wildlife impacts if these species are spread from the project to the adjacency of proposed MSCP preserve land.
- d. *Human Activity*: Increased human activity into the open space area after occupancy could potentially degrade the habitat and disturb/kill native wildlife species.
- e. *Light Trespass*: Increased lighting on native surrounding habitat during normally dusk, night, or pre-dawn hours could provide nocturnal predators an advantage over their prey. This has a potential to reduce native wildlife in the surrounding area.

B. Mitigation: Implementation of the following mitigation measures would reduce potentially significant direct and indirect impacts to biological resources, as described above, to below a level of significance:

1. Occupied DCSS Mitigation: For the impact to 5.12 acres of occupied DCSS, a mitigation ratio of 2 to 1 (10.24 acres) has been applied for the impact to the resource. The proposed open space on the east side of the site contains 11.06 acres of DCSS, of which 3.14 acres is designated to others for mitigation purposes under an open space/conservation easement. Therefore, a total of 7.92 acres of DCSS is available on-site for mitigation. These 7.92 acres of DCSS would be conserved and managed consistent with the City of Santee MSCP Draft Subarea Plan. The project is conditioned to secure the remaining 2.32 acre-credits of gnatcatcher-occupied DCSS off-site in a mitigation bank approved by the City and/or Trustee Agencies prior to issuance of a grading permit for any phase. Should credits be unavailable, the applicant may purchase occupied DCSS habitat outside a bank, so long as the habitat expands the Preserve system. The project is conditioned to require recordation of a conservation easement for the long-term preservation of all open space areas and mitigation lands prior to issuance of a grading permit for each phase. A Habitat Management Plan and Management and Funding Agreement for the long-term management of the open space areas and mitigation lands shall also be approved by the City and/or Trustee Agencies prior to issuance of the grading permit for each phase.

The City is currently in the process of preparing its Multiple Species Conservation Program Subarea Plan. If the project proposes grading prior to adoption of the Santee Subarea Plan, the project would be required to borrow from the County of San Diego's 4(d) rule 5 percent coastal sage scrub take allowance or obtain a permit for an individual project pursuant to Section 10 of the Endangered Species Act. The proposed take under the County of San

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Diego's 5 percent allowance is consistent with the Natural Communities Conservation Program (NCCP) Guidelines which guides the take of habitat during the interim period. It is noted that there is a temporary hold on the County's ability to process 4(d) interim take permits which will remain in effect until the County and the Trustee Agencies have finalized the NCCP Planning Agreement for the North County Multiple Species Conservation Program.

2. NNG Mitigation: For the impact to 7.70 acres of NNG, a mitigation ratio of 0.5:1 (3.85 acres) has been applied for the impact to the resource. The proposed open space on the east side of the site contains 1.69 acres of NNG, of which 0.13 acre is designated to others for mitigation purposes under an open space/conservation easement. Therefore, a total of 1.56 acres of NNG is available on-site for mitigation. These 1.56 acres of NNG would be conserved and managed consistent with the City of Santee MSCP Draft Subarea Plan. The project is conditioned to secure 2.29 acres of NNG off-site in a mitigation bank approved by the City and/or Trustee Agencies prior to issuance of a grading permit for any phase. Should credits be unavailable, the applicant may purchase NNG habitat outside a bank, so long as the habitat expands the Preserve system. The project is also conditioned to require recordation of a conservation easement for the long-term preservation of all open space areas and mitigation lands prior to issuance of a grading permit for each phase. A Habitat Management Plan and Management and Funding Agreement for the long-term management of the open space areas and mitigation lands shall be approved by the City and/or Trustee Agencies prior to issuance of a grading permit for each phase.
3. Nesting Migratory Birds Mitigation: Vegetation removal and construction within the survey area should take place outside the nesting migratory bird breeding season of January 15 to August 31. If removal of habitat and/or construction activities adjacent to nesting habitat cannot be avoided during the breeding season, a pre-construction clearance survey shall be required to determine the presence of nesting migratory birds on or within 100 feet of the construction area, Federally- or State-listed birds (e.g., coastal California gnatcatcher) on or within 300 feet of the construction area, and nesting raptors within 500 feet of the construction area.

The pre-construction survey must be conducted within 10 calendar days prior to the start of construction, the results of which must be submitted to the City for review and approval prior to initiating any construction activities. If nesting birds are detected by the City-approved biologist, the following buffers shall be established: (1) no work within 100 feet of a non-listed nesting migratory bird nest; (2) no work within 300 feet of a listed bird nest; and (3) no work within 500 feet of a raptor nest. If an active nest is located, the nest area shall be flagged and the appropriate buffer zone delineated and flagged or otherwise marked. No work shall occur within this buffer area until a qualified biologist determines that the fledglings are independent of the nest. The City may reduce these buffer widths upon advice of the City-approved biologist depending on site-specific conditions (e.g., the width and type of screening

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vegetation between the nest and proposed activity) or the existing ambient level of activity (e.g., existing level of human activity within the buffer distance).

4. Secondary Wildlife Impact Mitigation:

- a. *Dust:* Areas where the proposed conserved open space falls within the likely dust drift radius of grading, vegetation removal, revegetation, construction and transport activities shall be periodically sprayed with water to reduce the spread of dust into adjacent sensitive habitat areas.
- b. *Vegetation Removal:* A City-approved monitoring biologist shall be on-site during initial vegetation removal of DCSS and NNG habitat and during project construction within 500 feet of habitat to ensure compliance with all conservation measures. The biologist must be knowledgeable of gnatcatcher and local biology ecology. The biologist shall perform the following duties:
 - i. Monitor all vegetation clearing/grubbing and project construction activities in DCSS and NNG habitat to be impacted and within 500 feet of habitat to be avoided.
 - ii. Oversee installation of and inspect the fencing and erosion control measures a minimum of once per week and daily during all rain events to ensure that any breaks in the fence or erosion control measures are repaired immediately.
 - iii. Train all contractors and construction personnel on the biological resources associated with the proposed project and ensure that training is implemented by construction personnel. At a minimum, training shall include:
 - The purpose for resource protection;
 - A description of the gnatcatcher and other sensitive species and their habitat(s);
 - The required avoidance and minimization measures to be implemented during project construction to conserve the gnatcatcher and other sensitive species;
 - Environmentally responsible construction practices; and
 - The protocol to resolve conflicts that may arise at any time during the construction process.
 - iv. Halt work, if necessary, to ensure the proper implementation of species and habitat protection measures.

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- c. *Introduced Landscape Species:* Because of the adjacency of proposed MSCP preserve land, only non-invasive species (preferably native species from local stock) shall be used in landscaping on the project site. The project is conditioned to prohibit planting, seeding, or otherwise introducing invasive exotic plant species to these landscaped areas. Exotic Plant species to be avoided include those species on Lists A and B of the Invasive Plant Council's list of "Exotic Pest Plants of Greatest ecological Concern in California as of October 1999."
- d. *Human Activity:* A detailed fencing and signage plan shall be submitted for City approval prior to issuance of a grading permit. Signage and fencing shall be installed along the western and northern boundary of the open space area. The fencing shall be a non-combustible (or 1-hour) split rail design and a maximum of four feet in height. Permanent information signs shall be posted every 200 feet stating, "Sensitive Environmental Resources; Disturbance Beyond this Point is Restricted by Easement." The signs shall be at least six by nine inches, be constructed of a corrosion-resistant material, and stand at least three feet above ground.
- e. *Light Trespass:* All project lighting shall conform to the City of Santee Municipal Code requirements for minimizing light trespass to the maximum extent practicable. All parking lot lights shall be a maximum of 15 feet in height and all project lighting shall be fully shielded and designed to reflect away from adjacent habitat.

C. Monitoring:

Responsibility:	Applicant/City
Inspection:	City of Santee Department of Development Services
Financial:	Applicant

2. TRAFFIC

- A. **Impact:** The Circulation Element of the General Plan encourages a Level of Service (LOS) of "C" as a threshold for an efficient circulation system and does not allow approval of a project where an intersection LOS would drop to LOS E or F after mitigation. The Traffic Study prepared for the project by Darnell & Associates indicates that the proposed project would generate approximately 900 Average daily trips (ADTs) with 36 morning peak hour trips and 72 afternoon peak hour trips. All roadway segments, freeway segments, and freeway ramp intersections within the study area would operate at acceptable levels of service with Phase I and the total project in existing-plus-project, near term cumulative, and future traffic conditions. With the exception of the Graves Avenue and Prospect Avenue intersection, all roadway intersections would also operate at acceptable levels of service with Phase I and the total project in existing-plus-project, near term cumulative, and future traffic conditions. The project would result in a significant, but mitigable, impact to the Graves Avenue and Prospect Avenue intersection with Phase I and the total project in existing-plus-project, near term cumulative, and future traffic conditions.

RESOLUTION NO. 069 – 2008

B. Mitigation: The applicant shall provide evidence that a fair share contribution has been made to the City towards improvements to the Prospect Avenue/Graves Avenue intersection. Improvements shall include signalization and construction of the westbound travel lanes, and associated coordination with traffic signals at Prospect Avenue/SR-67 and Prospect Avenue/Magnolia Avenue to achieve acceptable levels of service.

C. Monitoring:

Responsibility:	Applicant
Inspection:	City of Santee Department of Development Services
Financial:	Applicant

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA,
APPROVING AND ADOPTING AN ADDENDUM TO MITIGATED NEGATIVE
DECLARATION (AEIS07-29) TO ALLOW AN ADDITIONAL 72 UNITS AND A
MAXIMUM BUILDING HEIGHT OF 82 FEET AT THE LANTERN CREST
CONGREGATE CARE FACILITY**

APPLICANT: M. GRANT REAL ESTATE, INC. (MICHAEL GRANT)

**(RELATED CASE FILES: APPLICANT: SANTEE SENIOR RETIREMENT
COMMUNITIES, LLC (MICHAEL GRANT))**

WHEREAS, on August 27, 2008, the City Council adopted Resolution No. 069-2008, adopting a Mitigated Negative Declaration (AEIS07-29; State Clearinghouse No. 2008071057) and approving Conditional Use Permit P07-12 for the development of the 360-unit Lantern Crest Congregate Care Facility (Project) on a 26.5-acre vacant parcel of land located at 300 Lantern Crest Way in the Dual R-14/NC (Medium High Density Residential/ Neighborhood Commercial) Zones, R-22 (High Density Residential) Zone, and P/OS (Park/Open Space) Zone; and

WHEREAS, on December 9, 2022 the applicant submitted a complete application for a Major Revision MJR2022-2 to the Project and an accompanying Density Bonus application (DB2022-1) to allow an additional 72 units and a maximum building height of 82 feet at the facility (Revised Project); and

WHEREAS, under Public Resources Code section 21067, and section 15367 of the State CEQA Guidelines (tit. 14, Cal. Code Regs., § 15000 et seq.), the City is the lead agency for the Revised Project; and

WHEREAS, a Supplemental Environmental Checklist Form was prepared to evaluate whether any supplemental or subsequent environmental review is required for the Revised Project. City staff concluded that none of the circumstances described in Public Resources Code section 21166 or State CEQA Guidelines section 15162 have occurred, and thus no supplemental or subsequent environmental review is required; and

WHEREAS, an Addendum to the adopted Mitigated Negative Declaration has been prepared to address any minor technical changes or additions to the Project under State CEQA Guidelines section 15164; and

WHEREAS, City Council has reviewed the Addendum and adopted Mitigated Negative Declaration, along with the information in the Supplemental Environmental Checklist Form, prior to taking action on the Revised Project. The Addendum reflects the independent judgement and analysis of the City Council and complies with all requirements of the Public Resources Code and the State CEQA Guidelines; and

WHEREAS, the City Council conducted a duly-noticed public hearing on February 22, 2023, to review the Project, the Addendum to the Mitigated Negative Declaration, and

RESOLUTION NO. _____

all other relevant information contained in the administrative record for the Revised Project; and

WHEREAS, as contained herein, the City Council has endeavored in good faith to set forth the basis for its decision on the Project; 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 Revised Project and 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 has heard, been presented with, reviewed and considered all of the information and data in the administrative record, including but not limited to the Mitigated Negative Declaration, the Addendum, and the Supplemental Environmental Checklist Form; 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 Revised Project, the City Council has reviewed and considered the information contained in the Mitigated Negative Declaration, the Addendum to the Mitigated Negative Declaration and Supplemental Environmental Checklist Form, any comments received, other documents contained in the administrative record for the Project and the Revised Project, and all other written and oral evidence presented to the City Council for the Revised Project (collectively, the "Record"). The City Council finds that the Addendum and the Supplemental Environmental Checklist Form contains a complete, objective, and accurate reporting of the environmental impacts associated with the Revised Project and reflects the independent judgment and analysis of the City Council. The City Council further finds that the Addendum has been completed in compliance with CEQA and the State CEQA Guidelines.

SECTION 3. FINDINGS ON ADDENDUM. The City Council finds that the City was the lead agency for the project and is the lead agency for the Revised Project. Based on substantial evidence in light of the whole Record and pursuant to State CEQA Guidelines section 15162, the Revised project would not result in substantial changes to the Project, no substantial changes have occurred with respect to the circumstances under which the Revised Project is undertaken and there is no new information of substantial importance which was not known and could not have been known at the time the Mitigated Negative Declaration was adopted showing the Revised Project would have new significant effects. The project specific mitigation measures identified in the Supplemental Environmental Checklist Form/Addendum and the Mitigation Monitoring and Reporting Program have

RESOLUTION NO. _____

been incorporated into the Revised Project. no new mitigation measures are required to mitigate environmental impacts associated with the Revised Project.

SECTION 4. ADOPTION OF THE ADDENDUM. The Addendum to the previously adopted Mitigated Declaration is hereby approved and adopted.

SECTION 5. NOTICE OF DETERMINATION. Staff is directed to file a Notice of Determination with the San Diego County Clerk within five (5) working days of adoption of the Addendum. The City of Santee hereby notifies the applicant that in order to file the Notice of Determination, 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 7 below) of this approval, a certified check payable to the "County Clerk, County of San Diego" in the amount of \$50.

SECTION 6. LOCATION AND CUSTODIAN OF RECORDS. The documents and materials associated with Project and the Revised Project that constitute the record of proceedings on which these findings are based are located at Santee City Hall, 10601 Magnolia Avenue, Building #3, Santee, CA 92071. The City Clerk is the custodian of the record of proceedings.

SECTION 7. 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 22nd day of February 2023, by the following vote:

AYES:

NOES:

ABSENT:

APPROVED:

JOHN W. MINTO, MAYOR

ATTEST:

ANNETTE ORTIZ, CMC, CITY CLERK



Addendum to Adopted
Mitigated Negative Declaration for the
Legacy at Lantern Crest Project
Santee, California

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

Prepared by
RECON Environmental, Inc.
3111 Camino del Rio North, Suite 600
San Diego, CA 92108
P 619.308.9333

RECON Number 10119
November 9, 2022

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B:	Energy Use Calculations, RECON Environmental, Inc., August 30, 2022
C:	Sustainable Santee Checklist, RECON Environmental, September 1, 2022
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E:	Storm Water Management Plan Amendment 12, REC Consultants, Inc., July 13, 2022
F:	Drainage Study Addendum, REC Consultants, Inc., Revised June 1, 2022
G:	Noise Modeling Results (SoundPLAN Output Files and FHWA RD-77-108 Calculations), RECON Environmental, Inc., September 8, 2022

**CITY OF SANTEE
ADDENDUM TO ADOPTED MITIGATED NEGATIVE DECLARATION**

1. Project Title

The Legacy at Lantern Crest

2. Lead Agency Name and Address

City of Santee
10601 Magnolia Avenue
Santee, CA 92071

3. Contact Person and Phone Number

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

4. Project Location

300 Lantern Crest Way, Santee, CA 92071
Assessor's Parcel Number 384-142-15, -16, -17, -18, and -19

5. Project Applicant/Sponsor's Name and Address

Santee Senior Retirement Communities, LLC: M. Grant Corporation
Manager: Michael Grant, President
110 Town Center Parkway
Santee, CA 92071

6. General Plan Designation

Existing: High Density Residential (R-22)
Proposed: High Density Residential (R-22)

7. Zoning

Existing: High Density Residential (R-22)
Proposed: High Density Residential (R-22)

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://cityofsanteeca.gov/services/project-environmental-review>.

8. Statement of Environmental Findings

An Initial Study was prepared by the City of Santee (City), Department of Development Services 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 findings contained in the attached Initial Study, the City has determined that the project would not have any new impacts not identified in the Mitigated Negative Declaration previously adopted in 2008 for the Lantern Crest Senior Congregate Care Facility Project (previously approved project), a proposed a senior care facility, and all potential impacts would remain less than significant or mitigated to less than significant.

The City also finds that the Initial Study reflects the City's independent judgment.

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 Addendum are as follows: City of Santee, Development Services Department, Planning and Zoning Services Division, 10601 Magnolia Avenue, Santee California, Custodian: Michael Coyne, Senior Planner.

9. Previous Environmental Document

The property that is subject to this supplemental review consists of phases 4 and 5 of the proposed development that was evaluated under the Lantern Crest Senior Congregate Care Facility Project (previously approved project) Mitigated Negative Declaration adopted by the City Council on August 27, 2008. The previously approved project proposed a three-story, 360-unit senior congregate care facility. The adopted Mitigated Negative Declaration determined that all environmental impacts would be less than significant or mitigated to a level less than significant.

10. Original Project Description

The previously approved project proposed a 360-unit senior care facility consisting of six buildings ranging from one to four stories in height in the City of Santee, California, east of the intersection of Graves Avenue and Prospect Avenue (Assessor's Parcel Number 384-142-15, -16, -17, -18, and -19). The senior care facility would consist of 470,272 square feet of building floor area, 247 parking spaces, and associated driveways, landscaping, and retaining walls. The senior care facility was proposed to be developed on a 13.78-acre portion of the site, while the remaining 12.91 acres of the site was conserved as open space. In conjunction with the original approval, the 12.91 acres open space has been dedicated, and management of the open space has been funded by an endowment in perpetuity. Management of the 12.91 acres of open space is currently being performed by the Urban Corps of San Diego. Primary access to the project site would be provided at the intersection of Graves Avenue and Prospect Avenue. The project paid its fair share of costs associated with the construction of a new signalized intersection and related improvements to Graves Avenue. Additionally, improvements on Sunset Trails have been completed to provide new curb, gutter, and paving along a 30-foot-wide segment from Graves Avenue adjacent to the northern border of Sunset Trails Apartments to provide a secondary access for the project. Relocation of an existing fence and three power poles to the south, outside of the existing access easement, have also been completed

as part of the improvements to Sunset Trails. A new bus stop has been added on the west side of Graves Avenue, while the previous requirement for a bus turnout on the east side of Graves Avenue was eliminated.

The previously approved project included a General Plan Amendment (GPA07-03) and zone reclassification (R07-02) to change the land use and zoning designations from Medium High Density Residential (R-14) to High Density Residential (R-22). Other required project approvals included a Conditional Use Permit (P07-12) to allow for the proposed the 360-unit senior care facility on the 13.78-acre development portion of the site. The previously approved project was evaluated in the previously adopted Initial Study/Mitigated Negative Declaration (IS/MND) that evaluated impacts associated with development of 360 senior apartments.

11. Revised Project Description

The Legacy at Lantern Crest Project (revised project) would develop Building 4 of the previously approved project. Completed phases of the previously approved project have developed 227 senior units, and an additional 133 senior units may be developed per the original project approval. The applicant is now seeking a Major Modification for the following:

- Increase the density from 360 units to 432 units, which represents a 20 percent increase (72 units) consistent with State Guidelines that allow for a 20 percent density bonus for senior housing projects.
- Increase the height of Building 4 from four stories with a basement to five stories with a basement.

The Major Modification would allow the project to add an additional floor to the two buildings that have not been constructed yet. Building 4 would be constructed as a five-story with basement, 107-unit senior care facility. The proposed 107 senior care units would be less than the remaining 133 units that are allowed under the original project approval. The phase 5 building would be constructed at a later date and is not evaluated in this document. No changes are proposed to the design of the phase 5 building, which may utilize the density bonus allowed by this application for a Major Modification.

The revised project would not alter the development footprint that was evaluated in the previously adopted IS/MND. Mass grading has been completed and approved by the City for phases 4 and 5 of the previously approved project, and the revised project would not require any additional earthwork within undisturbed soil. Building 4 would be constructed within the 13.78-acre portion of the site identified for development on the senior care facility under the previously approved project and would not encroach into the designated 12.91-acre open space/conservation easement. Building 4 would extend southeast from the other buildings that have already been constructed under the previously approved project. The revised project would improve pedestrian connectivity by constructing internal sidewalks that would connect to sidewalks constructed during completed phases of the previously approved project, which in turn connect to existing sidewalks located on both sides of Graves Avenue and Prospect Avenue. All internal sidewalk ramps would be compliant with the Americans with Disabilities Act (ADA). The revised project would include 107 parking spaces, 11 of which would be electric vehicle parking spaces. Figure 1 presents the revised project's regional

location, Figure 2 presents the revised project’s specific location on U.S. Geological Survey map, Figure 3 presents the project location on an aerial photograph, and Figure 4 presents the proposed site plan.

The revised project would be consistent with the General Plan Amendment (GPA07-03) and zone reclassification (R07-02) approved under the previously approved project that changed the land use and zoning designations from Medium High Density Residential (R-14) to High Density Residential (R-22). The City would issue a revised Conditional Use Permit that would permit the proposed development of 107 senior care units and related services.

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

Existing conditions within surrounding land uses would be the same as under the previously approved project. Changes within the project site consist of construction of completed phases of the previously approved plans, including the completion of grading for the footprint of Buildings 4 and 5. Existing multi-family residential is located west of the revised project site, while existing single-family residential is located south of the revised project site. The State Route 67 (SR-67) and State Route 52 (SR-52) interchange is located approximately 0.15 mile west of the project site. Open space habitat is located to north and east of the revised project site. 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.

13. Other Required Agency Approvals or Permits Required

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

14. New Significant Environmental Effects or Substantially More Severe Environmental Effects Compared to Those Identified in the Previous CEQA Document

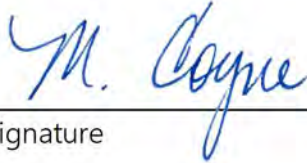
The subject areas checked below were determined to be new significant environmental effects or to be previously identified effects that have a substantial increase in severity either due to a change in project, change in circumstances or new information of substantial importance, as indicated by the checklist and discussion on the following pages.

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

15. Determination

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

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



Signature

02/17/2023

Date

Michael Coyne, Principal Planner

Printed Name and Title

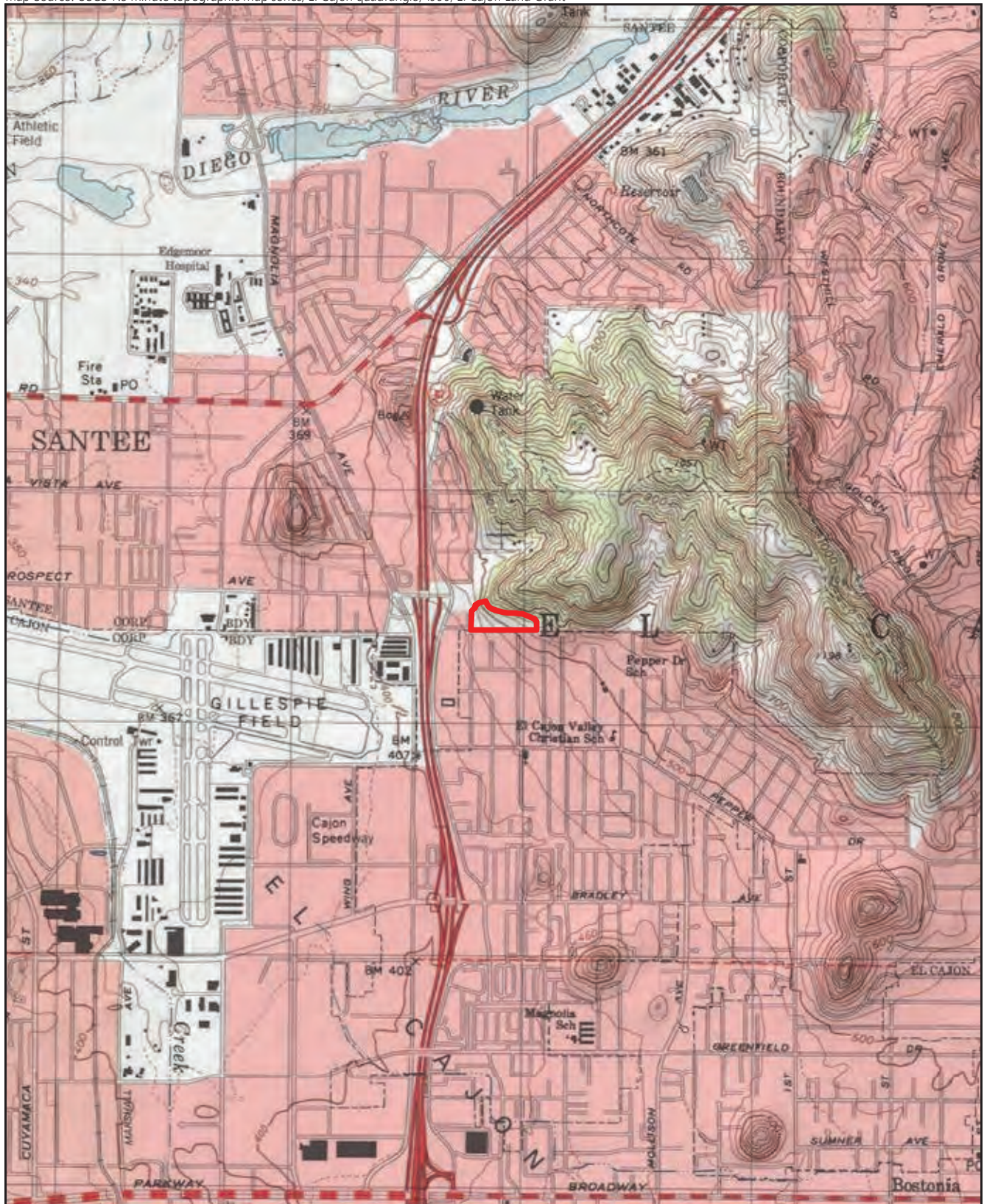
City of Santee

For



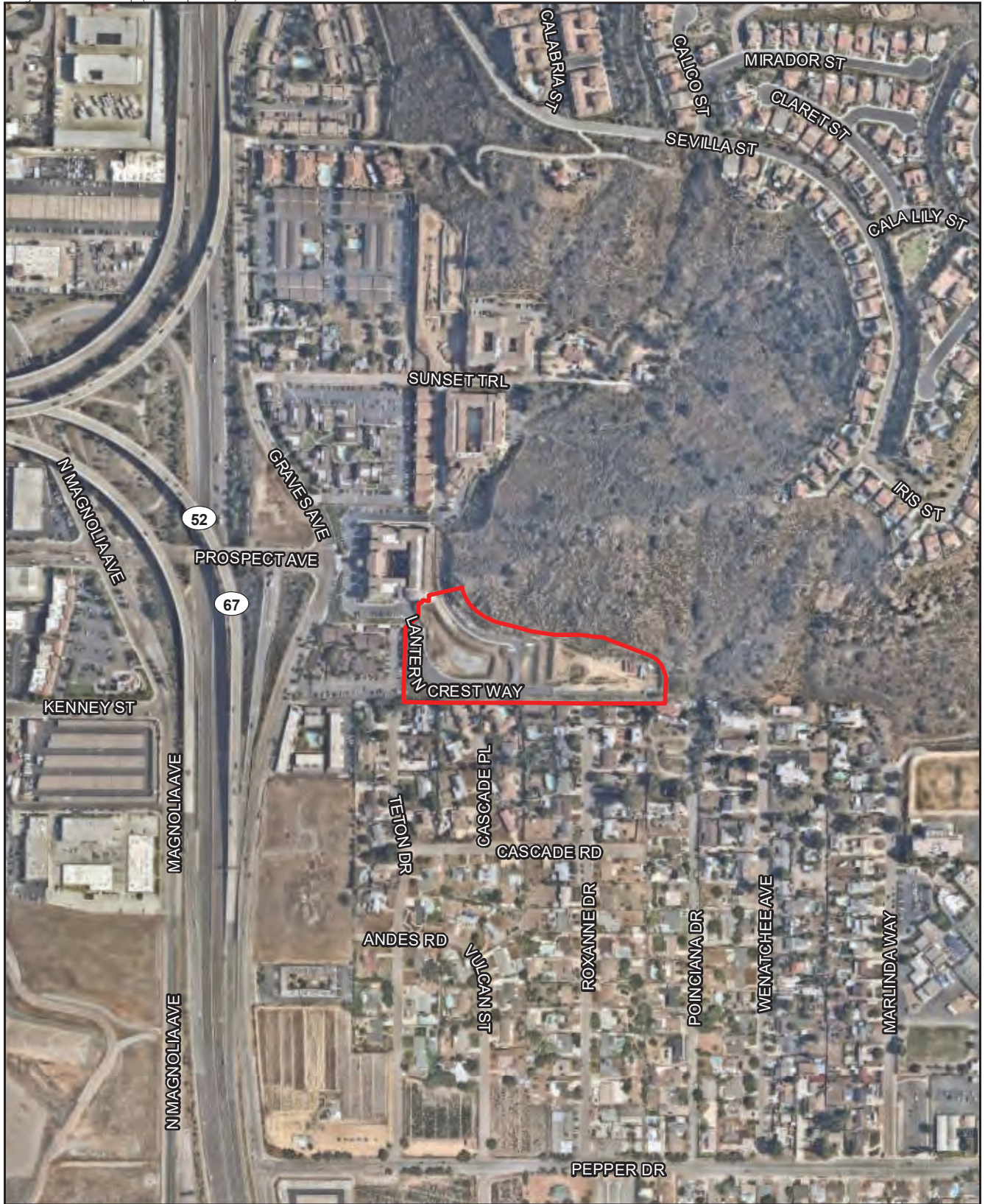
 Project Location

FIGURE 1
Regional Location



 Project Boundary

FIGURE 2
Project Location on USGS Map



 Project Boundary

FIGURE 3
Project Location on Aerial Photograph

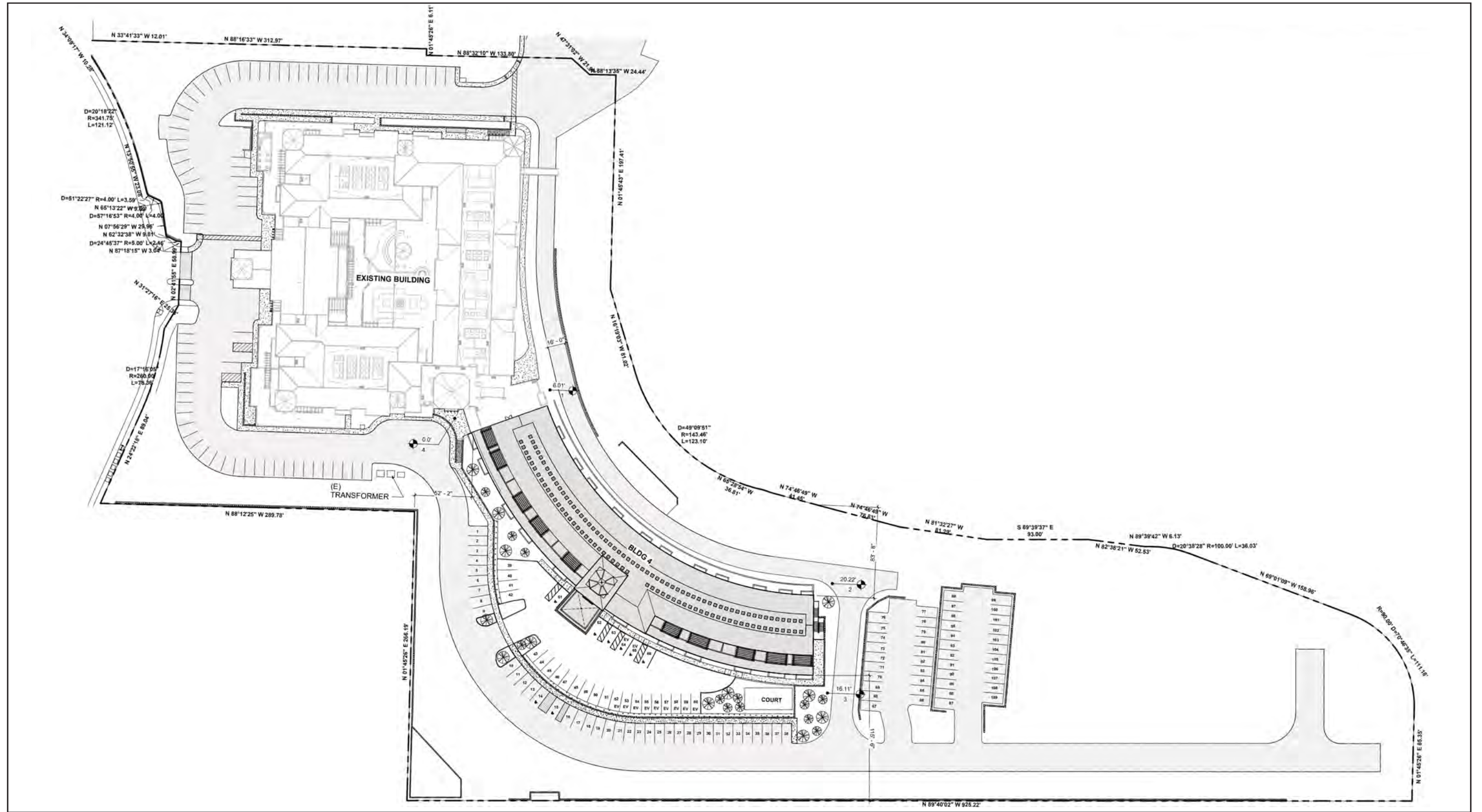


FIGURE 4
Site Plan

15.1 Aesthetics

Would the project:

Issue	New Potentially Significant Impact	New Mitigation is Required	No New Impact/ No Impact	Reduced 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: City of Santee General Plan–Community Enhancement Element; Santee Municipal Code.

a. No New Impact/No Impact. The previously adopted IS/MND determined that the previously approved project was designed to use the natural Rattlesnake Mountain ridgeline as a backdrop for the proposed structures, consistent with the City’s General Plan (General Plan) Community Enhancement Element policy 14.5. Similarly, graded cut slopes would be revegetated with fire resistant native or non-invasive plant species consistent with General Plan Community Enhancement Element policy 15.1, and proposed buildings were sited in a manner that would retain outward views and preserve vistas of the Rattlesnake Mountain ridgeline. Therefore, the previously approved project would not have a substantial adverse effect on a scenic vista, and impacts would be less than significant.

The revised project has been sited consistent with the design evaluated in the previously adopted IS/MND. Although the revised project would add an additional floor to Building 4 consistent with the 20 percent density bonus allowed by the City, the increase in the main roof height from 55 feet above average grade to 75 feet above average grade would not result in a substantive change with respect to scenic vistas. The revised project’s increase in height of approximately 20 feet for the main structure would not be noticeably different in relation to other buildings that have already been

constructed under the previously approved project, and Building 4 has been sited in a manner that would retain outward views and preserve vistas of the Rattlesnake Mountain ridgeline. Therefore, impacts would be less than significant. The revised project would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects with respect to a scenic vista. No new impact would occur.

b. No New Impact/No Impact. The previously adopted IS/MND did not identify any impacts associated with a scenic highway. 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 and would not be visible from the scenic highway segment. As described in Section 15.5.a below, no historic structural resources have been historically located or are currently located on the project site. The footprint of the previously approved project was subsequently graded, which included the footprint of Building 4. Therefore, impacts would be less than significant. The revised project would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects with respect to scenic resources. No new impact would occur.

c. No New Impact/No Impact. The previously adopted IS/MND determined that the previously approved project utilized a Spanish Mission design that would be consistent in character with surrounding residential uses. Similarly, the previously approved project utilized adequate setbacks in a manner consistent with the existing visual character of the surrounding residential uses and conserved 12.91-acre of the property as an open space/conservation easement. Therefore, the previously approved project would not substantially degrade the existing visual character or quality of public views of the site and its surroundings, and impacts would be less than significant.

Building 4 would utilize the Spanish Mission design consistent in character with surrounding residential uses and other buildings that have already been constructed under the previously approved project. Building 4 would utilize the same setbacks documented in the previously approved project and would be integrated architecturally with the other buildings that have already been constructed under the previously approved project. Furthermore, the revised project would not encroach into the designated 12.91-acre open space/conservation easement. Therefore, impacts would be less than significant. The revised project would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects with respect to degrading the existing visual character or quality of the site and its surroundings. No new impact would occur.

d. No New Impact/No Impact. The previously adopted IS/MND determined that the previously approved project did not propose the introduction of large, uninterrupted expanses of glass and/or any other highly reflective material. Similarly, the previously approved project utilized walls, fencing, buildings, and landscaping to minimize light trespass into adjacent residential properties and roadways from vehicle headlights. Therefore, the previously approved project would not create a new source of substantial light or glare that would adversely affect day or nighttime views in the area, and impacts would be less than significant.

Consistent with the previously approved project's design, the revised project does not propose the introduction of large, uninterrupted expanses of glass and/or any other highly reflective material. The project would minimize light trespass by shielding and directing light in a manner that would

minimize glare on adjacent properties or motorists consistent with the requirements of Section 13.30.030(B) of the Santee Municipal Code. Light associated with vehicle trips generated by the revised project would be similar in character to what is currently generated by vehicles traveling along the existing roadway network after dark. Therefore, impacts would be less than significant. The revised would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects with respect to creating a new source of substantial light or glare that would adversely affect day or nighttime views in the area. No new impact would occur.

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	New Potentially Significant Impact	New Mitigation is Required	No New Impact/ No Impact	Reduced 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 checked="" type="checkbox"/>	<input type="checkbox"/>
b. Conflict with existing zoning for agricultural use, or a Williamson Act Contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220[g]), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104[g])?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

a. No New Impact/No Impact. The previously adopted IS/MND did not identify any impacts associated with the loss of farmland. The revised project would not alter the development footprint that was evaluated in the previously adopted IS/MND and the footprint of the previously approved project was subsequently graded, which included the footprint of Building 4. The Department of Conservation “California Important Farmland Finder” classifies the project site as “grazing land” and surrounding properties as a mix of “urban and built up land” or “grazing land” (State of California Department of Conservation 2016). Therefore, the revised 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. The revised project would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects with respect to the conversion for farmland. No new impact would occur.

b. No New Impact/No Impact. The previously adopted IS/MND did not identify any impacts associated with conflicts with existing zoning for agricultural use or a Williamson Act Contract. The revised project would not alter the development footprint that was evaluated in the previously adopted IS/MND. The project site and surrounding properties are not zoned for agricultural uses and are not subject to a Williamson Act contract or an agricultural preserve. Therefore, the revised project would not conflict with existing zoning for agricultural use or a Williamson Act Contract. The revised project would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects with respect to conflicts with a Williamson Act contract or agricultural preserve. No new impact would occur.

c. No New Impact/No Impact. The previously adopted IS/MND did not identify any impacts associated with conflicts with existing zoning for forest land, timberland, or timberland zoned Timberland Production. The revised project would not alter the development footprint that was evaluated in the previously adopted IS/MND, which does not contain any land zoned for forest land, timberland, or timberland production as defined by Public Resources Code Section 4526 or Government Code Section 51104(g). The revised project would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects with respect to existing zoning for forestland. No new impact would occur.

d. No New Impact/No Impact. The previously adopted IS/MND did not identify any impacts associated with the loss of forest land or conversion of forest land to non-forest use. The revised project would not alter the development footprint that was evaluated in the previously adopted IS/MND, which does not contain any forest land. The revised project would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects with respect to conversion of forestland. No new impact would occur.

e. No New Impact/No Impact. The previously adopted IS/MND did not identify any impacts associated with the conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use. The revised project would not alter the development footprint that was evaluated in the previously adopted IS/MND, which does not contain any agricultural uses or forest land. Furthermore, there are no agricultural uses or forest land in the vicinity of the project site. Therefore, the revised project would not result in conversion of farmland or forest land. The revised project

would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects with respect to conversion of farmland. No new 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	New Potentially Significant Impact	New Mitigation is Required	No New Impact/ No Impact	Reduced 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 Model Results (California Emissions Estimator Model [CalEEMod] Output Files) prepared by RECON Environmental, Inc. (RECON; August 30, 2022, 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. No New Impact/No Impact. The previously adopted IS/MND did not address whether the previously approved project would conflict with or obstruct implementation of the applicable air quality plan. 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 revised 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 (SO₂), nitrogen dioxide (NO₂), lead (Pb), and respirable particulate matter (particulate matter less than 10 microns [PM₁₀] and less than 2.5 microns [PM_{2.5}]).

The SDAB is currently classified as a federal and state non-attainment area for ozone, and as a state non-attainment area for PM₁₀, and PM_{2.5}. 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_x]).

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 designated as High Density Residential (R-22). The revised project would be consistent with this land use and zoning designation, and therefore would not result in an exceedance of the growth forecasting used to develop the RAQS. Additionally, as discussed in Section 15.3.b below, emissions would not exceed the project-level significance thresholds. Consequently, the project would not result in an increase in emissions that are not already accounted for in the RAQS. Therefore, the revised project would not obstruct or conflict with implementation of the RAQS, and impacts would be less than significant. The revised project would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects with respect to conflicts with air quality plans. No new impact would occur.

b. No New Impact/No Impact. The previously adopted IS/MND determined that the previously approved project would not 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, and impacts would be less than significant. As discussed in Section 15.3.a above, NAAQS and CAAQS have been established for six criteria pollutants (ozone, CO, SO₂, NO₂, 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 _x	25	250	40
SO _x	25	250	40
CO	100	550	100
PM ₁₀	--	100	15
Lead	--	3.2	0.6
ROG ¹	--	250	--
PM _{2.5}	--	67	10

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

The revised project would result in short-term emissions from construction and long-term emissions associated with project operation. Construction and operational emissions associated with the revised project were modeled using CalEEMod version 2020.4.0 (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.

Construction-related pollutants result from dust raised during grading, emissions from construction vehicles, and chemicals used during construction. Fugitive dust emissions vary greatly during construction and are dependent on the amount and type of activity, silt content of the soil, and the weather. Vehicles moving over paved and unpaved surfaces, demolition, excavation, earth movement, grading, and wind erosion from exposed surfaces are all sources of fugitive dust. Construction operations are subject to the requirements established in Regulation 4, Rules 52, 54, and 55 of the SDAPCD’s rules and regulations. The revised project would also be required to comply with SDAPCD Rule 67.0.1, which places volatile organic compounds (VOC) content limits on architectural coatings. The current Rule 67.0.1 became effective January 1, 2022. As stated in the revised rule, “this rule is applicable to any person who manufactures, blends or repackages, supplies, sells, markets, offers for sale, applies, or solicits the application of any architectural coating for use within San Diego County.” Therefore, the current Rule 67.0.1 is applicable to the revised project and would be implemented by the project through regulatory compliance. The revised VOC content limit

for general flat and non-flat coatings is 50 grams per liter, and the VOC content limit for traffic marking coatings is 100 grams per liter. Since the revised project would be required by SDAPCD Rules and Regulations to comply with these limits, the use of these coatings is substantiated for project construction.

Heavy-duty construction equipment is usually diesel powered. In general, emissions from diesel-powered equipment contain more NO_x, SO_x, and particulate matter than gasoline-powered engines. However, diesel-powered engines generally produce less CO and less ROG than do gasoline-powered engines. Standard construction equipment includes tractors/loaders/backhoes, rubber-tired dozers, excavators, graders, cranes, forklifts, rollers, paving equipment, generator sets, welders, cement and mortar mixers, and air compressors.

Due to the project changes, emissions were calculated for the revised project using CalEEMod. Primary inputs are the numbers of each piece of equipment and the length of each construction stage. Specific construction phasing and equipment parameters are not available at this time. However, CalEEMod can estimate the required construction equipment when project-specific information is unavailable. The estimates are based on surveys, performed by the South Coast Air Quality Management District and the Sacramento Metropolitan Air Quality Management District, of typical construction projects which provide a basis for scaling equipment needs and schedule with a project's size. Air emission estimates in CalEEMod are based on the duration of construction phases; construction equipment type, quantity, and usage; grading area; season; and ambient temperature, among other parameters. Construction is anticipated to start in the first quarter of 2023 and last for 24 months. However, emissions were modeled assuming that construction activities would begin in November 2022, which provides a conservative analysis, since statewide regulations result in construction fleets that become cleaner over time.

Table 2 shows the total projected construction maximum daily emission levels for each criteria pollutant. The CalEEMod output files for construction emissions for the revised project are contained in Appendix A. Similar to the determination in the previously adopted MND, maximum daily construction emissions would be below significance thresholds for all criteria pollutants.

Table 2 Summary of Maximum Construction Emissions (pounds per day)						
	ROG	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Site Preparation	3	33	20	<1	21	12
Grading	2	23	16	<1	8	4
Building Construction	2	16	20	<1	2	1
Paving	1	10	15	<1	1	<1
Architectural Coatings	25	1	2	<1	<1	<1
Maximum Daily Emissions	25	33	20	<1	21	12
<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 during construction of the revised project 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.

Similar to the requirements for the previously approved project, the applicant for the revised project 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.

Furthermore, all construction equipment would be 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.

Consequently, construction emissions under the revised project would be well below these limits, and the revised 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, and thereby would not result in regional emissions that would exceed the NAAQS or CAAQS or contribute to existing violations. Therefore, construction of the revised 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. No new impact would occur.

Operational Emissions

Operation of the revised project would result in long-term emissions from mobile, energy, and area sources. Mobile emissions for the revised project were calculated based on the vehicle type and the trip rate for each land use. Based on San Diego Association of Governments (SANDAG) trip generation rates, the project would generate 2.5 trips per unit for a total of 268 trips (SANDAG 2002). Vehicle emission factors and fleet mix were based on regional averages from the CARB Emission Factors 2017 model. Default trip length and 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). Energy emissions are related to the combustion of natural gas. Area and energy sources were calculated based on regional use factors.

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

Table 3 Summary of Maximum Build-out Operational Emissions (pounds per day)						
Emissions Sources	ROG	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Area Sources	4	<1	9	<1	<1	<1
Energy Sources	<1	<1	<1	<1	<1	<1
Mobile Sources	1	1	8	<1	2	1
Total	5	1	17	<1	2	1
<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 revised project would not exceed the applicable regional emissions thresholds, and thereby would not result in regional emissions that would exceed the NAAQS or CAAQS or contribute to existing violations. Therefore, operation of the revised 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. The revised project would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects with respect to increasing emissions of criteria pollutants. No new impact would occur.

c. No New Impact/No Impact. The previously adopted IS/MND determined that the previously approved project would not expose sensitive receptors to substantial pollutant concentrations, and impacts would be less than significant. 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 revised project are also considered to be sensitive receptors and surround the project site.

Diesel Particulate Matter–Construction

Construction of the revised project would result in short-term diesel exhaust emissions from on-site heavy-duty equipment. Construction of the revised 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 revised project and the short duration of construction (24 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 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 construction of the revised project continues. Furthermore, the revised 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.

Construction would be short-term, construction emissions would be well less than applicable thresholds (see Table 2), and BMPs would be implemented that would further reduce emissions. Therefore, construction of the revised project would not expose sensitive receptors to substantial pollutant concentration, and impacts would be less than significant. No new impact would occur.

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 revised project would not place sensitive receptors within 500 feet of a roadway carrying 100,000 vehicles per day. The project site is more than 500 feet east of SR-67 and SR-52. Therefore, once operational, the revised project would not expose sensitive receptors to substantial concentrations of DPM, and impacts would be less than significant. No new impact would occur.

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 (U.C. Davis Institute of Transportation Studies 1997) indicates that CO hot spots occur nearly exclusively at signalized intersections operating at level of service (LOS) E or F. Accordingly, the Project-Level Carbon Monoxide 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. Additionally, 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 Sacramento Metropolitan Air Quality Management District screening threshold of 31,600 vehicles per hour.

The two major roadways in the vicinity of the project site are Graves Avenue and Prospect Avenue. Based on the traffic volumes on roadways in the vicinity of the project (SANDAG 2022), year 2025 daily traffic volumes in the vicinity of the project site would range from 6,800 to 8,400 average daily trips (ADT) on Graves Avenue and 5,100 to 18,400 ADT on Prospect Avenue. Based on Caltrans peak hour traffic counts on SR-52 and SR-67 in the City, the peak hour traffic volumes are less than 10 percent of the daily traffic volume (Caltrans 2020). Thus, peak hour volumes on Graves Avenue and Prospect Avenue would be less than 840 and 1,840, respectively. The peak hour intersection volumes are projected to be well below 31,600 vehicles per hour. Therefore, the revised project is not anticipated to result in a CO hot spot, and project impacts related to CO hot spots would be less than significant. The revised project would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects with respect to pollutant emissions near sensitive receptors. No new impact would occur.

d. No New Impact/No Impact. The previously adopted IS/MND determined that the previously approved project would result in other emissions such as those leading to odors adversely affecting a substantial number of people, and impacts would be less than significant. The revised project would develop 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. Therefore, the revised project would not result in other emissions such as those leading to odors adversely affecting a substantial number of people, and impacts would be less than significant. The revised project would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects with respect to release of odors. No new impact would occur.

15.4 Biological Resources

Would the project:

Issue	New Potentially Significant Impact	New Mitigation is Required	No New Impact/ No Impact	Reduced 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the CDFW or USFWS?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Conflict with any local policies or ordinances protecting biological resources, such as tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Issue	New Potentially Significant Impact	New Mitigation is Required	No New Impact/ No Impact	Reduced Impact
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Sources: City of Santee General Plan–Conservation Element; City of Santee Draft Multiple Species Conservation Program Subarea Plan.

a. No New Impact/No Impact. The previously adopted IS/MND documented that the previously approved project would impact 5.12 acres of Diegan coastal sage scrub and 7.70 acres of non-native grassland. The previously adopted IS/MND documented that construction of the previously approved project may impact nesting migratory birds if grubbing, clearing, or construction were to occur during the breeding period. The footprint of the previously approved project was subsequently graded, which included the footprint of Building 4. Biological mitigation measures documented in the previously adopted IS/MND were implemented during grading of the previously approved project as described below:

- Consistent with *MM-BIO-1: Occupied DCSS Mitigation*, the project applicant mitigated impacts to 5.12 acres of Diegan coastal sage scrub at a 2:1 ratio through preservation of 10.24 acres of Diegan coastal sage scrub. The previously approved project preserved 12.91 acres of the project site as an open space/conservation easement, which possessed 11.06 acres of Diegan coastal sage scrub. Of this total, 3.14 acres had previously been set aside as mitigation for a separate project, and the remaining 7.92 acres were utilized as mitigation for the previously approved project. The remaining mitigation requirement of 2.32 acres of Diegan coastal sage scrub was secured at an off-site mitigation bank. Therefore, the project applicant has satisfied the requirements of *MM-BIO-1: Occupied DCSS Mitigation*.
- Consistent with *MM-BIO-2: NNG Mitigation*, the project applicant mitigated impacts to 7.70 acres of non-native grassland at a 0.5:1 ratio through preservation of 3.85 acres of non-native grassland. The previously approved project preserved 12.91 acres of the project site as an open space/conservation easement, which possessed 1.69 acres of Non-native grassland. Of this total, 0.13 acre had previously been set aside as mitigation for a separate project, and the remaining 1.56 acres were utilized as mitigation for the previously approved project. The remaining mitigation requirement of 2.29 acres of non-native grassland was secured at an off-site mitigation bank. Therefore, the project applicant has satisfied the requirements of *MM-BIO-2: NNG Mitigation*.
- Consistent with *MM-BIO-3: Nesting Migratory Birds Mitigation*, the project applicant conducted nesting bird surveys and complied with all necessary requirements prior to grading of the previously approved project, which included the footprint of Building 4.

- Consistent with *MM-BIO-4: Secondary Wildlife Impact Mitigation*, the project applicant implemented all required measures to avoid secondary impacts on adjacent wildlife during grading of the previously approved project, which included the footprint of Building 4.

The revised project would not alter the development footprint that was evaluated in the previously approved IS/MND, and would not encroach into the designated 12.91-acre open space/conservation easement. Grading for the footprint of Building 4 has been completed, and mitigation for impacts to Diegan coastal sage scrub and non-native grassland have been secured. Therefore, *MM-BIO-1: Occupied DCSS Mitigation*, *MM-BIO-2: NNG Mitigation*, *MM-BIO-3: Nesting Migratory Birds Mitigation*, and *MM-BIO-4: Secondary Wildlife Impact Mitigation* would not be required to be carried through to the revised project. Therefore, the revised project would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects with respect to 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 CDFW or USFWS. No new impact would occur.

b. No New Impact/No Impact. The previously adopted IS/MND did not identify any impacts on riparian habitat. The revised project would not alter the development footprint that was evaluated in the previously adopted IS/MND, and would not encroach into the designated 12.91-acre open space/conservation easement and impacts would be less than significant. The revised project would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects with respect to riparian habitat or other sensitive natural community. No new impact would occur.

c. No New Impact/No Impact. The previously adopted IS/MND did not identify any impacts on wetlands. The revised project would not alter the development footprint that was evaluated in the previously adopted IS/MND, and would not encroach into the designated 12.91-acre open space/conservation easement and impacts would be less than significant. The revised project would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects with respect to having a substantial adverse effect on state or federally protected wetlands. No new impact would occur.

d. No New Impact/No Impact. The previously adopted IS/MND did not identify any impacts related to wildlife corridors or native wildlife nursery sites. The revised project would not alter the development footprint that was evaluated in the previously adopted IS/MND, and would not encroach into the designated 12.91-acre open space/conservation easement. Furthermore, grading for the footprint of Building 4 has been completed, and the revised project would not require removal of any additional natural vegetation and impacts would be less than significant. The revised project would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects with respect to interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites. No new impact would occur.

e. No New Impact/No Impact. The previously adopted IS/MND did not identify any conflicts with local policies or ordinances protecting biological resources, such as tree preservation policy or

ordinance. The revised project would not alter the development footprint that was evaluated in the previously adopted IS/MND, and would not encroach into the designated 12.91-acre open space/conservation easement. Furthermore, grading for the footprint of Building 4 has been completed, and the revised project would not require removal of any additional natural vegetation. Therefore, impacts would be less than significant. The revised project would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects with respect to conflicting with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. No new impact would occur.

f. No New Impact/No Impact. The City does not have an adopted Habitat Conservation Plan. As part of a phased development process for the Lantern Crest Ridge development (which includes the revised 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 within 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 previously approved project contributed the 12.91-acre portion of the preserve through dedication of the open space/conservation easement portion of the project site. Project lighting along the boundary would be minimized and directed downwards in order to avoid affecting the adjacent 12.91-acre portion of the preserve. The revised project would not alter the development footprint that was evaluated in the previously adopted IS/MND, and would not encroach into the designated 12.91-acre open space/conservation easement. Furthermore, grading for the footprint of Building 4 has been completed, and the revised project would not require removal of any additional natural vegetation. Therefore, impacts would be less than significant. The revised project would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects with respect to any conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. No new impact would occur.

15.5 Cultural Resources

Would the project:

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

Sources: City of Santee General Plan–Conservation Element.

a. No New Impact/No Impact. The previously adopted IS/MND did not identify any impacts associated with historic resources. The revised project would not alter the development footprint that was evaluated in the previously adopted IS/MND, and grading for the footprint of Building 4 has been completed. The project site was previously vacant and no structures were demolished prior to project grading. Therefore, no impacts to historical resources would have occurred. The revised project would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects with respect to causing a substantial adverse change in the significance of an historical resource pursuant to §15064.5. No new impact would occur.

b. No New Impact/No Impact. The previously adopted IS/MND determined that the previously approved project was not located within an area identified in the Conservation Element of the General Plan as an area potentially possessing significant archaeological resources. Although no known archaeological resources were located on the project site, the previously approved project was conditioned to cease grading operations if archaeological resources were discovered until the resources are evaluated by an archaeologist and mitigation recommended by the archaeologist could be completed. The previously adopted IS/MND determined that this condition would ensure that the previously approved project would not cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5, and impacts would be less than significant.

The revised project would not alter the development footprint that was evaluated in the previously adopted IS/MND. Grading for the footprint of Building 4 has been completed, and the revised project would not require any additional earthwork within undisturbed soil that could impact archaeological resources. Therefore, impacts would be less than significant. The revised project would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects with respect to causing a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5. No new impact would occur.

c. No New Impact/No Impact. The previously adopted IS/MND did not identify any impacts associated with human remains. The revised project would not alter the development footprint that was evaluated in the previously adopted IS/MND. Grading for the footprint of Building 4 has been completed, and the revised project would not require any additional earthwork within undisturbed soil that could impact human remains. Therefore, impacts would be less than significant. Therefore, the revised project would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects with respect to the disturbance of human remains, including those interred outside of formal cemeteries. No new impact would occur.

15.6 Energy

Would the project:

Issue	New Potentially Significant Impact	New Mitigation is Required	No New Impact/ No Impact	Reduced 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: Energy Use Calculations prepared by RECON (August 30, 2022, Appendix B), Air Quality Model Results (CalEEMod Output Files) prepared by RECON (see Appendix A), Emission FACtor (EMFAC) 2021, 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).

Energy use was not specifically analyzed within the previously adopted IS/MND. Energy use was not listed as a specific environmental category requiring impact analysis in 2008 when the previously adopted IS/MND was prepared, and was subsequently added to Appendix G of the CEQA Guidelines. The analysis below specifically analyzes potential impacts associated with energy use under the revised project.

a. No New Impact/No 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 revised project were determined as a part of the Air Quality Modeling prepared for the project (see Appendix A). Heavy-duty construction equipment is usually diesel powered.

As described in Section 15.17.a below, project construction activities would temporarily contribute additional vehicle trips on the local circulation system, and would generate up to 14 daily worker trips during an approximately 24-month period. Deliveries of construction materials would periodically generate up to eight additional vehicle trips. Fuel consumption associated with on-road worker trips and delivery trips were calculated using the total trips, trip lengths calculated in the Air Quality Modeling, and EMFAC2021 fuel consumption rates (see Appendix B). Fuel consumption associated with on-site construction equipment was calculated using the equipment quantities and phase lengths calculated in the air quality and greenhouse gas (GHG) modeling and CARB

OFF-ROAD model (see Appendix B). Off-site and on-site fuel consumption that would occur over the entire construction period is summarized in Tables 4 and 5, respectively.

Table 4 Off-site Construction Vehicle Fuel Consumption				
Trip Type	Total Vehicle Miles Traveled	Total Fuel Consumption (gallons)		Electricity Consumption
		Gasoline	Diesel	kWh
Workers	569,776	22,191	818	70,677
Deliveries	226	--	1,302	--
Hauling	8,580	--	49,348	--
Total	578,582	22,191	51,468	70,677

Table 5 On-site Construction Equipment Fuel Consumption					
Phase	Phase Length (Days)	Equipment	Amount	Total Usage Hours	Total Diesel Fuel Consumption (gallons)
Site Preparation	17	Rubber Tired Dozers	3	408	2,092
		Tractors/Loaders/Backhoes	4	544	1,018
Grading	35	Excavator	1	280	877
		Grader	1	280	1,114
		Rubber Tired Dozer	1	280	1,436
		Tractors/Loaders/Backhoes	3	840	1,572
Building Construction	401	Crane	1	2,807	9,668
		Forklifts	3	9,624	20,155
		Generator Set	1	3,208	4,503
		Tractors/Loaders/Backhoes	3	8,421	15,759
		Welder	1	3,208	3,818
Paving	35	Paver	2	560	1,561
		Paving Equipment	2	560	1,361
		Rollers	2	560	893
Architectural Coatings	35	Air Compressor	1	210	214
TOTAL					66,041

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 revised 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. No new impacts would occur.

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 revised 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 SANDAG trip generation rates, the project would generate 2.5 trips per unit for a total of 268 trips (SANDAG 2002). Vehicle emission factors and fleet mix were based on regional averages from the CARB EMFAC2021 model. Based on CalEEMod Air Quality Modeling, the revised project would generate 800,892 annual vehicle miles traveled (VMT) which equals approximately 2,194 daily VMT. Total gasoline and diesel fuel consumption was calculated using EMFAC2021 fuel consumption rates and fleet data for light duty autos, light-duty trucks, light heavy-duty trucks, and motorcycles. The results are summarized in Table 6.

Table 6 Vehicle Fuel/Electricity Consumption					
	Gasoline	Diesel	Electric	Plug-In Hybrid	Total
VMT	2,051	51	59	34	2,194
Fuel Consumed (gallons)	52,733	959	0	921	54,613
Electricity Consumer (kWh)	0	0	152	112	263
kWh = kilowatt hour					

An existing bus route is located at the corner of Prospect Avenue and Graves Avenue immediately adjacent to 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 revised project. In addition, project fuel consumption would decline over time beyond initial operational year of the revised project as a result of continued implementation of increased federal and state vehicle efficiency standards. There is no component of the revised project that would result in unusually high vehicle fuel use during operation. Therefore, operation of the revised 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. No new impact would occur.

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. Renewable energy includes (but is not limited to) wind, solar, geothermal, small hydroelectric, biomass, anaerobic digestion, and landfill gas. 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. SB 350 (2015) increased California's renewable energy mix goal to 50 percent by year 2030. SB 100 (2018) further increased the standard set by SB 350 establishing the RPS goal of 44 percent by the end of 2024, 52 percent by the end of 2027, and 60 percent by 2030. Once operational, the revised project would be served by San Diego Gas & Electric (SDG&E). As of 2020, SDG&E had a 39 percent procurement of renewable energy (CPUC 2021).

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 revised 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 Modeling prepared for the revised project (see Appendix A), CalEEMod was used to estimate the total operational electricity and natural gas consumption associated with the revised project. Table 7 summarizes the anticipated operational energy and natural gas use.

Table 7 Operational Electricity and Natural Gas Use	
	Total Use
Electricity	452,102 kWh/Year
Natural Gas	778,537 kBtu/Year
kWh = kilowatt hour; kBtu = 1,000 British thermal units	

Buildout of the revised project would result in an increase of operational electricity and natural gas usage when compared to the existing condition. The revised 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 revised project would include solar panels. Furthermore, electricity would be provided to the revised project by SDG&E, which currently has an energy mix that includes 39 percent renewables and is on track to achieve 60 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. No new impact would occur.

b. No New Impact/No 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 revised project would be required to meet the mandatory energy requirements of 2019 CALGreen and the 2019 California Energy Code. Therefore, the revised project would not conflict with or obstruct implementation of CALGreen and the California Energy Code, or with SDG&E's implementation of RPS, and impacts would be less than significant. No new impact would occur.

15.7 Geology and Soils

Would the project:

Issue	New Potentially Significant Impact	New Mitigation is Required	No New Impact/ No Impact	Reduced 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>

Issue	New Potentially Significant Impact	New Mitigation is Required	No New Impact/ No Impact	Reduced Impact
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): City of Santee General Plan–Safety Element; City of Santee Municipal Code.

a(i). No New Impact/No Impact. The previously adopted IS/MND did not identify any impacts associated with fault rupture. The revised project would not alter the development footprint that was evaluated in the previously adopted IS/MND. No known Alquist-Priolo Earthquake Fault Zones or active faults traverse the project site. The nearest known active fault is part of the Rose Canyon fault zone, located approximately 14 miles west of the project site. Therefore, the risk of fault rupture is low, and impacts related to the exposure of people or structures to rupture of a known earthquake fault would be less than significant. The revised project would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant. No new impact would occur.

a(ii). No New Impact/No Impact. The previously adopted IS/MND determined that adherence to the recommendations identified in the Geotechnical Investigation would ensure that impacts associated with seismic ground shaking would be less than significant. The project site is located in a seismically active southern California region, and therefore could be subject to strong seismic ground shaking. As described in Section 15.7.a(i) above, the nearest known active fault is part of the Rose Canyon fault zone, located approximately 14 miles west of the project site. However, the revised project would not alter the development footprint that was evaluated in the previously adopted IS/MND, and grading for the footprint of Building 4 has been completed consistent with the requirements of the Geotechnical Investigation completed for the previously approved project (Construction Testing and Engineering, Inc. 2008). Furthermore, the revised project would be constructed consistent with the requirements of the Geotechnical Investigation completed for the previously approved project and the seismic requirements of the California Building Code. Compliance with these requirements would ensure that impacts would be less than significant. Therefore, the revised project would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects with respect to exposing people or structures to potential adverse effects from strong seismic ground shaking, and impacts would be less than significant. No new impact would occur.

a(iii). No New Impact/No Impact. The previously adopted IS/MND determined that adherence to the recommendations identified in the Geotechnical Investigation would ensure that impacts associated with liquefaction would be less than significant. The revised project would not alter the development footprint that was evaluated in the previously adopted IS/MND, and grading for the footprint of Building 4 has been completed consistent with the requirements of the Geotechnical Investigation completed for the previously approved project. Furthermore, the revised project would be constructed consistent with the requirements of the Geotechnical Investigation completed for the previously approved project and the seismic requirements of the California Building Code. Compliance with these requirements would ensure that cause potential substantial adverse effects involving seismic-related ground failure, including liquefaction, and impacts would be less than

significant. Therefore, impacts would be less than significant. The revised project would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effect. No new impact would occur.

a(iv). No New Impact/No Impact. The previously adopted IS/MND determined that adherence to the recommendations identified in the Geotechnical Investigation would ensure that impacts associated with landslides would be less than significant. The revised project would not alter the development footprint that was evaluated in the previously adopted IS/MND, and grading for the footprint of Building 4 has been completed consistent with the requirements of the Geotechnical Investigation completed for the previously approved project. Furthermore, the revised project would be constructed consistent with the requirements of the Geotechnical Investigation completed for the previously approved project and the seismic requirements of the California Building Code. Compliance with these requirements would ensure that the revised project would not cause potential substantial adverse effects involving landslides, and impacts would be less than significant. Therefore, the revised project would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effect. No new impact would occur.

b. No New Impact/No Impact. The previously adopted IS/MND determined that impacts associated with soil erosion would be less than significant. The revised project would not alter the development footprint that was evaluated in the previously adopted IS/MND, and grading for the footprint of Building 4 has been completed consistent with the requirements of the Geotechnical Investigation completed for the previously approved project. The project site does not contain steep slopes, and the applicant would be required to prepare a landscape plan and/or erosion control plan consistent with the requirements of Santee 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. Therefore, the revised project would not result in substantial soil erosion or loss of topsoil, and impacts would be less than significant. Therefore, the revised project would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effect. No new impact would occur.

c. No New Impact/No Impact. The previously adopted IS/MND did not identify any impacts associated with expansive soils. The revised project would not alter the development footprint that was evaluated in the previously adopted IS/MND, and grading for the footprint of Building 4 has been completed consistent with the requirements of the Geotechnical Investigation completed for the previously approved project. Furthermore, the revised project would be constructed consistent with the requirements of the Geotechnical Investigation completed for the previously approved project and the seismic requirements of the California Building Code. Compliance with these requirements would ensure that the revised project would not be subject to on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse, and impacts would be less than significant. Therefore, impacts would be less than significant. The revised project would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effect. No new impact would occur.

d. No New Impact/No Impact. The previously adopted IS/MND determined that adherence to the recommendations identified in the Geotechnical Investigation would ensure that impacts associated with expansive soil would be less than significant. The revised project would not alter the

development footprint that was evaluated in the previously adopted IS/MND, and grading for the footprint of Building 4 has been completed consistent with the requirements of the Geotechnical Investigation completed for the previously approved project. Furthermore, the revised project would be constructed consistent with the requirements of the Geotechnical Investigation completed for the previously approved project and the seismic requirements of the California Building Code. Compliance with these requirements would ensure that the revised project would not create substantial direct or indirect risks to life or property associated with expansive soil, and impacts would be less than significant. Therefore, impacts would be less than significant. The revised project would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effect. No new impact would occur.

e. No New Impact/No Impact. The previously adopted IS/MND did not identify any impacts associated with soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems. The revised project does not propose the use of septic tank or alternative wastewater disposal system. The Padre Dam Municipal Water District would provide wastewater service for the revised project. Therefore, impacts would be less than significant. The revised project would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effect. No new impact would occur.

f. No New Impact/No Impact. The previously adopted IS/MND did not identify any impacts associated with paleontological resources. The revised project would not alter the development footprint that was evaluated in the previously adopted IS/MND. Grading for the footprint of Building 4 has been completed, and the revised project would not require any additional earthwork within undisturbed soil that could impact paleontological resources. Therefore, impacts would be less than significant. The revised project would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects with respect to directly or indirectly destroying a unique paleontological resource or site or unique geologic feature. No new impact would occur.

15.8 Greenhouse Gas Emissions

Would the project:

Issue	New Potentially Significant Impact	New Mitigation is Required	No New Impact/ No Impact	Reduced 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 (CARB 2017); 2019 California Energy Code; 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); and Sustainable Santee Plan (Santee 2019).

a. No New Impact/No Impact. The previously adopted IS/MND determined that the previously approved project would not generate greenhouse gas emissions, that would be considered significant. Since the adoption of the previous MND, the City adopted the Sustainable Santee Plan on January 8, 2020, which provides guidance for the reduction of GHG emissions within the City. The Sustainable Santee Plan provides policy direction and identifies actions the City and community will take to reduce GHG emissions consistent with State goals and targets. 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 (which the state has achieved); 40 percent below 1990 levels by 2030; and 80 percent below 1990 levels by 2050. The Sustainable Santee Plan would also work to achieve a per-capita GHG emission level by 2030 in conformance with SB 32 and the CARB 2017 Scoping Plan (CARB 2017).

The Sustainable Santee Plan Project Consistency Checklist (Checklist) is intended to be a tool for development projects to demonstrate consistency with the Sustainable Santee Plan, which is a qualified GHG emissions reduction plan in accordance with CEQA Guidelines Section 15183.5. The Checklist has been developed as part of the Sustainable Santee Plan implementation and monitoring process and supports the achievement of individual GHG reduction measures as well as the City's overall GHG reduction goals. Additionally, the Checklist supports the City's sustainability goals and policies that encourage sustainable development and aim to conserve and reduce the consumption of resources, such as energy and water, among others. Projects that meet the requirements of the Checklist are considered consistent with the Sustainable Santee Plan and would have a less than significant contribution to cumulative GHG impacts (i.e., the revised project's incremental contribution to cumulative GHG effects is not cumulatively considerable), pursuant to CEQA Guidelines Sections 15064(h)(3), 15130(d), and 15183(b).

The previous IS/MND was adopted by the City Council on August 27, 2008. Therefore, the previously approved project was not subject to the Sustainable Santee Plan. However, the revised project is subject to the requirements of the Sustainable Santee Plan. Therefore, GHG impacts associated with the revised project were analyzed by determining consistency with the Sustainable Santee Plan through completion of the Checklist.

The project-specific Checklist is included in Appendix C. The revised project would be consistent with the existing High Density Residential (R-22) General Plan and land use zoning designations, and therefore would be consistent with the land use assumptions used in the Sustainable Santee Plan. As demonstrated in the Checklist, the revised project would implement all applicable GHG reduction measures related to energy efficiency, solid waste, and clean energy required by the City's Sustainable Santee Plan. Specifically, the revised project would be consistent with the following goals:

- Increase Energy Efficiency (Goal 2): The revised project would implement all feasible and applicable CALGreen Tier 2 Building Standards. The CALGreen Tier 2 measures that would be implemented by the revised project are related to planning and design, energy efficiency, water efficiency and conservation, material conservation and resource efficiency, and environmental quality. The revised project would also include a solar photovoltaic (PV) system. Refer to the Checklist in Appendix C.

- Decrease GHG Emissions through a Reduction in VMT (Goal 6): Access to the project site would be provided via Graves Avenue at the intersection of Prospect Avenue. An existing bus stop is located immediately adjacent to the project site at the intersection. The bus stop is served by 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. The previously approved project, including the revised project, provides a shuttle to take residents to regional shopping and medical appointments. The revised project would improve pedestrian connectivity by constructing internal sidewalks that would connect to sidewalks constructed during completed phases of the previously approved project, which in turn connect to existing sidewalks located on both sides of Graves Avenue and Prospect Avenue. All internal sidewalk ramps would be ADA compliant. The revised project would also include electric vehicle parking. Furthermore, the revised project would not generate additional VMT beyond what was anticipated under the previously approved project.
- Electric Vehicles (Goal 7): The revised project would include 107 parking spaces, 11 of which would be electric vehicle parking spaces.
- Solid Waste (Goal 9): The revised project would reduce waste at landfills by providing on-site recycling storage per CALGreen. The revised project would also implement a construction waste management plan.
- Clean Energy (Goal 10): The revised project would include the installation of a solar PV system.

Based on the revised project's consistency with the City's Sustainable Santee Plan demonstrated in the Checklist, the revised project's contribution of GHGs to cumulative statewide emissions would be less than cumulatively considerable. Therefore, the revised project would not generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment, and impacts would be less than significant. The revised project would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects with respect to GHG emissions. No new impacts would occur.

b. No New Impact/No Impact. The previously adopted IS/MND did not identify any conflicts with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. As described in Section 15.8.a above, the revised project would be consistent with the existing General Plan and land use zoning designations, and therefore would be consistent with the land use assumptions used in the Sustainable Santee Plan. As demonstrated in the Checklist, the revised project would implement all applicable GHG reduction measures related to energy efficiency, solid waste, and clean energy required by the City's Sustainable Santee Plan. Therefore, the revised project would not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs, and impacts would be less than significant. Therefore, impacts would be less than significant. The revised project would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects. No new impact would occur.

15.9 Hazards and Hazardous Materials

Would the project:

Issue	New Potentially Significant Impact	New Mitigation is Required	No New Impact/ No Impact	Reduced 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 checked="" type="checkbox"/>	<input type="checkbox"/>
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Sources: City of Santee General Plan–Safety Element; California Department of Toxic Substances Control–EnviroStor (EnviroStor) Database; State Water Resources Control Board–Geotracker (Geotracker) Database; Gillespie Field Airport Land Use Compatibility Plan (ALUCP; Airport Land Use Commission [ALUC] 2010); Santee Municipal Code (Chapter 15.20.040); Federal Aviation Administration Letter of Determination of No Hazard to Air Navigation (July 21, 2022; Appendix D).

a. No New Impact/No Impact. The previously adopted IS/MND determined that operation of the previously approved project would generate relatively limited quantities of hazardous waste, including fluorescent lighting, paints, cleaning chemicals, pool chemicals, pesticides, and medical waste. However, the previously approved project was conditioned to contract with a waste hauler licensed by the State of California to properly transport and dispose of hazardous waste generated by the previously approved project, which would ensure that impacts related to the routine transport, use, or disposal of hazardous materials would be less than significant.

The revised project would develop Building 4 of the previously approved project, and would be subject to the condition documented in the previously adopted IS/MND to contract with a waste hauler licensed by the State of California to properly transport and dispose of hazardous waste. The revised project would not introduce any new uses would generate any new types of hazardous materials that were not evaluated in the previously adopted IS/MND. Therefore, the revised project would not create a significant hazard to the public or the environment through routine transport, use, or disposal of hazardous materials, and impacts would be less than significant. The revised project would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects. No new impact would occur.

b. No New Impact/No Impact. The previously adopted IS/MND did not identify any impacts associated with reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. The revised project has been sited consistent with the design evaluated in the previously adopted IS/MND and would not introduce any design features that could result in reasonably foreseeable upset and accident conditions that were not evaluated in the previously adopted IS/MND. The revised project would be designed and constructed consistent with applicable safety regulations that would prevent the introduction of accident conditions. Therefore, the revised project would not 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, and impacts would be less than significant. The revised project would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects. No new impact would occur.

c. No New Impact/No Impact. The previously adopted IS/MND did not identify any impacts associated with hazardous emissions or handling hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. The nearest school is Pepper Drive Elementary School located approximately 0.15 mile southeast of the project site. As described in Section 15.9.a above, the revised project would be subject to the condition documented in the previously adopted IS/MND to contract with a waste hauler licensed by the State of California to properly transport and dispose of hazardous waste. The revised project would not introduce any new uses would generate any new types of hazardous materials that were not evaluated in the previously adopted IS/MND. Therefore, the revised project would not emit hazardous emissions or

handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. The revised project would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects. No new impact would occur.

d. No New Impact/No Impact. The previously adopted IS/MND did not identify any impacts associated with the previously approved project being located on a hazardous materials sites compiled pursuant to Government Code Section 65962.5. Review of the Geotracker Database and EnviroStor Database determined that the project site is not identified as hazardous materials sites within either database, nor are there any hazardous materials sites within 0.25-mile of the project site listed within either database (Geotracker 2022; EnviroStor 2022). Therefore, the revised project would not 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, and impacts would be less than significant. The revised project would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects. No new impact would occur.

e. No New Impact/No Impact. The Gillespie Field Airport is located approximately 0.3 mile southwest of the project site. Gillespie Field was originally subject to the Gillespie Field ALUCP adopted in July 1989 by SANDAG when it served as the San Diego County ALUC. The 1989 Comprehensive Land Use Plan was amended in October 2004 and renamed the ALUCP by the San Diego County Regional Airport Authority, which assumed the responsibilities of the ALUC in January 2003. The previously adopted IS/MND found the project site to be outside the then adopted Gillespie Field Airport Influence Area and not located within the Gillespie Field Land Use Plan boundaries. Since approval of the previous project, the project site has been graded and Phases 1, 2 and 3 have been constructed and occupied.

An updated ALUCP for Gillespie Field Airport was subsequently adopted in January 2010 and amended in December 2010. The updated ALUCP identified the project site within the Airport Influence Area, Review Area 1 of Gillespie Field Airport (ALUCP Exhibit III-5). As shown in Figure 5, the majority of the modified project site is located within Safety Zone 4 (Outer Approach/Departure Zone), while a smaller portion of the project site is located within Safety Zone 3 (Inner Turning Zone) under the updated ALUCP. Although new development applications may be subject to restrictions based on Review Area 1 limitations, as well as density regulations based on Safety Zone, the current application would be considered an "existing land use" as defined in the ALUCP. A project would be considered an "existing land use" when a vested right has been obtained in this case through issuance of a valid building permit for the approved as a 360-unit senior care facility consisting of six buildings. The phased construction would not change the status of the "existing land use." Therefore, the modified project would be deemed consistent with the plan.

Pursuant to this major modification application, a notice was filed with the FAA focusing on the height of the proposed structure regarding structures or objects which the FAA may consider an "obstruction." The FAA performed an "Obstruction Evaluation." In conjunction with this evaluation, the FAA notified the San Diego County Airport Authority for comments and/or objections. The San Diego County Airport Authority provided no comments or objections.

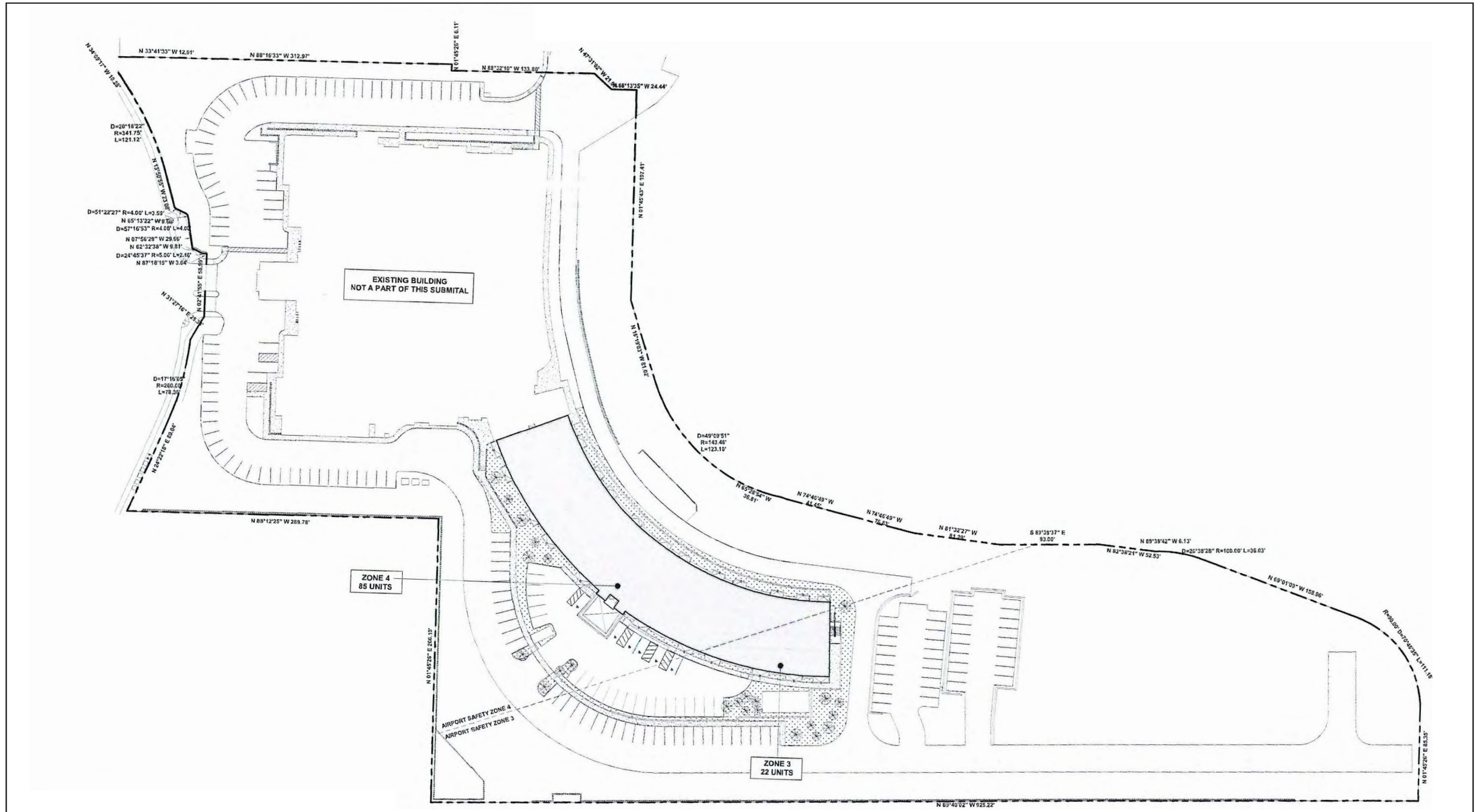


FIGURE 5
Airport Land Use Compatibility Plan Safety Zones

Subsequently, the FAA made a “Determination of No Hazard.”

Therefore, the revised project would not have a substantial adverse effect on the safe and efficient utilization of the navigable airspace by aircraft or on the operation of air navigation facilities, and the revised project would not conflict with the requirements of the Gillespie Field ALUCP. No new impact would occur.

f. No New Impact/No Impact. The previously adopted IS/MND did not identify whether the previously approved project would result any impacts associated with an adopted emergency response plan or emergency evacuation plan. The revised project would not introduce any design features that could interfere with emergency response or emergency evacuation. The project site is located in an existing developed area with access to major roadways that would allow for emergency evacuation. Therefore, the revised project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan, and impacts would be less than significant. The revised project would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects. No new impact would occur.

g. No New Impact/No Impact. The previously adopted IS/MND determined that the previously approved project was located within a High Fire Hazard Zone. Consequently, a Fire Protection Plan (FPP) was prepared requiring that the previously approved project that the previously approved project implement defensible space for all project buildings (George E. Tockstein, Consultants 2008). The Santee Fire Department approved the FPP, and the previously adopted IS/MND determined that impacts associated with risk of loss, injury or death involving wildland fires would be less than significant. The revised project has been sited consistent with the design evaluated in the previously adopted IS/MND. The footprint location for Building 4 has not changed under this application, and Building 4 would retain the defensible space requirements documented in the FPP prepared for the previously approved project. The revised project would also comply with applicable fire protection requirements set forth in the City’s Municipal Code (Municipal Code, Title 15, Chapter 15.20), such as the use of non-combustible building materials. Therefore, the revised project would not expose people or structures to a significant risk of loss, injury or death involving wildland fires, and impacts would be less than significant. The revised project would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects. No new impact would occur.

15.10 Hydrology and Water Quality

Would the project:

Issue	New Potentially Significant Impact	New Mitigation is Required	No New Impact/ No Impact	Reduced 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"/>

Issue	New Potentially Significant Impact	New Mitigation is Required	No New Impact/ No Impact	Reduced Impact
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 checked="" type="checkbox"/>	<input type="checkbox"/>
d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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: General Plan–Safety Element; Storm Water Management Plan Addendum 12 prepared by REC Consultants, Inc. (July 13, 2022; Appendix E); Drainage Study Addendum prepared by REC Consultants, Inc., (June 1, 2022; Appendix F).

a. No New Impact/No Impact. The previously adopted IS/MND determined that the previously approved project would incorporate construction and post-construction BMPs in compliance with the City’s Standard Urban Storm Water Mitigation Plan to reduce impacts related to water quality to a level less than significant. Design of the previously approved project included a bioretention basin to treat runoff generated within the project footprint. However, the Storm Water Management Plan

Addendum 12 prepared for the revised project documented that the previously proposed bioretention basin would need to be replaced with a modular wetland system in order to accommodate the parking lots associated with Building 4. The previously proposed bioretention basin and current modular wetland system are equivalent BMPs that both rely on biofiltration through specialized amended filtration soil and vegetation to treat runoff. Consequently, the proposed modular wetland system would provide the same level of water quality treatment as the previously proposed bioretention basin (see Appendix E). Therefore, the revised project would not violate any water quality standards or waste discharge requirements, and impacts would be less than significant. The revised project would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects. No new impact would occur.

b. No New Impact/No Impact. The previously adopted IS/MND did not identify any impacts associated with groundwater supply or groundwater recharge. The revised project would obtain its water supply from the Padre Dam Municipal Water District and would not use groundwater supply for any purpose. Although the revised project would increase the amount of impervious surfaces, water would continue to infiltrate through the designated 12.91-acre open space/conservation easement portion of the project site and throughout the groundwater basin. Therefore, the revised project would not substantially decrease groundwater supplies or interfere with groundwater recharge, and impacts would be less than significant. The revised project would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects. No new impact would occur.

c(i). No New Impact/No Impact. The previously adopted IS/MND did not identify any impacts associated with substantial erosion or siltation on- or off-site. The previously adopted IS/MND documented that the previously approved project would incorporate construction and post-construction BMPs in compliance with the City's Standard Urban Storm Water Mitigation Plan to reduce impacts related to erosion or siltation to a level less than significant. The Drainage Study Addendum, prepared for the revised project, documented that the previously proposed bioretention basin was originally designed for water quality treatment only, and not for detention of peak flows during a 100-year storm event. Consequently, replacement of the previously proposed bioretention basin with the proposed modular wetland system would not change peak flows during a 100-year storm event (see Appendix F). Therefore, the revised project would not substantially alter the drainage pattern of the site or the surrounding area in a manner that could result in substantial erosion or siltation on- or off-site, and impacts would be less than significant. The revised project would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects. No new impact would occur.

c(ii). No New Impact/No Impact. The previously adopted IS/MND did not identify any impacts associated with a substantial increase in the rate or amount of surface runoff in a manner which would result in flooding on- or off-site. As described in Section 15.10.c(i) above, replacement of the previously proposed bioretention basin with the proposed modular wetland system would not change peak flows during a 100-year storm event (see Appendix F). Therefore, the revised 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. The revised project would not

result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects. No new impact would occur.

c(iii). No New Impact/No Impact. The previously adopted IS/MND did not identify any impacts associated with generation of runoff that would exceed the capacity of storm water drainage systems or provide substantial additional sources of polluted runoff. As described in Section 15.10.c(i) above, replacement of the previously proposed bioretention basin with the proposed modular wetland system would not change peak flows during a 100-year storm event (see Appendix F). As described in Section 15.10.a above, the proposed modular wetland system would provide the same level of water quality treatment as the previously proposed bioretention basin (see Appendix E). Therefore, the revised project would not generate runoff that would exceed the capacity of storm water drainage systems and would not provide substantial additional sources of polluted runoff, and impacts would be less than significant. The revised project would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects. No new impact would occur.

c(iv). No New Impact/No Impact. The previously adopted IS/MND did not identify any impacts associated with the impediment or redirection of flood flows. The previous project would reduce flows on the project site through proposed BMPs, including the proposed bioretention basin. Review of Figure 8-1 of the General Plan Safety Element determined that the project site is not located within the 100-year floodplain. As described in Section 15.10.c(i) above, replacement of the previously proposed bioretention basin with the proposed modular wetland system would not change peak flows during a 100-year storm event (Appendix F). Therefore, the revised project would not impede or redirect flood flows. The revised project would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects. No new impact would occur.

d. No New Impact/No Impact. The previously adopted IS/MND did not identify any impacts associated with flood hazards, tsunamis, or seiche zones. As discussed in Section 15.10.c(iv) above, the project site is not located within the 100-year floodplain. 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. As depicted therein, the project site is outside the potential inundation areas. The project site is located approximately 17 miles inland from the coast. 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. Therefore, the revised project would not risk the release of pollutants due to project inundation associated with flood hazards, tsunami, or seiche zones. The revised project would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects. No new impact would occur.

e. No New Impact/No Impact. The previously adopted IS/MND did not identify any conflicts or obstructions of a water quality control plan or sustainable groundwater management plan. As described in Section 15.10.c(i) above, replacement of the previously proposed bioretention basin with the proposed modular wetland system would not change peak flows during a 100-year storm event (see Appendix F). Additionally, although the revised project would increase the amount of impervious

surfaces, water would continue to infiltrate through the designated 12.91-acre open space/conservation easement portion of the project site. Furthermore, water would continue to infiltrate through undeveloped land east of the project site and throughout the groundwater basin. Therefore, the revised project would not conflict with or obstruct a sustainable groundwater management plan, and impacts would be less than significant. The revised project would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects. No new impact would occur.

15.11 Land Use and Planning

Would the project:

Issue	New Potentially Significant Impact	New Mitigation is Required	No New Impact/ No Impact	Reduced 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: City of Santee General Plan–Land Use Element.

a. No New Impact/No Impact. The previously adopted IS/MND did not identify any impacts associated with physically dividing an established community. The revised project has been sited consistent with the design evaluated in the previously adopted IS/MND, and Building 4 would be integrated architecturally with the other buildings that have already been constructed under the previously approved project. Similarly, the revised project would improve pedestrian connectivity by constructing internal sidewalks that would connect to sidewalks constructed during completed phases of the previously approved project, which in turn connect to existing sidewalks located on both sides of Graves Avenue and Prospect Avenue. The revised project would not alter the development footprint that was evaluated in the previously adopted IS/MND, and grading for the footprint of Building 4 has been completed. Furthermore, the revised project would not encroach into the designated 12.91-acre open space/conservation easement. The revised project would not impact any surrounding properties, would be consistent with the overall existing and planned land use pattern, and would connect to utilities that are already serving the other buildings that have already been constructed under the previously approved project. Therefore, the revised project would not physically divide an established community, and impacts would be less than significant. The revised project would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects. No new impact would occur.

b. No New Impact/No Impact. The previously adopted IS/MND did not identify any significant environmental impacts due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. The previously approved project included a General Plan Amendment (GPA 7-03) and zone reclassification (R07-02) that changed both

designations to R-22 (High Density Residential). These actions increased the allowable unit density 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 revised project is not within a Specific Plan Area, is adjacent to public facilities, and as outlined in this MND Addendum, would not result in significant unavoidable impacts. Adjacent occupied properties contain residential uses and are designated either R-14 (Medium High Density Residential), west of the project site, or R-22 (High Density Residential), northwest of the project site. Therefore, the revised 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 revised 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."

As described in Section 15.4.a above, the previously approved project successfully mitigated all potential impacts to Diegan coastal sage scrub, non-native grassland, and secondary wildlife impacts to a level less than significant. As described in Section 15.8.b above, the project would be consistent with the Sustainable Santee Plan. As described in Section 15.17.a below, the previously approved project successfully mitigated all potential impacts related to transportation to a level less than significant. As described throughout this MND Addendum, all other impacts not requiring mitigation would be less than significant or would have no impact. Therefore, the revised project would not 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, and impacts would be less than significant. The revised project would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects. No new impact would occur.

15.12 Mineral Resources

Would the project:

Issue	New Potentially Significant Impact	New Mitigation is Required	No New Impact/ No Impact	Reduced 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 checked="" type="checkbox"/>	<input type="checkbox"/>
b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: City of Santee General Plan–Conservation Element.

a. No New Impact/No Impact. The previously adopted IS/MND did not identify any impacts associated with the loss of availability of a known mineral resource. The Conservation Element of the General Plan Conservation Element identifies sand, gravel, and crushed rock, which are collectively referred to as aggregate, as known mineral resources within the City. These resources have been identified within the floodplain of the San Diego River. The revised project would not alter the footprint of Building 4 that was evaluated in the previously adopted IS/MND. 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 within a developed area surrounded by residential uses that would preclude the type of extraction operations typically associated with aggregate minerals (i.e., large-scale pits or quarries). As a result, extraction of mineral resources is not a viable use of the site. Therefore, the revised project would not 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. The revised project would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects. No new impact would occur.

b. No New Impact/No Impact. The previously adopted IS/MND did not identify any impacts associated with the loss of availability of a delineated as a mineral resource recovery site. The project site is not delineated as a mineral resource recovery site on any land use plans. The revised project would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects. No new impact would occur.

15.13 Noise

Would the project:

Issue	New Potentially Significant Impact	New Mitigation is Required	No New Impact/ No Impact	Reduced 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 type="checkbox"/>	<input checked="" 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 ALUCP (Airport Land Use Commission [ALUC] 2010); and Noise Modeling Results (SoundPLAN Output Files and Federal Highway Administration [FHWA] RD-77-108 Calculations) prepared by RECON (September 8, 2022; Appendix G).

a. No New Impact/No Impact. 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 PM and 7:00 AM. The increase for certain times is intended to account for the added sensitivity of humans to noise during the evening and night.

Construction Noise

The previously adopted IS/MND determined that compliance with the noise standards contained in Santee Municipal Code would ensure that periodic or temporary noise levels during project construction would be less than significant. 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 AM or after 7:00 PM 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. Construction noise levels were modeled using the SoundPLAN program. Noise levels were modeled as an area source over the footprint of the project. The results are shown in Table 8. Construction noise contours are shown in Figure 6. SoundPLAN data are contained in Appendix G.

Receiver	Construction Noise Level [dB(A) L_{eq}]
1	64
2	62
3	64
4	67
5	68
6	64
7	68
8	61
SOURCE: Appendix G	

As shown in Table 8, construction noise levels would range from 61 to 68 dB(A) L_{eq} at the adjacent residential receivers. Although the adjacent residences would be exposed to construction noise levels that could be heard above ambient conditions, the exposure would be temporary. In accordance with Santee Municipal Code Section 5.04.090, construction activities would not occur before 7:00 a.m. or after 7:00 p.m. on Mondays through Saturdays and would not occur any time on Sundays and holidays. Additionally, as required by the Santee Municipal Code, a notice would 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 ten consecutive workdays. Therefore, construction of the revised project would not generate a substantial temporary increase in ambient noise levels in the vicinity of the project in excess of standards established in the Santee Municipal Code, and impacts would be less than significant. The revised project would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects. No new impact would occur.



- Project Boundary
- Receivers

Construction Noise

- 60 dB(A) L_{eq}
- 65 dB(A) L_{eq}
- 70 dB(A) L_{eq}
- 75 dB(A) L_{eq}



FIGURE 6
Construction Noise Contours

On-Site Traffic Noise

The previously adopted IS/MND determined that on-site traffic noise would be less than 65 Community Noise Equivalent Level (CNEL), and impacts would be less than significant. The Noise Element of the City’s General Plan establishes noise compatibility standards for various land uses. The revised 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 L_{DN} (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 4.1 (Navcon Engineering 2018). The main sources of vehicle traffic noise in the vicinity of the project site 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 9 summarizes the vehicle traffic parameters used for modeling on-site noise levels.

Table 9 Traffic Parameters							
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 sports court located southeast of the proposed building (Receiver 1) and at the building façade at the Level 1/Basement through Level 6 floors (Receivers 2 through 11). 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 10. Traffic contours are shown in Figure 7. SoundPLAN data are contained in Appendix G.

Receiver	1 st Floor/ Basement	2 nd Floor	3 rd Floor	4 th Floor	5 th Floor	6 th Floor
1	55	--	--	--	--	--
2	39	41	42	43	44	45
3	30	34	36	38	38	37
4	55	58	60	62	62	63
5	56	59	61	63	63	64
6	56	59	61	63	63	64
7	57	60	62	63	64	65
8	56	59	61	63	64	65
9	56	29	61	63	64	65
10	54	57	60	60	62	63
11	51	55	57	58	58	59

SOURCE: Appendix G

As shown, traffic noise levels would be 65 L_{DN} or less across the entire project site. Therefore, exterior noise impacts would be less than significant. No new impact would occur.

The interior noise compatibility level for noise sensitive areas, including residential uses, is 45 L_{DN}. Standard wood frame construction would achieve an exterior-to-interior noise reduction of 25 dB(A) (FHWA 2011). Thus, because exterior noise levels are projected to be less than 65 L_{DN}, interior noise levels would be less than 45 L_{DN}. Therefore, traffic noise would not generate of a substantial permanent increase in ambient noise levels on-site in excess of standards established in the Santee General Plan, and interior noise impacts would be less than significant. The revised project would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects. No new impact would occur.

Off-Site Traffic Noise

The previously adopted IS/MND did not identify any impacts associated with off-site traffic noise. A substantial noise increase is defined as an increase of 3 dB above existing conditions. Based on SANDAG trip generation rates, the project would generate 2.5 trips per unit for a total of 268 trips (SANDAG 2002). The revised project would generate additional vehicle traffic on Graves Avenue. However, the revised project would not substantially alter the vehicle classifications mix on local or regional roadways, nor would the revised 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.



- Project Boundary
- Receivers
- Site Plan

Vehicle Traffic Noise

- 55 CNEL
- 60 CNEL
- 65 CNEL
- 70 CNEL



FIGURE 7
Vehicle Traffic Noise Contours

Off-site traffic noise was modeled using the FHWA Traffic Noise Prediction Model algorithms and reference levels. Year 2025 traffic volumes on Graves Avenue and Prospect Avenue were obtained from the SANDAG Transportation Forecast Information Center (SANDAG 2022).

Traffic noise levels were calculated without and with the project. Traffic noise levels were calculated at 50 feet from the centerline of the affected roadways to determine the noise level increase associated with the revised 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. Year 2025 traffic volumes and noise levels with and without the revised project are shown in Table 11. Modeled noise levels do not account for shielding provided by intervening barriers and structures. Note that these calculations conservatively assume that the project would add 268 trips to each roadway segment. In actuality, total project trips would be distributed over these roadway segments. Noise level calculations are contained in Appendix G.

Table 11 Off-site Traffic Noise Level with and without Project					
Roadway Segment	Without Project		With Project		Increase
	Traffic Volume	Noise Level (CNEL)	Traffic Volume	Noise Level (CNEL)	
Graves Avenue					
North of Prospect Avenue	6,800	65.8	7,068	66.0	0.2
South of Prospect Avenue	8,400	66.7	8,668	66.9	0.2
Prospect Avenue					
West of Magnolia Avenue	5,100	64.6	5,363	64.8	0.2
Magnolia Avenue to SR-67	18,400	70.1	18,668	70.2	0.1
East of SR-67	12,400	68.4	12,668	68.5	0.1
SOURCE: Appendix G					

As shown, the revised project would not result in a measurable increase in ambient noise levels. The increase in noise levels due to the revised project would not be a perceptible increase in the ambient noise environment. Therefore, traffic generated by the revised project would not result in a permanent ambient noise increase at adjacent off-site receptors in excess of standards established in the General Plan, and impacts would be less than significant. The revised project would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects. No new impact would occur.

On-Site Generated Noise

The previously adopted IS/MND did not identify any impacts associated with on-site generated noise. On-site generated noise is regulated by the Santee 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 revised 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 HVAC units were modeled as an area source distributed over the rooftop. The modeling results are summarized in Table 12. HVAC noise contours are shown in Figure 8. SoundPLAN data is contained in Appendix G. As shown, property line noise levels would range from 33 to 40 dB(A) L_{eq} . Noise at this level would not be considered a noise disturbance. Therefore, the revised project would not generate on-site noise in excess of standards established in the Santee Municipal Code, and impacts would be less than significant. The revised project would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects. No new impact would occur.

Table 12 HVAC Noise Levels	
Receiver	HVAC Noise Level [dB(A) L_{eq}]
1	39
2	40
3	39
4	38
5	37
6	36
7	34
8	33
SOURCE: Appendix G	

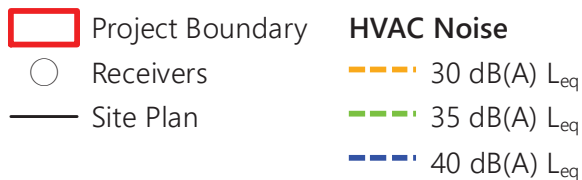
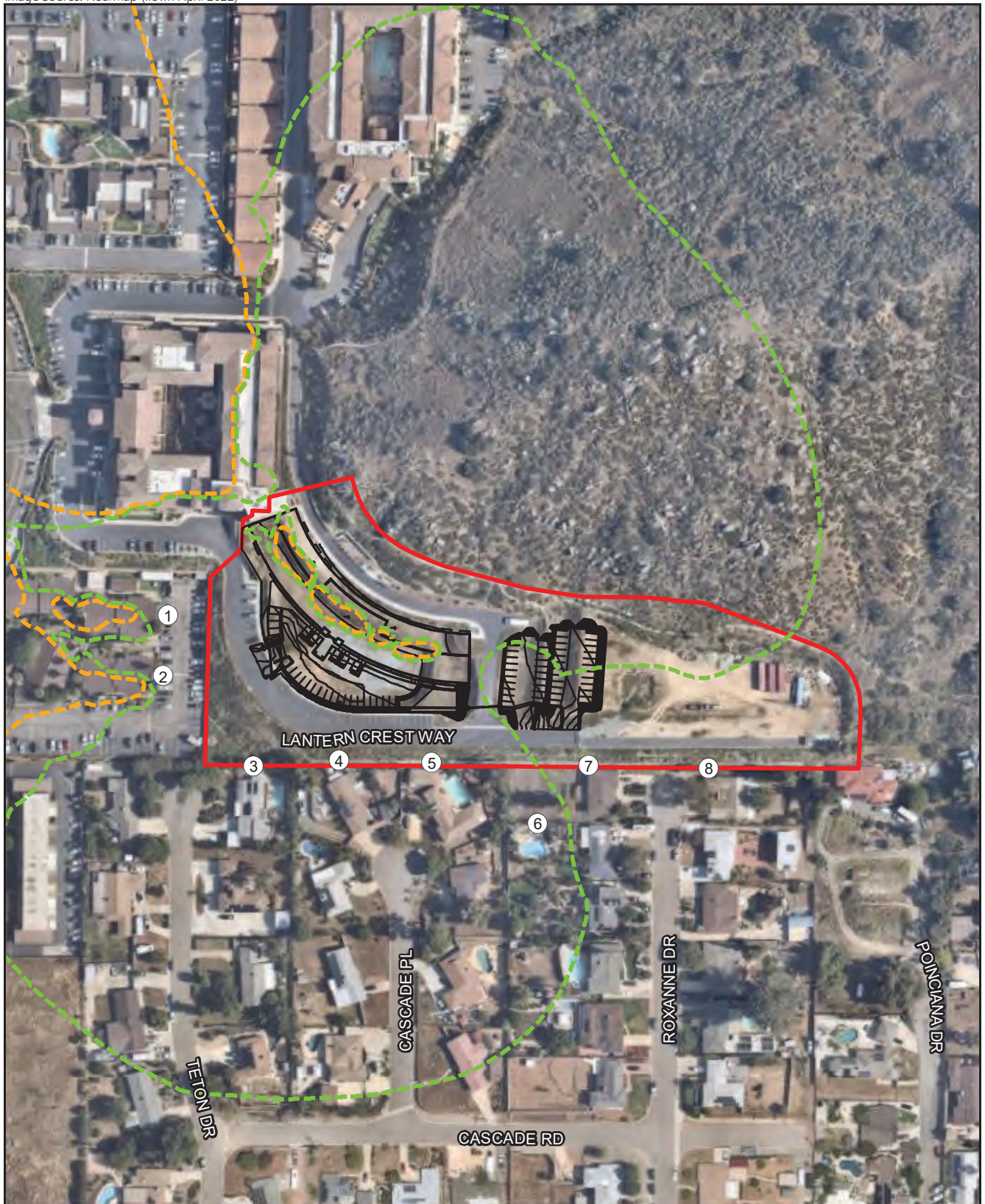


FIGURE 8
HVAC Noise Contours

b. No New Impact/No Impact. The previously adopted IS/MND did not identify any impacts associated with groundborne vibration or groundborne noise. 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 25 feet. The closest occupied structure is located approximately 60 feet from the construction area. Vibration levels of 0.035 to 0.089 in/sec PPV would attenuate to 0.013 to 0.034 in/sec PPV at 60 feet. 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. Consequently, construction vibration levels would be below the distinctly perceptible threshold. Therefore, the revised project would not expose persons to or generate excessive groundborne vibration or groundborne noise, and impacts would be less than significant. The revised project would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects. No new impact would occur.

c. No New Impact/No Impact. The previously adopted IS/MND did not identify any impacts associated with exposure of people residing or working in the area to excessive noise levels. The project site 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. Therefore, the revised project would not expose people to excessive noise levels from airport noise, and impacts would be less than significant. The revised project would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects. No new impact would occur.

15.14 Population and Housing

Would the project:

Issue	New Potentially Significant Impact	New Mitigation is Required	No New Impact/ No Impact	Reduced 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Sources: City of Santee General Plan–Land Use Element.

a. No New Impact/No Impact. The previously adopted IS/MND did not identify any impacts associated with the inducement of substantial unplanned population growth. The revised project would develop Building 4 of the previously approved project. Completed phases of the previously approved project have developed 227 senior units, and an additional 133 senior units may be developed per the original project approval. The 107 senior care units proposed under the revised project would be less than the remaining 133 units that are allowed under the original project approval. Therefore, the revised project would not induce substantial unplanned population growth, and impacts would be less than significant. The revised project would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects. No new impact would occur.

b. No New Impact/No Impact. The previously adopted IS/MND did not identify any impacts associated with the displacement substantial numbers of existing people or housing. The revised project would not alter the development footprint that was evaluated in the previously adopted IS/MND, and grading for the footprint of Building 4 has been completed. Therefore, the revised project would not displace any existing people or housing. The revised project would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects. No new impact would occur.

15.15 Public Services

Would the project:

Issue	New Potentially Significant Impact	New Mitigation is Required	No New Impact/ No Impact	Reduced 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Sources: City of Santee Community Services Department, <http://www.ci.santee.ca.us/Index.aspx?page=28>

a(i). No New Impact/No Impact. The previously adopted IS/MND determined that adequate fire protection facilities and services were available to serve the previously approved project, and impacts would be less than significant. The revised project would develop Building 4 of the previously approved project. Completed phases of the previously approved project have developed 227 senior units, and an additional 133 senior units may be developed per the original project approval. The 107 senior care units proposed under the revised project would be less than the remaining 133 units that are allowed under the original project approval, and thereby would not increase demand for fire protection services beyond what was evaluated in the previously adopted IS/MND. Therefore, the revised project would not result in the need for new or altered fire protection facilities, and impacts would be less than significant. The revised project would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects. No new impact would occur.

a(ii). No New Impact/No Impact. The previously adopted IS/MND determined that adequate police protection facilities and services were available to serve the previously approved project, and impacts would be less than significant. The revised project would develop Building 4 of the previously approved project. Completed phases of the previously approved project have developed 227 senior units, and an additional 133 senior units may be developed per the original project approval. The 107

senior care units proposed under the revised project would be less than the remaining 133 units that are allowed under the original project approval, and thereby would not increase demand for police protection services beyond what was evaluated in the previously adopted IS/MND. Therefore, the revised project would not result in the need for new or altered police protection facilities, and impacts would be less than significant. The revised project would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects. No new impact would occur.

a(iii). No New Impact/No Impact. The previously adopted IS/MND determined that adequate school facilities and services were available to serve the previously approved project, and payment of school fees consistent with Government Code Section 65996 would ensure impacts would be less than significant. The revised project would develop Building 4 of the previously approved project. Completed phases of the previously approved project have developed 227 senior units, and an additional 133 senior units may be developed per the original project approval. The 107 senior care units proposed under the revised project would be less than the remaining 133 units that are allowed under the original project approval, and thereby would not increase demand for school services beyond what was evaluated in the previously adopted IS/MND. Pursuant to Government Code Section 65995 et seq., the proponent of the revised project would be required to pay applicable school fees before a construction permit is issued. Therefore, the revised project would not result in the need for new or altered school facilities. The revised project would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects. No new impact would occur.

a(iv). No New Impact/No Impact. The previously adopted IS/MND determined that while the previously approved project may incrementally increase the demand for park space and could increase usage at existing City Parks, payment of park-in-lieu fees would ensure impacts related to park facilities would be less than significant. The revised project would develop Building 4 of the previously approved project. Completed phases of the previously approved project have developed 227 senior units, and an additional 133 senior units may be developed per the original project approval. The 107 senior care units proposed under the revised project would be less than the remaining 133 units that are allowed under the original project approval, and thereby would not increase demand for park facilities beyond what was evaluated in the previously adopted IS/MND. The revised project would be required to pay park-in-lieu fees that would fund City public park facilities based on forecasted City-wide park demand. Therefore, the revised project would not result in the need for new or altered park facilities, and impacts would be less than significant. The revised project would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects. No new impact would occur.

a(v). No New Impact/No Impact. The previously adopted IS/MND did not identify impacts to any other public services beyond those described in sections 15.15.a(i). through a(iv) above. The revised project would develop Building 4 of the previously approved project. Completed phases of the previously approved project have developed 227 senior units, and an additional 133 senior units may be developed per the original project approval. The 107 senior care units proposed under the revised project would be less than the remaining 133 units that are allowed under the original project approval, and thereby would not increase demand for other public services beyond what was evaluated in the previously adopted IS/MND. Therefore, the revised project would not result in the need for any other public facilities. The revised project would not result in new significant

environmental effects or a substantial increase in the severity of previously identified significant effects. No new impact would occur.

15.16 Recreation

Would the project:

Issue	New Potentially Significant Impact	New Mitigation is Required	No New Impact/ No Impact	Reduced 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source: City of Santee Community Services Department, <http://www.ci.santee.ca.us/Index.aspx?page=28>.

a. No New Impact/No Impact. The previously adopted IS/MND determined that while the previously approved project may incrementally increase the demand for park space and could increase usage at existing City Parks, payment of park-in-lieu fees would ensure impacts related to park facilities would be less than significant. The revised project would develop Building 4 of the previously approved project. Completed phases of the previously approved project have developed 227 senior units, and an additional 133 senior units may be developed per the original project approval. The 107 senior care units proposed under the revised project would be less than the remaining 133 units that are allowed under the original project approval, and thereby would not increase demand for park facilities beyond what was evaluated in the previously adopted IS/MND. Therefore, the revised project would not 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, and impacts would be less than significant. The revised project would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects. No new impact would occur.

b. No New Impact/No Impact. The previously adopted IS/MND did not identify any impacts associated with the provision of recreational facilities or the construction or expansion of recreational facilities. The revised project does not include the provision of recreational facilities or require the construction or expansion of recreational facilities. The revised project would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects. No new impact would occur.

15.17 Transportation

Would the project:

Issue	New Potentially Significant Impact	New Mitigation is Required	No New Impact/ No Impact	Reduced 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 checked="" type="checkbox"/>	<input type="checkbox"/>
d. Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Sources: City of Santee General Plan–Mobility Element, and Santee Vehicle Miles Traveled Analysis Guidelines.

a. No New Impact/No Impact. The previously adopted IS/MND documented that the previously approved project would result in a degradation of operations at the intersection of Prospect Avenue and Graves Avenue to an unacceptable level, which was considered a significant impact. The applicant subsequently fulfilled the mitigation requirement for this impact by making a fair share contribution to the City for improvements to the intersection of Prospect Avenue and Graves Avenue. These improvements included signalization and construction of the westbound travel lanes, and associated coordination with traffic signals at the intersection of Prospect Avenue and SR-67 and Prospect Avenue and Magnolia Avenue to achieve acceptable levels of service.

The revised project would develop Building 4 of the previously approved project. Completed phases of the previously approved project have developed 227 senior units, and an additional 133 senior units may be developed per the original project approval. The 107 senior care units proposed under the revised project would be less than the remaining 133 units that are allowed under the original project approval, and thereby would not increase vehicle trips beyond what was evaluated in the previously adopted IS/MND. Therefore, traffic volumes generated by the revised 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. No new impact would occur.

The nearest bus stops are located approximately 0.1 mile west of the project site along Graves Avenue south of the intersection with Prospect Avenue. The nearest transit stop is the Gillespie Field Trolley

Station located approximately 1.3 miles southwest of the project site. Implementation of the revised project would not include any off-site improvements that would impact any of these facilities. The revised project is not located adjacent to any roadways, and therefore would not impact any existing or proposed bike lanes. All internal sidewalk ramps would be ADA compliant. Therefore, the revised project would not conflict with a program plan, ordinance or policy addressing the performance of active transportation, and impacts would be less than significant. The revised project would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

b. No New Impact/No Impact. The previously adopted IS/MND was adopted by the City Council on August 27, 2008, prior to the adoption of CEQA Guidelines Section 15064.3, subdivision (b) as the metric to evaluate a project's transportation impacts. The revised project would develop Building 4 of the previously approved project. Completed phases of the previously approved project have developed 227 senior units, and an additional 133 senior units may be developed per the original project approval. The 107 senior care units proposed under the revised project would be less than the remaining 133 units that are allowed under the original project approval, and thereby would not increase vehicle trips beyond what was evaluated in the previously adopted IS/MND. Consistent with SB 743, the City adopted its VMT Analysis Guidelines on April 27, 2022. The guidelines contain thresholds of significance for purposes of analyzing transportation impacts under CEQA. The intent of the VMT Analysis Guidelines is to provide consistency in significance determinations to integrate environmental review with other environmental program planning and regulation. The screening criteria of the VMT Analysis Guidelines states that small projects that generate fewer than 500 ADT are not required to prepare a Vehicle Miles Traveled (VMT) Analysis, and impacts are presumed to be less than significant. Based on SANDAG trip generation rates, the project would generate 2.5 trips per unit for a total of 268 ADT (SANDAG 2002). Consequently, the revised project is not required to prepare a VMT Analysis, and impacts are presumed to be less than significant. Therefore, the revised project would not conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b), and impacts would be less than significant. The revised project would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects. No new impact would occur.

c. No New Impact/No Impact. The previously adopted IS/MND did not identify any impacts associated with a substantially increase hazards due to a geometric design feature or incompatible use. The revised project would construct internal access roads that would connect to roads already constructed under completed phases of the previously approved project. These internal access roads would be constructed consistent with all applicable City roadway requirements. The project would not make any changes to the existing circulation network. Therefore, the revised project would not substantially increase hazards due to a geometric design feature or incompatible use, and impacts would be less than significant. The revised project would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects. No new impact would occur.

d. No New Impact/No Impact. The previously adopted IS/MND did not identify any impacts associated with inadequate emergency access. The revised project has been sited consistent with the design evaluated in the previously adopted IS/MND and would not introduce any design features that could interfere with emergency access. The project site is located in an existing developed area with access to major roadways that would allow for emergency access. Therefore, the revised project

would not result in inadequate emergency access, and impacts would be less than significant. The revised project would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects. No new impact would occur.

15.18 Tribal Cultural Resources

Would the project:

Issue	New Potentially Significant Impact	New Mitigation is Required	No New Impact/ No Impact	Reduced 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): City of Santee General Plan–Conservation Element.

Tribal cultural resources was not specifically analyzed within the previously adopted IS/MND. Tribal cultural resources was not listed as a specific environmental category requiring impact analysis in 2008 when the previously adopted IS/MND was prepared, and was subsequently added to Appendix G of the CEQA Guidelines. The previously adopted IS/MND was adopted by the City

Council on August 27, 2008, prior to the passage of AB 52. Therefore, the previously approved project was not required to conduct consultation under AB 52. The analysis below specifically analyzes potential impacts associated with potential tribal cultural resources under the revised project.

a. No New Impact/No Impact. 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 above, the project site does not support any historic resources. As described in Section 15.5.b above, the previously adopted IS/MND determined that the previously approved project was not located within an area identified in the Conservation Element of the General Plan as an area potentially possessing significant archaeological resources. Although no known archaeological resources were located on the project site, the previously approved project was conditioned to cease grading operations if archaeological resources were discovered until the resources are evaluated by an archaeologist and mitigation recommended by the archaeologist could be completed. The previously adopted IS/MND determined that this condition would ensure that the previously approved project would not cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5, and impacts would be less than significant.

The revised project would not alter the development footprint that was evaluated in the previously adopted IS/MND. Grading for the footprint of Building 4 has been completed, and the revised project would not require any additional earthwork within undisturbed soil that could impact unknown tribal cultural resources. Therefore, the revised project would not have the potential to impact any tribal cultural resources, and consultation under AB 52 is not required. The revised project would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects. No new impact would occur.

15.19 Utilities and Service Systems

Issue	New Potentially Significant Impact	New Mitigation is Required	No New Impact/ No Impact	Reduced 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"/>

Issue	New Potentially Significant Impact	New Mitigation is Required	No New Impact/ No Impact	Reduced Impact
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 provided 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: Santee Municipal Code; County of San Diego Countywide Five-Year Review Report of the Countywide Integrated Waste Management Plan (August 2017).

a. No New Impact/No Impact. The previously adopted IS/MND determined that impacts related to water supply would be less than significant. Similarly, the previously adopted IS/MND did not identify any impacts associated with any other utilities. The revised project would develop Building 4 of the previously approved project. Completed phases of the previously approved project have developed 227 senior units, and an additional 133 senior units may be developed per the original project approval. The 107 senior care units proposed under the revised project would be less than the remaining 133 units that are allowed under the original project approval, and thereby would not increase demand for water or wastewater treatment beyond what was evaluated in the previously adopted IS/MND. Existing water and wastewater facilities were introduced during grading on the footprint for Building 4, and improvements would be limited to connections to these facilities during construction of Building 4. Therefore, the revised project would not require relocation or construction of new or expanded water or wastewater treatment facilities that would cause significant environmental effects, and impacts would be less than significant. The revised project would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects. No new impact would occur.

As discussed in Section 15.10.a and 15.10.c(i), replacement of the previously proposed bioretention basin with the proposed modular wetland system would not change peak flows during a 100-year

storm event (see Appendix F). Additionally, the proposed modular wetland system would be located within the project footprint. Consequently, potential impacts associated with construction of the modular wetland system has been considered within this environmental document. Therefore, the revised project would not require construction of new storm water drainage facilities or expansion of existing facilities, and impacts would be less than significant. The revised project would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects. No new impact would occur.

Existing energy and telecommunication facilities were introduced to the revised project site during grading on the footprint for Building 4, and improvements would be limited to connections to these facilities during construction of Building 4. Consequently, potential impacts associated with these energy and telecommunication connections have been considered within this environmental document. Therefore, the revised project would not require relocation or construction of new or expanded electric power, natural gas, or telecommunication services facilities, and impacts would be less than significant. The revised project would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects. No new impact would occur.

b. No New Impact/No Impact. The previously adopted IS/MND determined that impacts related to water supply would be less than significant. The revised project would develop Building 4 of the previously approved project. Completed phases of the previously approved project have developed 227 senior units, and an additional 133 senior units may be developed per the original project approval. The 107 senior care units proposed under the revised project would be less than the remaining 133 units that are allowed under the original project approval, and thereby would not increase demand for water supply beyond what was evaluated in the previously adopted IS/MND. Therefore, adequate water supply would be available to serve the revised project, and impacts would be less than significant. The revised project would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects. No new impact would occur.

c. No New Impact/No Impact. The previously adopted IS/MND did not identify any impacts associated with wastewater treatment capacity. The revised project would develop Building 4 of the previously approved project. Completed phases of the previously approved project have developed 227 senior units, and an additional 133 senior units may be developed per the original project approval. The 107 senior care units proposed under the revised project would be less than the remaining 133 units that are allowed under the original project approval, and thereby would not increase demand for wastewater treatment beyond what was evaluated in the previously adopted IS/MND. Therefore, adequate wastewater treatment capacity would be available to serve the revised project, and impacts would be less than significant. The revised project would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects. No new impact would occur.

d. No New Impact/No Impact. The previously adopted IS/MND did not identify any impacts associated with the generation of solid waste. The revised project would develop Building 4 of the previously approved project. Completed phases of the previously approved project have developed 227 senior units, and an additional 133 senior units may be developed per the original project

approval. The 107 senior care units proposed under the revised project would be less than the remaining 133 units that are allowed under the original project approval, and thereby would not generate additional solid waste beyond what was evaluated in the previously adopted IS/MND. Santee Municipal Code Section 13.38.060 requires that a minimum of 65 percent by weight of construction and demolition debris be diverted from landfills through recycling, reuse, and diversion programs. The revised project would develop a construction and demolition debris management plan demonstrating how it would comply with the Santee Municipal Code diversion requirements prior to issuance of a building or demolition permit.

Solid waste generated by the revised 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 revised 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 2054. Other landfills that handle waste from San Diego and Santee include the Miramar Landfill and the Otay Landfill, which have remaining capacity. Therefore, the revised project would be served by landfill(s) with sufficient permitted capacity, and impacts would be less than significant. The revised project would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects. No new impact would occur.

e. No New Impact/No Impact. The previously adopted IS/MND did not identify any conflicts with federal, state, and local management and reduction statutes and regulations related to solid waste. The revised project would develop Building 4 of the previously approved project. Completed phases of the previously approved project have developed 227 senior units, and an additional 133 senior units may be developed per the original project approval. The 107 senior care units proposed under the revised project would be less than the remaining 133 units that are allowed under the original project approval, and thereby would not generate additional solid waste beyond what was evaluated in the previously adopted IS/MND. The revised 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 are consistent with state solid waste and recycling regulations requiring a minimum of 65 percent of the project’s construction and demolition be diverted from the landfills. Therefore, the revised project would comply with applicable management and reduction statutes and regulations related to solid waste, and impacts would be less than significant. The revised project would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects. No new impact would occur.

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	New Potentially Significant Impact	New Mitigation is Required	No New Impact/ No Impact	Reduced 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"/>

Issue	New Potentially Significant Impact	New Mitigation is Required	No New Impact/ No Impact	Reduced Impact
b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Wildfire, as defined in this threshold, was not specifically analyzed within the previously adopted IS/MND. Wildfire was not listed as a specific environmental category requiring impact analysis in 2008 when the previously adopted IS/MND was prepared, and was subsequently added to Appendix G of the CEQA Guidelines. However, impacts associated with wildfire were evaluated under the Hazards and Hazardous Materials threshold in the 2008 previously adopted IS/MND. The analysis below specifically analyzes potential impacts associated with wildfire under the revised project.

a. No New Impact/No Impact. The previously adopted IS/MND did not identify any impacts associated with an adopted emergency response plan or emergency evacuation plan. The revised project has been sited consistent with the design evaluated in the previously adopted IS/MND and would not introduce any design features that could interfere with emergency response or emergency evacuation. 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. Therefore, the revised project would not substantially impair an adopted emergency response plan or emergency evacuation plan, and impacts would be less than significant. The revised project would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects. No new impact would occur.

b. No New Impact/No Impact. As described in Section 15.9.g above, the previously adopted IS/MND determined that the previously approved project was located within a High Fire Hazard Zone. Consequently, an FPP was prepared requiring that the previously approved project implement defensible space for all project buildings. The Santee Fire Department approved the FPP, and the

previously adopted IS/MND determined that impacts associated with risk of loss, injury or death involving wildland fires would be less than significant. The revised project has been sited consistent with the design evaluated in the previously adopted IS/MND. The footprint location for Building 4 has not changed under this application, and Building 4 would retain the defensible space requirements documented in the FPP prepared for the previously approved project. The revised project would also comply with applicable fire protection requirements set forth in the Santee's Municipal Code (Municipal Code, Title 15, Chapter 15.20), such as the use of non-combustible building materials. Therefore, the revised project would not expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire, and impacts would be less than significant. The revised project would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects. No new impact would occur.

c. No New Impact/No Impact. As described in Section 15.19.a, above, the revised project would not require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities. Additionally, the revised project would not require construction or maintenance of any other infrastructure facilities. Therefore, the revised project would not require the installation or maintenance of associated infrastructure that may exacerbate fire risk, and impacts would be less than significant. The revised project would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects. No new impact would occur.

d. No New Impact/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. As described in Section 15.7.a(iv) above, the revised project would be constructed consistent with the requirements of the Geotechnical Investigation completed for the previously approved project and the seismic requirements of the California Building Code. Compliance with these requirements would ensure that the revised project would not cause potential substantial adverse effects involving landslides. Therefore, the revised project would not expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes. The revised project would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects. No new impact would occur.

15.21 Mandatory Findings of Significance

Does the project:

Issue	New Potentially Significant Impact	New Mitigation is Required	No New Impact/ No Impact	Reduced 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 type="checkbox"/>	<input checked="" 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. No New Impact/No Impact. As described in Section 15.4.a above, the previously approved project successfully mitigated all potential impacts to Diegan coastal sage scrub and non-native grassland to a level less than significant. As described in Section 15.5.a above, the revised project would not impact any historical resources. As described in Section 15.5.b above, the revised project would not impact any archaeological resources. No new impact would occur.

b. No New Impact/No Impact. In addition to evaluation of potential project-specific effects, this evaluation considered the revised 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 13.

Table 13 Cumulative Project List			
Project	Location	Description	Status
Fanita Ranch	Northern edge of City	Master Plan Residential Community (approx. 2,949 residences)	Approved
RiverView	RiverView Parkway	128-detached condominium units	Under Construction
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.	Under Construction
Slope Street Estates	South side of Slope Street	11 single-family units	Application Under Review
Gas Station/ Car Wash	Mission Gorge Road and West Hills Parkway	New gas station with renovated convenience market	Approved
Parkside	Eastern Terminus of Mast Boulevard	128 condominium units	Application under review
Caribbean project	East side of Caribbean Way	42 condominium units	Under Construction
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	Approved
Coffee shop and mini- market	Graves Avenue and Prospect Avenue	New coffee shop and mini market	Approved
Palm Tree Homes	Prospect Avenue and Our Way	4 single-family detached homes	Application Under Review
Pinnacle Peak	Mission Gorge Road	113 condominium units	Under Construction
Lantern Crest III	Graves Avenue	113 congregate care units	Under Construction
Carlton Oaks Country Club	Inwood Drive	232 condominium units, 53 single-family residences, assisted living, hotel, and restaurant expansion	Application Under Review
Palazzo Villas	West side of Olive Lane	8 condominium units	Approved
Atlas View	Atlas View and Prospect Avenue	11 condominium units	Application Under Review
Prospect Estates II	North of Prospect Avenue, east of Marrokal Lane	38 attached condominiums and 15 single-family residences	Approved
D'Lazio	Fanita Drive	20 condominium units	Under Construction
Woodside Terrace	Woodside Terrace	4 single-family units	Under Construction
E Heaney Circle	Carlton Oaks	10 townhomes	Approved
Mission Greens	Buena Vista Drive and Mission Greens	40 condominium units	Under Construction
Robinson Lane	Robinson Lane near Caribbean Drive	10 condominium units	Under Construction
SOURCE: City of Santee, Department of Development Services			

As discussed in this environmental document, 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 revised 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 revised 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, the previously approved project successfully mitigated all

potential impacts to Diegan coastal sage scrub, non-native grassland, and secondary wildlife impacts to a level less than significant. Cumulative projects listed in Table 13 would also be required to comply with the natural community conservation plan 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 revised 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 less than significant. Due to the varied schedules and for construction of cumulative projects listed in Table 13, it is unlikely construction activities would overlap, thereby avoiding significant cumulative noise impacts on sensitive receptors. As described in Section 15.17.a above, the previously approved project successfully mitigated all potential impacts related to transportation to a level less than significant. Cumulative projects listed in Table 13 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 revised project, would not result in cumulatively considerable impacts. No new impact would occur.

c. No New Impact/No 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 construction activities would create conditions that would significantly directly or indirectly impact human beings. Development of the project site would comply with all State and City regulations that would ensure the building is safe and designed to protect future occupants. The revised project would not result in any substantial adverse effects on human beings directly or indirectly, and impact would be less than significant. No new impact would occur.

16.0 Mitigation, Monitoring, and Reporting Program

Section 21081.6 of the CEQA Guidelines requires that a Mitigation, Monitoring, and Reporting Program be adopted upon certification of an EIR or adoption of an MND to ensure that the mitigation measures are implemented. The Mitigation, Monitoring, and Reporting Program specifies the mitigation developed for the previously approved project that would be applicable for the revised 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. The previously approved project successfully implemented all mitigation requirements documented in the previously adopted IS/MND, and no mitigation is required for implementation of the revised project.

17.0 Checklist References

1. Project documents—including all plans, documents, departmental comments and information contained in the files for the Lantern Crest Senior Congregate Care Facility Project; GPA07-03, R07-02, P07-12.
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), *2005 Air Quality and Land Use Handbook: A Community Health Perspective*, April 2005.
6. CARB, *2008 Climate Change Scoping Plan: A Framework for Change*, http://www.arb.ca.gov/cc/scopingplan/document/adopted_scoping_plan.pdf, December 2008.
7. CARB, 2017 Emission Factors Web Database model, Accessed at <https://arb.ca.gov/emfac/2017/>. 2017
8. CARB, *Climate Change Scoping Plan*, 2017.
9. California Department of Conservation, California Important Farmland Finder, 2016. <https://maps.conservation.ca.gov/dlrp/ciff/>.
10. California Department of Toxic Substances Control, EnviroStor Database, 2022, Available at <https://www.envirostor.dtsc.ca.gov/public/>.
11. California Department of Transportation (Caltrans), Technical Noise Supplement, November 2013.
12. Caltrans 2016 Annual Average Daily Truck Traffic on the California State Highway System, Compiled by Traffic and Vehicle Data Systems, 2016.
13. Caltrans, Peak Hour Volume Data, Year 2020.
14. California Energy Code (2016), California Code of Regulations, Title 24, Part 6.
15. California Public Utilities Commission (CPUC) 2020, *2021 California Renewables Portfolio Standard Annual Report*, November 2021.
16. City of Santee Community Services Department.
17. City of Santee General Plan, 2003.

18. City of Santee Zoning Ordinance.
19. City of Santee Parks and Recreation Facilities Master Plan Update, April 2017.
20. City of Santee Draft Multiple Species Conservation Subarea Plan, 2006.
21. City of Santee Fire Department.
22. City of Santee Vehicle Miles Traveled Analysis Guidelines. April 27, 2022.
23. County of San Diego, Fire and Rescue Mutual Aid Operations, September 2014.
24. County of San Diego, *Countywide Five-Year Review Report of the Countywide Integrated Waste Management Plan*, August 2017.
25. Federal Highway Administration (FHWA), Roadway Construction Noise Model User's Guide. FHWA-HEP-05-054, SOT-VNTSC-FHWA-05-01. Final Report. January 2006.
26. FHWA, *Highway Traffic Noise: Analysis and Abatement Guidance*. FHWA-HEP-10-025. December 2011.
27. George E. Tockstein, Consultants, Fire Protection Plan, Lantern Crest Congregate Care Facility. June 9, 2008.
28. Institute of Transportation Engineers, *Trip Generation Handbook* 8th Edition, 2009.
29. Institute of Traffic Engineers, Guidelines for Transportation Impact Studies in the San Diego Region, May 2019.
30. City of Santee, Sustainable Santee Plan, December 2019.
31. Navcon Engineering, Inc., SoundPLAN Essential version 4.1, 2018.
32. Office of Environmental Health Hazard Assessment (OEHHA), *Air Toxics Hot Spots Program Guidance Manual for the Preparation of Risk Assessments (Guidance Manual)*, February 2015.
33. 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.
34. San Diego Association of Governments (SANDAG), *(Not So) Brief Guide of Vehicular Traffic Generation Rates for the San Diego Region*. April 2002.

35. SANDAG, Transportation Forecast Information Center. Series 13 Traffic Volume Forecast. Accessed at <http://tfic.sandag.org/> on September 8, 2022.
36. San Diego Regional Water Quality Control Board Basin Plan.
37. San Diego Metropolitan Transit System website, Available at <https://www.sdmts.com/>.
38. State Water Resources Control Board, Geotracker Database (Geotracker), Available at <http://geotracker.waterboards.ca.gov/>, 2022.
39. University of California, Davis Institute of Transportation Studies, *1997 Transportation Project-Level Carbon Monoxide Protocol*, December 1997.
40. Construction Testing and Engineering, Inc., Update Geotechnical Investigation, Lantern Crest Project (All Current Phases), April 17, 2008.

MEETING DATE February 22, 2023

ITEM TITLE REPORT SUMMARIZING THE OUTCOME OF THE SANTEE CITY COUNCIL PLANNING WORKSHOP HELD JANUARY 30, 2023; FINDING THE ACTION IS NOT A PROJECT SUBJECT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA")

DIRECTOR/DEPARTMENT Marlene Best, City Manager *MSB*

SUMMARY

A special City Council Planning Workshop was held January 30, 2023 to set priorities for the next two fiscal years (FY 2023-24 and FY 2024-25). The City Council agreed on the following priority projects:

1. Focus on improvements to Fire Station facilities and services.
2. Consider annexation of West Hills Parkway and surrounding parcels.
3. Continue to focus on expanded road paving and other infrastructure improvements.
4. Expand and diversify economic development opportunities through the Arts & Entertainment District and cannabis implementation.
5. Implement an automated permit system and other managed information system enhancements, such as a website redesign and a future financial software upgrade.
6. Continue to focus on positive resolutions to homelessness and risk reduction, especially in the San Diego River corridor.
7. Explore options for an improved trail head to Mission Trails Regional Park along with other renovations to Big Rock Park.
8. Enhance and implement safety and maintenance improvements on City trails.
9. Continue to reduce the CalPERS unfunded liability where possible.
10. Complete a Development Impact Fee (DIF) Study and a Cost Allocation/User Fee Study.

Other projects also identified by the City Council for continued and/or immediate action include: continue Affordable Housing efforts, implement a Grant Writer position, and expand the Hometown Heroes Banner Program.

FINANCIAL STATEMENT *HJ*

Any costs associated with implementation of the priorities will be included in the Fiscal Year 2023-24 Proposed Operating Budget, the Five-Year Capital Improvement Program, or brought to City Council as the projects move forward.

CITY ATTORNEY REVIEW N/A • Completed

RECOMMENDATION *MSB*

Receive report, affirm priorities and/or provide direction as needed.

ATTACHMENT

None



MEETING DATE February 22, 2023

ITEM TITLE FISCAL YEAR 2022-23 OPERATING BUDGET UPDATE AND RESOLUTION AMENDING THE FISCAL YEAR 2022-23 BUDGET AND RESOLUTION APPROVING THE UPDATED SALARY SCHEDULE. FINDING THE ACTION IS NOT A PROJECT SUBJECT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

DIRECTOR/DEPARTMENT Heather Jennings, Finance *HJ*

SUMMARY

The operating budget for fiscal year 2022-23 was adopted by the City Council on June 22, 2022. The attached staff report and schedules provide an update on the current fiscal year budget, including amendments to the budget reflecting changes in revenue estimates, proposed appropriation adjustments, and recommended staffing adjustments.

FINANCIAL STATEMENT

The fiscal year 2022-23 General Fund operating budget, as amended, reflects estimated revenues totaling \$54.8 million and operating expenditure appropriations totaling \$53.6 million. Other sources of funds include \$454,957 and other uses of funds total \$2.5 million which include capital improvement program and other interfund transfers, as well as a supplemental payment towards the City's unfunded pension liability. The projected available reserve balance at June 30, 2023 of \$12.7 million represents 23.8% of the annual General Fund operating expenditures.

CITY ATTORNEY REVIEW N/A • Completed

RECOMMENDATION *MCB*

1. Adopt the attached resolution amending the fiscal year 2022-23 budget, including any changes as directed by the City Council.
2. Adopt the attached Resolution approving an amended Salary Schedule for Hourly, General, and Management Employees, effective February 23, 2023, which includes the Director of Engineering/City Engineer and Director of Planning and Building/City Planner positions.

ATTACHMENTS

1. Staff Report
2. General Fund Summary
3. General Fund Revenue Detail
4. General Fund Appropriation Adjustments
5. Other Funds Adjustments
6. Resolution Amending the Operating Budget for Fiscal Year 2022-23
7. Resolution Approving an Amended Salary Schedule for Hourly, General and Management Employees



STAFF REPORT

FISCAL YEAR 2022-23 OPERATING BUDGET UPDATE AND RESOLUTION AMENDING THE OPERATING BUDGET FOR FISCAL YEAR 2022-23

**CITY COUNCIL MEETING
FEBRUARY 22, 2023**

Overview

With a history of sound fiscal responsibility, the City of Santee has weathered the past few years well. Through a combination of stronger than anticipated revenues and budgeted expenditure savings, the City ended last fiscal year with an available General Fund reserve balance of \$13.6 million which is \$112,575 better than expected when the current fiscal year budget was developed. General Fund revenues were \$127,172 better than expected. Property Tax and Sales Tax had a combined increase over estimated revenues of \$638,488, but large unrealized losses on investments of \$797,211 reduced total revenue. These losses are temporary and will be reversed once the investments mature. Expenditure savings for the year were in line with the estimated amount of \$550,000.

The following discussion and schedules present updated revenue projections for FY 2022-23 and proposed expenditure appropriation adjustments. The Amended Operating Budget for Fiscal Year 2022-23, as presented, is a balanced budget which provides for a projected reserve balance at June 30, 2023 of \$12.8 million or 23.8% of annual General Fund operating expenditures. Supplemental reserves in excess of the City's 20% minimum reserve policy will provide resources necessary to navigate through the current high inflationary environment that will impact City contracts, address uncertainty created by national and global events, meet continued increases in CalPERS retirement costs and address CalPERS unfunded liabilities. In addition, the supplemental reserves can also provide an opportunity to allocate additional resources towards meeting current and future infrastructure and public facility needs.

General Fund Proposed Budget Summary FY 2022-23 Mid-Year Amended Budget	
Revenues	\$ 54,786,710
Expenditures	(53,635,133)
Revenues Over Expenditures	1,151,577
Other Financing Sources	454,957
Other Financing Uses:	
Transfers to Other Funds	(845,257)
Transfers to Capital Improvement Program	(1,019,670)
Unfunded Liability Payments (CalPERS)	(600,000)
Available Fund Balance, July 1, 2022	13,635,495
Available Fund Balance, June 30, 2023	\$ 12,777,102

General Fund Revenues

General Fund revenues for FY 2022-23 are projected to total \$54.7 million, a \$497,670 increase from the original budget estimate. The following is a discussion of key revenue updates.

Property Taxes: Property Taxes represent nearly 42.8% of General Fund revenues and are received based on net taxable assessed valuation. Citywide net taxable assessed valuation increased by 8.0% in FY 2022-23. This growth is fueled by the increase in house purchases as well as an increase in housing costs. Property tax revenues are projected to total \$23.5 million in FY 2022-23, an increase of \$1.3 million from the previous fiscal year and \$301,500 more than the FY 2022-23 original budget estimate. Real Property Transfer Tax is expected to decrease based on a decline in the number of house sales. To date property tax payment delinquencies continue to have just a very minimal impact on the City's property tax revenues, though this is something that we are continuing to monitor.

Sales Tax: Sales Tax represents 33.0% of General Fund revenues and is projected to total \$18.2 million in FY 2022-23. This represents a \$257,265 increase over the prior fiscal year and a \$249,700 increase from this year's original budget estimate. The key Building and Construction and General Consumer Goods categories are softening slightly especially when compared to the fast growth of the prior year. In addition, Santee's share of the countywide use tax pool is sluggish due to fewer on-line, out of state purchases resulting in a smaller portion of the pool.

Franchise Fees: Franchise Fees represent the third largest discretionary source of revenue and are received from Waste Management, San Diego Gas & Electric (SDG&E), Cox Communications and AT&T. Franchise Fees are projected to total \$3.7 million in FY 2022-23, an increase of \$198,890 from the prior fiscal year and a \$63,100 increase from the original budget estimate. As continues to be the case, expected increases from Waste Management and SDG&E are partially offset by expected decreases from Cox Communications and AT&T.

Transient Occupancy Tax: Transient Occupancy Tax (TOT) revenue continues to experience solid growth. TOT revenue is projected to total \$730,000 in FY 2022-23. This represents 11% growth from the prior fiscal year and a \$35,700 increase from the original budget estimate.

Fire Reimbursements: Due to fewer wildfires this year, Santee Fire Department personnel and resources have deployed to fewer wildfires throughout the State. As a result, federal and state reimbursements are expected to total \$233,900 in FY 2022-23. This is significantly less, \$593,920, than the amount received in the prior fiscal year, and reflects a \$216,100 decrease from the original budget estimate. This reduction in revenue is paired with a reduction in reimbursable overtime costs and other related expenditures.

Emergency Medical Service Revenue: On January 1, 2023, the County CSA 69, which oversaw the funding of the City of Santee and Lakeside Fire Protection District's Emergency Medical Services (EMS) programs, dissolved and the two agencies formed a Joint Powers Authority (JPA) known as the Santee-Lakeside Emergency Medical Services Authority (SLEMSA). This Authority will now collect and manage the funding for the EMS programs. As a result of this change, Santee's General Fund will now be reimbursed by these EMS revenues. For the time period of January 2023 – June 2023, the reimbursement is expected to be \$2.2

million. This amount is very similar to what would have been reimbursed by the County and only slightly higher due to updates in EMS operations.

Building Permit Revenue: Building Permit Revenue is projected to decrease by \$227,600 due to less demand for permits. This is primarily due to fewer expected large projects in the near future.

General Fund Expenditures

The amended budget reflects General Fund operating expenditures totaling \$53.6 million in FY 2022-23, a \$112,710 increase over the current budget. The following is a discussion of the proposed appropriation adjustments.

Personnel Costs: Proposed personnel cost adjustments include the following:

- A \$100,000 increase in Fire Department overtime due to several vacancies and fire personnel out on worker's compensation.
- A \$100,000 increase in worker's compensation costs in the Fire Department.
- A \$150,000 decrease in reimbursable overtime in the Fire Department due to the decrease in fire personnel deployments to State wildfires.
- A \$4,200 increase due to the new Emergency Medical Services Intern.
- A \$41,430 increase in overtime in the Emergency Medical Services department for transition activities related to the new Santee-Lakeside Emergency Medical Services Authority. These costs will be reimbursed by the Authority.
- Reclassification of the vacant Director of Development Services to Director of Planning and Building/City Planner. The budget for the vacant director position is currently split 50/50 between the Engineering and the Planning Divisions. The proposed reclassification would move 50 percent of the position from the Engineering Division to the Building Division. There is no net budgetary increase due to this reclassification.
- Reclassification of the City Engineer to the Director of Engineering/City Engineer. This reclassification will result in a small increase of \$3,500 in personnel costs for the Engineering department, however, this increase is offset by salary savings. No budget adjustment is necessary for this staffing adjustment.

Other proposed operating expenditure adjustments include the following.

City Council: The addition of \$3,900 for the Santee Hometown Heroes Banner Program. These costs represent the cost of printing and installing the banners along with online payment fees. And these fees will be offset by Hometown Banner revenue.

City Manager (Economic Development): An increase of \$24,300 to hire a consultant for the purpose of assisting the City in the preparation of the Cannabis Business Application.

City Attorney: An increase of \$130,000 to fund costs associated with Labor and Employment matters and to assist the City with a Proposition 218 study.

Information Technology: A decrease of \$150,000 to correct an error in the original 2022-23 budget. The annual fees for the new Land Management System were budgeted in two places.

Human Resources & Risk Management: An increase of \$15,000 for the Wellness Program. This program is reimbursed by the City’s health carriers.

Finance: An increase of \$9,000 to cover credit card processing fees, and an increase of \$3,000 for updated Auditing services.

Development Services: A decrease of \$170,000 in contract building plan check and inspection services, which is offset by a projected decrease in building permit revenue.

Community Services: An increase of \$1,200 for electricity and gas. And an additional increase of \$10,000 for water costs.

Fire: Proposed adjustments include the following:

- Increase of \$2,100 for electricity
- Increase of \$3,300 for the testing of breathing cylinders
- Increase of \$108,500 for the reimbursement to Lakeside Fire Protection District for Santee’s share of a Nurse Coordinator and the operation of an EMT program.
- Increase of \$9,200 for increased fuel costs (entire City fleet)
- Increase of \$3,090 to establish a telephone budget for the EOC
- Increase of \$25,190 for the repair and maintenance of City vehicles

General Fund Reserve Considerations

While the City has been fortunate in the past few years with stronger than anticipated revenues, the City has not seen the degree of revenue growth this year as it has in the past, particularly in Sales Tax. Notwithstanding, the City’s projected ending balance remains a positive amount. The amended budget reflects a projected available General Fund balance of \$12.8 million at June 30, 2023, a \$513,825 improvement from the current budget which exceeds the \$10.7 million minimum balance required by the City’s General Fund Reserve Policy by more than \$2.0 million.

The City Council may want to consider providing direction to staff to appropriate or commit portions of the projected available reserve balance in excess of the 20% policy level for purposes such as the following:

- To maintain a supplemental budget stabilization reserve which would provide additional resources to cushion against current inflationary or changes in general economic conditions, City revenues or expenditure requirements.
- Additional payments to reduce CalPERS unfunded liabilities.
- Additional transfers to the Capital Improvement Program in support of key current and planned City projects and initiatives such as:
 - Pavement repair and maintenance
 - Fire facilities and services
 - Community Center
 - Arts & Entertainment District
 - Information Technology investments such as web site improvements and the upgrade/replacement of the City’s financial management system

Other Funds

Proposed adjustments to Other Funds include the following:

Recreation Revolving Fund: An increase of \$21,000 to fund increases in day and contract camp costs due to an increased demand for recreation activities.

Town Center LMD Zone C – San Remo: An increase of \$700 for water costs due to irrigation breaks.

Emergency Medical Services Fund: Reimbursement to the General Fund of \$2,171,500 to reimburse the General Fund for costs associated with the Fire Department's EMS program. This reimbursement covers the period of January 2023 through June 2023.

**CITY OF SANTEE
GENERAL FUND SUMMARY
FY 2022-23 PROPOSED MID-YEAR BUDGET AMENDMENTS**

	FY 2022-23 Current Budget	FY 2022-23 Amended Budget	Increase (Decrease)
Revenues	\$ 54,289,040	\$ 54,786,710	\$ 497,670
Expenditures by Dept:			
City Council	497,020	500,920	3,900
City Attorney	693,360	823,360	130,000
City Manager	1,475,890	1,500,190	24,300
City Manager	758,770	783,070	24,300
Economic Development	717,120	717,120	-
Information Technology	853,990	703,990	(150,000)
Animal Control	441,530	441,530	-
City Clerk	539,010	539,010	-
Human Resources & Risk Mgmt	1,411,860	1,426,860	15,000
Human Resources	655,260	670,260	15,000
Risk Management	756,600	756,600	-
Finance	1,583,160	1,595,160	12,000
Development Services (total):	5,805,335	5,664,635	(140,700)
Engineering	2,880,410	2,844,490	(35,920)
Stormwater	140,370	140,370	-
Planning	1,346,545	1,359,435	12,890
Building	1,270,040	1,152,370	(117,670)
Code Compliance	167,970	167,970	-
Community Services (total):	6,100,458	6,111,658	11,200
Administration	433,040	433,040	-
Public Svcs - Maintenance	4,309,308	4,319,308	10,000
Stormwater	173,400	173,400	-
Solid Waste	32,070	32,070	-
Facility Operations	137,360	137,360	-
Recreation	695,400	695,400	-
Special Events	319,880	321,080	1,200
Law Enforcement	16,983,950	16,983,950	-
Fire and Life Safety (total):	17,136,860	17,343,870	207,010
Administration	1,242,930	1,245,030	2,100
Emergency Operations	11,307,570	11,330,870	23,300
Emergency Medical	4,044,990	4,198,320	153,330
Emergency Preparedness	30,170	33,260	3,090
Grants	-	-	-
Fleet Operations and Maintenance	511,200	536,390	25,190
Total Operating Expenditures	53,522,423	53,635,133	112,710
Revenues Over (Under) Expenditures	766,617	1,151,577	384,960
Other Financing Sources	312,947	454,957	142,010
Other Financing Uses:			
Transfers to Other Funds	(719,537)	(845,257)	(125,720)
Transfers to Capital Improvement Program	(1,019,670)	(1,019,670)	-
Unfunded Liabilities	(600,000)	(600,000)	-
Change in Available Fund Balance	(1,259,643)	(858,393)	401,250
Available Fund Balance, Beg. of Year	13,522,920	13,635,495	112,575
Available Fund Balance, End of Year	\$ 12,263,277	\$ 12,777,102	\$ 513,825

**CITY OF SANTEE
GENERAL FUND
REVENUE DETAIL
FY 2022-23 MID-YEAR UPDATE**

Attachment 3

Account No.	Account Name	FY 2021-22 Actual	FY 2022-23 Current	FY 2022-23 Revised	Increase (Decrease)
TAXES					
Property Taxes		22,206,076	23,180,700	23,482,200	301,500
1001.00.4001	Property Tax Secured and Unsecured	12,192,474	12,616,100	12,902,800	286,700
1001.00.4002	Property Tax - Redev Pass-through	540,259	533,000	533,000	-
1001.00.4003	Property Tax - Redev Residual Distrib	1,863,130	1,969,300	1,969,300	-
1001.00.4005	Real Property Transfer	474,502	452,100	371,700	(80,400)
1001.00.4006	Property Tax In Lieu (of VLF)	7,135,712	7,610,200	7,705,400	95,200
Sales and Use Taxes		16,175,312	16,114,800	16,308,800	194,000
1001.00.4011	Sales and Use Taxes	17,902,035	17,909,600	18,159,300	249,700
1001.00.4015	Location Agreement Payment	(1,726,724)	(1,794,800)	(1,850,500)	(55,700)
Transient Occupancy Tax		693,796	694,300	730,000	35,700
1001.00.4020	Transient Occupancy Tax	693,796	694,300	730,000	35,700
Franchise Fees		3,499,810	3,635,600	3,698,700	63,100
1001.00.4030	Franchise Fees	3,499,810	3,635,600	3,698,700	63,100
SPECIAL ASSESSMENTS		1,115,412	1,114,600	1,114,600	-
1001.03.4102	Assessments - Fire Benefit Fee	1,115,412	1,114,600	1,114,600	-
INTERGOVERNMENTAL		953,419	586,500	339,600	(246,900)
1001.00.4202	Motor Vehicle License Fees	65,618	65,700	65,700	-
1001.00.4206	SB90 Claims	39,515	65,000	40,000	(25,000)
1001.03.4250	Fire Reimbursements - Federal	193,068	150,000	150,000	-
1001.03.4251	Fire Reimbursements - State	634,752	300,000	83,900	(216,100)
1001.03.4252	Fire Reimbursements - Local/Other	20,465	5,800	-	(5,800)
LICENSES AND PERMITS		1,816,787	1,561,600	1,334,000	(227,600)
1001.00.4301	Business Licenses - New	40,974	45,000	45,000	-
1001.00.4302	Business Licenses - Renewals	57,262	64,900	64,900	-
1001.00.4303	Regulatory Permits	2,511	2,700	2,700	-
1001.00.4304	Business Licenses - Other	1,219	800	800	-
1001.00.4306	Home Occupation Permit - New	6,797	7,100	7,100	-
1001.00.4307	Home Occupation Permit - Renewal	14,443	15,100	15,100	-
1001.00.4310	Alarm Permits	784	1,300	1,300	-
1001.03.4330	Fire Department - Permits/Services	111,552	102,100	102,100	-
1001.04.4340	Building Fees - Eng Direct City Costs	38,589	40,800	40,800	-
1001.04.4341	Building Fees - Subject to Split	1,513,968	1,250,400	1,022,800	(227,600)
1001.04.4343	Building Fees - Plng Direct City Costs	28,689	31,400	31,400	-
FINES AND FORFEITURES		171,428	178,000	171,600	(6,400)
1001.00.4401	Vehicle Code Fines	107,480	116,200	116,200	-
1001.00.4402	Other Fines and Forfeitures	9,759	1,000	1,000	-
1001.00.4410	Parking Citations	53,582	53,400	53,400	-
1001.04.4403	Code Compliance Administrative Citations	607	1,000	1,000	-
1001.04.4404	Storm Water Administrative Citations	-	6,400	-	(6,400)
CHARGES FOR SERVICES		5,956,467	6,059,262	6,454,230	394,968
1001.00.4635	Finance - Full Cost Recovery	-	2,000	2,000	-
1001.00.4640	Admin Tow Fees	12,424	12,000	12,000	-
1001.00.4641	Cost Recovery - Restitution	904	400	400	-
1001.00.4691	Candidate Statements	-	3,500	3,500	-
1001.00.4694	City Clerk - Misc Fees	75	250	250	-
1001.00.4695	City Clerk - Passport Services	103,290	75,000	75,000	-
1001.00.4699	Charges to Other Funds	140,457	144,390	144,390	-
1001.02.4632	CSD - Full Cost Recovery	1,725	2,000	2,000	-
1001.02.4645	Cost Recovery - Subrogation	3,592	200	34,370	34,170
1001.02.4650	Sports Field Lighting	59,112	53,000	53,000	-
1001.02.4665	Disc Golf Fees	58,565	75,000	35,000	(40,000)

**CITY OF SANTEE
GENERAL FUND
REVENUE DETAIL
FY 2022-23 MID-YEAR UPDATE**

Attachment 3

Account No.	Account Name	FY 2021-22 Actual	FY 2022-23 Current	FY 2022-23 Revised	Increase (Decrease)
1001.02.4668	Electric Vehicle Charging Stations	2,658	3,000	3,000	-
1001.02.4676	Teen Programs	3,365	5,100	5,100	-
1001.02.4680	Special Events	97,738	100,000	100,000	-
1001.02.4699	Charges to Other Funds	194,243	49,650	49,650	-
1001.03.4633	Fire - Full Cost Recovery	1,205	1,000	1,000	-
1001.03.4646	Instructional Services - FTES	14,750	22,000	15,000	(7,000)
1001.03.4692	CSA 69	3,799,435	4,039,160	2,079,680	(1,959,480)
1001.03.4693	Emergency Medical Services	-	27,200	2,198,750	2,171,550
1001.03.4697	SLEMSA JPA	-	-	142,960	142,960
1001.04.4601	Engineering - Fee Based	50,229	52,300	52,300	-
1001.04.4603	Engineering - Full Cost Recovery	519,055	500,300	425,300	(75,000)
1001.04.4611	Street Light Energizing Fee	1,015	1,000	1,000	-
1001.04.4612	Storm Water Inspection	9,299	8,000	8,000	-
1001.04.4621	Planning - Fee Based	29,673	23,200	23,200	-
1001.04.4623	Planning - Full Cost Recovery	170,692	135,240	210,240	75,000
1001.04.4699	Charges to Other Funds	682,966	724,372	777,140	52,768
	USE OF MONEY AND PROPERTY	(66,766)	664,200	690,300	26,100
1001.00.4701	Interest Income	195,131	180,000	180,000	-
1001.00.4702	Unrealized Gain (Loss)	(797,211)	-	-	-
1001.00.4705	Rent/Lease/Use Income	1,074	-	-	-
1001.02.4711	City Facilities - Sportsplex	276,883	227,400	254,000	26,600
1001.02.4716	Concessions	10,692	10,000	19,500	9,500
1001.02.4722	Rental - Bldgs 7 & 8	26,619	30,000	20,000	(10,000)
1001.02.4723	Rental - Picnic Shelters	87,397	86,000	86,000	-
1001.02.4724	Rental - Ball Fields	122,777	120,000	120,000	-
1001.04.4701	Interest Income	8	-	-	-
1001.04.4705	Rent/Lease/Use Income	9,864	10,800	10,800	-
	OTHER REVENUE	518,379	499,478	462,680	(36,798)
1001.00.4031	Sycamore Landfill Fees	399,282	427,800	375,000	(52,800)
1001.00.4801	Miscellaneous Income	5,748	3,500	3,500	-
1001.00.4808	Taxable Sales	32	500	500	-
1001.00.4831	Cash Over/Short	(22)	-	-	-
1001.01.4801	Miscellaneous Income	77,577	45,000	45,000	-
1001.00.4804	Hometown Heroes Program	-	-	7,200	7,200
1001.01.4811	Loss Control Program	2,000	2,000	2,000	-
1001.01.4810	Wellness Program	11,087	5,000	15,000	10,000
1001.01.4832	Recovery of Prior Year Expense (Claims)	-	-	-	-
1001.02.4801	Miscellaneous Income	365	-	-	-
1001.02.4802	Donations	8,015	9,478	9,480	2
1001.02.4803	Donations - Memorial Program	1,400	1,000	1,000	-
1001.02.4808	Taxable Sales	75	100	100	-
1001.03.4801	Miscellaneous Income	648	2,100	900	(1,200)
1001.03.4821	Sale of Real & Personal Property	5,480	-	-	-
1001.04.4801	Miscellaneous Income	1,937	2,000	2,000	-
1001.04.4805	Abandoned Property Registration	1,127	1,000	1,000	-
1001.04.4831	Cash Over/Short	58	-	-	-
1001.00.4832	Recovery of Prior Year Expense (Claims)	3,572	-	-	-
	OTHER FINANCING SOURCES	45,740	-	-	-
1001.00.8001	Operating Transfer In	-	-	-	-
1001.00.8013	Other Financing Sources - Leases	45,740	-	-	-
	TOTAL GENERAL FUND	53,085,861	54,289,040	54,786,710	497,670

**CITY OF SANTEE
GENERAL FUND
SUMMARY OF APPROPRIATION ADJUSTMENT BY DEPARTMENT
FY 2022-23 MID-YEAR ADJUSTMENTS**

	Increase (Decrease)
City Council	
Hometown Heroes Banner Program	\$ 3,900
City Attorney	
Labor and Employment	50,000
Fee Analysis	80,000
	130,000
City Manager	
Cannabis Application Assistance	24,300
Information Technology	
Energov (Paid Out of CIP)	(150,000)
Finance	
Accounting/Auditing Services	3,000
Bank Fees	9,000
	12,000
Human Resources	
Wellness Program	15,000
Development Services	
Engineering - Personnel Adjustments	(35,920)
Planning - Personnel Adjustments	(17,110)
Planning - Contract Planner	30,000
Building - Personnel Adjustments	53,030
Building - Contract Building Services	(170,700)
	(140,700)
Community Services/Public Services	
Electricity	1,200
Water	10,000
	11,200
Fire and Life Safety	
EMS Intern	4,200
Overtime	100,000
Overtime Transition Acting Captain	41,430
Reimbursable Overtime	(150,000)
Worker's Compensation	100,000
Legal Services - CSA Reorganization	(40,000)
Nurse Coordinator and Lakeside EMT Program	108,500
Testing of Breathing Cylinders	3,300
Fuel	9,200
Electricity	2,100
EOC Telephone Correction	3,090
Vehicle Repair and Maintenance	25,190
	207,010
Total Operating Expenditures Appropriation Adjustments	\$ 112,710

**CITY OF SANTEE
OTHER FUNDS
SUMMARY OF ADJUSTMENTS BY FUND
FY 2022-23 MID-YEAR ADJUSTMENTS**

	Increase (Decrease)
Recreation Revolving Fund	
Day Camp Part Time Salaries Increase	\$ 12,000
Day Camp Materials & Supplies	4,000
Contract Camps	<u>5,000</u>
	<u>21,000</u>
 Town Center Landscape Maintenance District Zone C - San Remo	
Water and Sewer	<u>700</u>
 Emergency Medical Services	
EMS Program	<u>2,171,550</u>
 Total Other Funds Appropriation Adjustments	 <u><u>\$ 2,193,250</u></u>

RESOLUTION NO. _____-2023

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE,
CALIFORNIA AMENDING THE OPERATING BUDGET
FOR FISCAL YEAR 2022-23 AND FINDING THE ACTION IS NOT A PROJECT
SUBJECT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (“CEQA”)**

WHEREAS, the City Council of the City of Santee adopted the Operating Budget for Fiscal Year 2022-23 by Resolution No. 087-2022 on June 22, 2022; and

WHEREAS, the City Manager has submitted to the City Council for its review and approval certain budget and personnel amendments for fiscal year 2022-23; and

NOW, THEREFORE BE IT RESOLVED that the City Council of the City of Santee, California, does hereby find, determine and declare as follows:

Section 1: The fiscal year 2022-23 budget amendments as submitted by the City Manager, including all changes directed by the City Council, are approved and adopted.

Section 2: The monies necessary to offset the expenditures for the fiscal year 2022-23 budget amendments, as adopted by the City Council pursuant to Section 1 hereof, are authorized by this section to be appropriated out of the funds available to the City during said fiscal year.

Section 3: The following personnel changes are hereby approved.
A. Reclassification of the vacant Director of Development Services to Director of Planning and Building/City Planner.
B. Reclassification of the City Engineer to the Director of Engineering/City Engineer.

ADOPTED by the City Council of the City of Santee, California, at a regular meeting thereof held this 22nd day of February 2023, by the following roll call vote to wit:

AYES:

NOES:

ABSTAIN:

ABSENT:

APPROVED:

JOHN W. MINTO, MAYOR

ATTEST:

ANNETTE ORTIZ, CMC, CITY CLERK

RESOLUTION NO. -2023

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA, APPROVING AN AMENDED SALARY SCHEDULE FOR HOURLY, GENERAL AND MANAGEMENT EMPLOYEES AND FINDING THE ACTION IS NOT A PROJECT SUBJECT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (“CEQA”)

WHEREAS, at the City Council meeting on February 22, 2023, the City Council approved a Mid-Year Budget Update for FY 2022-23 which includes certain staffing changes in the Development Services Department; and

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

WHEREAS, the City Council desires to amend the Hourly, General and Management Salary Schedule, effective February 23, 2023, to include the Director of Engineering/City Engineer and Director of Planning and Building/City Planner positions as reflected in the attached Exhibit “A”.

NOW, THEREFORE BE IT RESOLVED that the City Council of the City of Santee, California, does hereby find, determine and declare that the Hourly, General and Management Salary Schedule as provided in Exhibit “A” is approved and effective on February 23, 2023.

ADOPTED by the City Council of the City of Santee, California, at a Regular Meeting thereof held this 22nd day of February 2023, 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 (Salary Schedule)

CITY OF SANTEE
 SANTEE FIREFIGHTERS' ASSOCIATION SALARY SCHEDULE
 EFFECTIVE JULY 07, 2022

<u>Classification</u>		A	B	C	D	E
Fire Captain / PM Base salary	Hourly	34.35	36.07	37.87	39.76	41.75
	Annual	100,027.62	105,030.12	110,281.30	115,794.56	121,584.96
 <i>Educational Incentive</i>						
Fire Captain / PM 31-45 units = 1.5% over base	Hourly	34.87	36.61	38.44	40.36	42.38
	Annual	101,527.82	106,605.59	111,935.62	117,531.64	123,408.77
Fire Captain / PM 46 units and over = 3.0% over base	Hourly	35.38	37.15	39.01	40.96	43.01
	Annual	103,028.34	108,181.03	113,589.93	119,268.09	125,232.24
Fire Captain / PM A.A. Degree = 4.5% over base	Hourly	35.90	37.69	39.58	41.55	43.63
	Annual	104,528.86	109,756.17	115,243.89	121,005.17	127,056.01
Fire Captain / PM Bachelor Degree = 6% over base	Hourly	36.41	38.23	40.14	42.15	44.26
	Annual	106,029.05	111,331.61	116,898.21	122,742.28	128,880.16

CITY OF SANTEE
 SANTEE FIREFIGHTERS' ASSOCIATION SALARY SCHEDULE
 EFFECTIVE JULY 07, 2022

<u>Classification</u>		A	B	C	D	E
Fire Captain Base salary	Hourly	32.87	34.51	36.24	38.05	39.95
	Annual	95,720.07	100,506.97	105,532.05	110,808.09	116,348.51
 <i>Educational Incentive</i>						
Fire Captain 31-45 units = 1.5% over base	Hourly	33.36	35.03	36.78	38.62	40.55
	Annual	97,155.82	102,014.36	107,115.36	112,470.25	118,093.78
Fire Captain 46 units and over = 3.0% over base	Hourly	33.86	35.55	37.33	39.19	41.15
	Annual	98,591.89	103,522.07	108,698.01	114,132.09	119,839.05
Fire Captain A.A. Degree = 4.5% over base	Hourly	34.35	36.07	37.87	39.76	41.75
	Annual	100,027.62	105,029.80	110,280.99	115,794.56	121,584.32
Fire Captain Bachelor Degree = 6% over base	Hourly	34.84	36.59	38.41	40.34	42.35
	Annual	101,463.37	106,537.21	111,864.28	117,456.42	123,329.57

CITY OF SANTEE
 SANTEE FIREFIGHTERS' ASSOCIATION SALARY SCHEDULE
 EFFECTIVE JULY 07, 2022

<u>Classification</u>		A	B	C	D	E
Fire Engineer/PM Base salary	Hourly	29.47	30.91	32.43	34.09	35.70
	Annual	85,809.85	90,021.24	94,442.37	99,260.43	103,961.77
 <i>Educational Incentive</i>						
Fire Engineer / PM 31-45 units = 1.5% over base	Hourly	29.91	31.38	32.92	34.60	36.24
	Annual	87,097.23	91,371.40	95,858.68	100,749.41	105,521.06
Fire Engineer / PM 46 units and over = 3.0% over base	Hourly	30.35	31.84	33.41	35.11	36.77
	Annual	88,384.30	92,721.93	97,275.61	102,238.00	107,080.42
Fire Engineer / PM A.A. Degree = 4.5% over base	Hourly	30.79	32.30	33.89	35.62	37.31
	Annual	89,671.34	94,072.11	98,692.21	103,726.96	108,640.06
Fire Engineer / PM Bachelor Degree = 6% over base	Hourly	31.24	32.77	34.38	36.13	37.84
	Annual	90,958.72	95,422.63	100,108.81	105,215.93	110,199.40

CITY OF SANTEE
 SANTEE FIREFIGHTERS' ASSOCIATION SALARY SCHEDULE
 EFFECTIVE JULY 07, 2022

<u>Classification</u>		A	B	C	D	E
Fire Engineer Base salary	Hourly	28.06	29.44	30.88	32.46	33.99
	Annual	81,706.23	85,715.38	89,925.73	94,513.40	98,990.40
 <i>Educational Incentive</i>						
Fire Engineer 31-45 units = 1.5% over base	Hourly	28.48	29.88	31.34	32.94	34.50
	Annual	82,931.93	87,001.25	91,274.77	95,931.12	100,475.20
Fire Engineer 46 units and over = 3.0% over base	Hourly	28.90	30.32	31.81	33.43	35.01
	Annual	84,157.60	88,286.83	92,623.49	97,348.86	101,960.38
Fire Engineer A.A. Degree = 4.5% over base	Hourly	29.32	30.76	32.27	33.92	35.52
	Annual	85,382.96	89,572.70	93,972.50	98,766.60	103,445.19
Fire Engineer Bachelor Degree = 6% over base	Hourly	29.74	31.20	32.73	34.40	36.03
	Annual	86,608.95	90,858.25	95,321.21	100,184.35	104,930.00

CITY OF SANTEE
 SANTEE FIREFIGHTERS' ASSOCIATION SALARY SCHEDULE
 EFFECTIVE JULY 07, 2022

Classification		A	B	C	D	E	F	G	H
Firefighter Paramedic	Hourly	25.25	26.29	27.37	28.50	30.18	31.40	32.67	33.99
Base salary	Annual	73,538.44	76,559.44	79,706.09	82,981.65	87,892.90	91,443.60	95,138.00	98,990.40

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

		G	H
Firefighter Paramedic		33.16	34.50
31-45 units = 1.5% over base		96,564.89	100,475.20
Firefighter Paramedic		33.65	35.01
46 units and over = 3.0% over base		97,991.81	101,960.38
Firefighter Paramedic		34.14	35.52
A.A. Degree = 4.5% over base		99,419.37	103,445.19
Firefighter Paramedic		34.63	36.03
Bachelor Degree = 6% over base		100,846.27	104,930.00

CITY OF SANTEE
 SANTEE FIREFIGHTERS' ASSOCIATION SALARY SCHEDULE
 EFFECTIVE JULY 07, 2022

<u>Classification</u>		A	B	C	D	E	F	G	H
Firefighter	Hourly	21.43	22.50	23.52	24.81	26.05	27.35	28.72	30.15
Base salary	Annual	62,398.04	65,516.54	68,501.89	72,232.91	75,844.83	79,637.40	83,618.38	87,800.28
Educational Incentive (after completing 3 1/2 years of employment)								G	H
Firefighter								29.15	30.60
31-45 units = 1.5% over base								84,872.84	89,117.25
Firefighter								29.58	31.06
46 units and over = 3.0% over base								86,127.01	90,434.21
Firefighter								30.01	31.51
A.A. Degree = 4.5% over base								87,381.45	91,751.51
Firefighter								30.44	31.96
Bachelor Degree = 6% over base								88,635.60	93,068.14

CITY OF SANTEE
 HOURLY, GENERAL AND MANAGEMENT SALARY SCHEDULE
 EFFECTIVE FEBRUARY 23, 2023

Range	Classification		A	B	C	D	E
29	Account Clerk	Hourly	23.53	24.70	25.94	27.23	28.60
		Annual	48,932.36	51,379.05	53,948.06	56,645.69	59,477.76
35	Administrative Secretary	Hourly	27.28	28.65	30.08	31.58	33.16
		Annual	56,746.77	59,584.06	62,563.32	65,691.78	68,976.26
	Assistant City Clerk	Hourly		32.80	to	46.86	
		Annual		68,223.18	to	97,461.70	
	Assistant to the City Manager	Hourly		62.78	to	84.75	
		Annual		130,574.02	to	176,275.11	
50	Assistant Engineer	Hourly	39.51	41.49	43.56	45.74	48.03
		Annual	82,186.17	86,295.73	90,610.73	95,140.97	99,898.24
58	Associate Civil Engineer / Associate Traffic Engineer	Hourly	48.14	50.55	53.08	55.73	58.52
		Annual	100,135.74	105,142.97	110,400.42	115,920.27	121,716.54
49	Associate Planner	Hourly	38.55	40.48	42.50	44.63	46.86
		Annual	80,181.79	84,190.92	88,400.54	92,820.87	97,461.70
28	Building Development Technician I	Hourly	22.95	24.10	25.30	26.57	27.90
		Annual	47,738.95	50,126.10	52,632.33	55,263.86	58,027.20
32	Building Development Technician II	Hourly	25.33	26.60	27.93	29.33	30.79
		Annual	52,694.82	55,329.28	58,095.90	61,000.57	64,050.84
	Building Official	Hourly		57.67	to	75.25	
		Annual		119,959.00	to	156,519.00	
	City Clerk	Hourly		48.03	to	67.26	
		Annual		99,907.68	to	139,895.38	
	City Engineer	Hourly		64.14	to	86.87	
		Annual		133,406.84	to	180,690.27	
	City Manager (Single Rate)	Hourly		116.63	to	116.63	
		Annual		242,562.81	to	242,562.81	

CITY OF SANTEE
 HOURLY, GENERAL AND MANAGEMENT SALARY SCHEDULE
 EFFECTIVE FEBRUARY 23, 2023

Range	Classification		A	B	C	D	E
26	Code Compliance Assistant	Hourly	21.85	22.94	24.08	25.29	26.55
		Annual	45,438.51	47,710.51	50,096.01	52,600.93	55,230.80
44	Code Compliance Officer	Hourly	34.07	35.78	37.56	39.44	41.41
		Annual	70,869.10	74,412.35	78,133.26	82,039.64	86,141.65
46	Confidential Accountant	Hourly	35.80	37.59	39.47	41.44	43.51
		Annual	74,456.86	78,179.70	82,088.71	86,193.00	90,502.77
46	Confidential Payroll Specialist	Hourly	35.80	37.59	39.47	41.44	43.51
		Annual	74,456.86	78,179.70	82,088.71	86,193.00	90,502.77
46	Confidential Secretary to City Manager/Council	Hourly	35.80	37.59	39.47	41.44	43.51
		Annual	74,456.86	78,179.70	82,088.71	86,193.00	90,502.77
	Crossing Guards ^ (Single Rate)	Hourly			15.53		
	Deputy Fire Chief	Hourly		63.19	to	86.47	
		Annual		131,445.32	to	179,849.01	
35	Development Services Technician	Hourly	27.28	28.65	30.08	31.58	33.16
		Annual	56,746.77	59,584.06	62,563.32	65,691.78	68,976.26
	Director of Community Services	Hourly		68.79	to	91.72	
		Annual		143,085.00	to	190,787.63	
	Director of Development Services	Hourly		68.07	to	91.76	
		Annual		141,578.79	to	190,867.16	
	Director of Engineering/City Engineer	Hourly		68.07	to	91.76	
		Annual		141,578.79	to	190,867.16	
	Director of Finance / City Treasurer	Hourly		71.92	to	96.76	
		Annual		149,585.02	to	201,268.81	
	Director of Fire & Life Safety (Fire Chief)	Hourly		81.67	to	106.61	
		Annual		169,882.83	to	221,746.68	

CITY OF SANTEE
 HOURLY, GENERAL AND MANAGEMENT SALARY SCHEDULE
 EFFECTIVE FEBRUARY 23, 2023

Range	Classification		A	B	C	D	E
	Director of Human Resources	Hourly		67.16	to	90.67	
		Annual		139,699.80	to	188,594.96	
	Director of Planning & Building/City Planner	Hourly		68.07	to	91.76	
		Annual		141,578.79	to	190,867.16	
	Economic Development Manager	Hourly		42.29	to	57.10	
		Annual		87,972.65	to	118,763.86	
48	Engineering Inspector	Hourly	37.61	39.49	41.46	43.54	45.71
		Annual	78,226.16	82,137.46	86,244.06	90,556.41	95,084.36
39	Equipment Mechanic	Hourly	30.11	31.62	33.20	34.86	36.60
		Annual	62,637.92	65,769.94	69,058.38	72,511.36	76,136.71
35	Equipment Operator	Hourly	27.28	28.65	30.08	31.58	33.16
		Annual	56,746.77	59,584.06	62,563.32	65,691.78	68,976.26
38	Facilities Maintenance Supervisor	Hourly	29.38	30.85	32.39	34.01	35.71
		Annual	61,110.18	64,165.66	67,373.91	70,742.83	74,279.87
25	Facilities Maintenance Technician	Hourly	21.31	22.38	23.50	24.67	25.91
		Annual	44,330.15	46,546.53	48,874.13	51,317.56	53,883.31
35	Field Inspector	Hourly	27.28	28.65	30.08	31.58	33.16
		Annual	56,746.77	59,584.06	62,563.32	65,691.78	68,976.26
	Finance Manager	Hourly		53.10	to	71.69	
		Annual		110,449.87	to	149,107.40	
	Fire Battalion Chief (2920 hours)	Hourly		40.27	to	54.59	
		Annual		117,590.66	to	159,411.02	

CITY OF SANTEE
 HOURLY, GENERAL AND MANAGEMENT SALARY SCHEDULE
 EFFECTIVE FEBRUARY 23, 2023

Range	Classification		A	B	C	D	E
44	Fire Inspector	Hourly	34.07	35.78	37.56	39.44	41.41
		Annual	70,869.10	74,412.35	78,133.26	82,039.64	86,141.65
	Fire Marshal	Hourly		53.10	to	71.69	
		Annual		110,449.87	to	149,107.40	
	Graduate Intern ^	Hourly		15.53	to	21.32	
38	Human Resources Technician	Hourly	29.38	30.85	32.39	34.01	35.71
		Annual	61,110.18	64,165.66	67,373.91	70,742.83	74,279.87
53	Information Technology Analyst	Hourly	42.55	44.68	46.91	49.26	51.72
		Annual	88,505.56	92,930.80	97,577.82	102,456.47	107,579.48
	Information Technology Manager	Hourly		48.27	to	65.17	
		Annual		100,408.97	to	135,552.25	
29	Landscape and Irrigation Maintenance Worker	Hourly	23.53	24.70	25.94	27.23	28.60
		Annual	48,932.36	51,379.05	53,948.06	56,645.69	59,477.76
48	Lead Equipment Mechanic	Hourly	37.61	39.49	41.46	43.54	45.71
		Annual	78,226.16	82,137.46	86,244.06	90,556.41	95,084.36
29	Maintenance Worker	Hourly	23.53	24.70	25.94	27.23	28.60
		Annual	48,932.36	51,379.05	53,948.06	56,645.69	59,477.76
46	Management Analyst	Hourly	35.80	37.59	39.47	41.44	43.51
		Annual	74,456.86	78,179.70	82,088.71	86,193.00	90,502.77

CITY OF SANTEE
 HOURLY, GENERAL AND MANAGEMENT SALARY SCHEDULE
 EFFECTIVE FEBRUARY 23, 2023

Range	Classification		A	B	C	D	E
	Marketing Aide^	Hourly		15.53	to	21.32	
	Marketing Coordinator	Hourly		32.80	to	46.86	
		Annual		68,223.18	to	97,461.70	
	Marketing Manager	Hourly		45.91	to	62.00	
		Annual		95,497.09	to	128,951.27	
28	Marketing Specialist	Hourly	22.95	24.10	25.30	26.57	27.90
		Annual	47,738.95	50,126.10	52,632.33	55,263.86	58,027.20
	Office Assistant ^	Hourly		15.53	to	21.32	
48	Parks & Landscape Supervisor	Hourly	37.61	39.49	41.46	43.54	45.71
		Annual	78,226.16	82,137.46	86,244.06	90,556.41	95,084.36
	Principal Civil Engineer	Hourly		59.66	to	80.81	
		Annual		124,099.39	to	168,083.97	
	Principal Planner	Hourly		47.28	to	63.83	
		Annual		98,345.52	to	132,768.55	
	Principal Traffic Engineer	Hourly		59.66	to	80.81	
		Annual		124,099.39	to	168,083.97	
38	Procurement Specialist	Hourly	29.38	30.85	32.39	34.01	35.71
		Annual	61,110.18	64,165.66	67,373.91	70,742.83	74,279.87
	Public Services Manager	Hourly		45.91	to	62.00	
		Annual		95,497.09	to	128,951.27	
43	Public Works Supervisor	Hourly	33.24	34.90	36.65	38.48	40.40
		Annual	69,140.49	72,597.39	76,227.35	80,038.85	84,040.43
	Recreation Aide ^	Hourly		15.53	to	18.21	

CITY OF SANTEE
 HOURLY, GENERAL AND MANAGEMENT SALARY SCHEDULE
 EFFECTIVE FEBRUARY 23, 2023

Range	Classification		A	B	C	D	E
28	Recreation Coordinator	Hourly	22.95	24.10	25.30	26.57	27.90
		Annual	47,738.95	50,126.10	52,632.33	55,263.86	58,027.20
	Recreation Leader ^	Hourly		16.56	to	19.67	
	Recreation Services Manager	Hourly		45.91	to	62.00	
		Annual		95,497.09	to	128,951.27	
	Recreation Supervisor	Hourly		32.80	to	46.86	
		Annual		68,223.18	to	97,461.70	
36	Senior Account Clerk	Hourly	27.96	29.36	30.83	32.37	33.99
		Annual	58,165.56	61,073.86	64,127.71	67,334.03	70,700.96
53	Senior Accountant	Hourly	42.55	44.68	46.91	49.26	51.72
		Annual	88,505.56	92,930.80	97,577.82	102,456.47	107,579.48
50	Senior Building Inspector	Hourly	39.51	41.49	43.56	45.74	48.03
		Annual	82,186.17	86,295.73	90,610.73	95,140.97	99,898.24
	Senior Civil Engineer / Senior Traffic Engineer	Hourly		52.30	to	71.12	
		Annual		108,783.30	to	147,924.36	
	Senior Human Resources Analyst	Hourly		43.33	to	58.49	
		Annual		90,118.33	to	121,660.54	
	Senior Management Analyst	Hourly		41.26	to	55.71	
		Annual		85,826.99	to	115,867.17	
	Senior Planner	Hourly		41.11	to	55.51	
		Annual		85,517.21	to	115,451.06	
	Special Events Supervisor	Hourly		32.80	to	46.86	
		Annual		68,223.18	to	97,461.70	

CITY OF SANTEE
 HOURLY, GENERAL AND MANAGEMENT SALARY SCHEDULE
 EFFECTIVE FEBRUARY 23, 2023

Range	Classification		A	B	C	D	E
	Storm Water Program Assistant^	Hourly		28.73	to	34.92	
50	Storm Water Program Coordinator	Hourly	39.51	41.49	43.56	45.74	48.03
		Annual	82,186.17	86,295.73	90,610.73	95,140.97	99,898.24
	Student Intern ^	Hourly		15.53	to	19.67	
	Technical Professional Expert ^	Hourly		50.00	to	160.00	

^Part-time, temporary status

CITY OF SANTEE
MAYOR AND CITY COUNCIL MEMBERS SALARY SCHEDULE
EFFECTIVE JUNE 24, 2021

<u>Range</u>	<u>Classification</u>		
	City Council Member	Monthly	1,754.33
		Annual	21,051.96
	Mayor	Monthly	2,956.58
		Annual	35,478.96

MEETING DATE February 22, 2023

ITEM TITLE AUTHORIZATION TO PARTICIPATE WITH THE COUNTY OF SAN DIEGO AND CITY OF SAN DIEGO IN AN ENCAMPMENT RESOLUTION FUNDING PROGRAM GRANT FOCUSED ON THE SAN DIEGO RIVER CORRIDOR AND FINDING THE PROGRAM IS NOT A PROJECT SUBJECT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

DIRECTOR/DEPARTMENT Marlene Best, City Manager

SUMMARY

The City has been asked to participate in a joint grant application with the County of San Diego and the City of San Diego for an Encampment Resolution Funding Program grant offered through the state of California. Applications must be submitted by February 28 for the next round of funding. The program was established actionable, person-centered local proposals that resolve the experience of unsheltered homelessness for people residing in encampments. Resolving these experiences of homelessness will necessarily address the safety and wellness of people within encampments, resolve critical encampment concerns and transition individuals into interim shelter with clear pathways to permanent housing or directly into permanent housing, using data-informed, non-punitive, low-barrier, person-centered, Housing First, and coordinated approaches.

The County will act as the fiscal agent for the three-year grant if awarded. The City of San Diego will focus on encampments in the river within their jurisdiction, while the County will focus on encampments in the City of Santee and eastward into Lakeside. Santee staff will assist with organization with the various resource providers, County staff and services used in Santee, tracking of individuals served through a By Name tracking system established through the grant and any additional cleanup or coordination needed to return the area to its natural habitat. The grant will fund a vendor to provide encampment cleanup following housing of the residents there. The grant request is over \$17 million to cover tracking, services and resources, housing options, cleanup and administration. It is anticipated that the County will attempt to move forward in Santee quickly to avoid the need for any punitive action that may be needed to enforce the recently approved River Ordinance in encampments in Santee.

FINANCIAL STATEMENT *MSB*

The grant is anticipated to fund any impacts on operations for the City of Santee and will effect providing housing for homeless individuals and encampment clean up that has been a City Council focus.

CITY ATTORNEY REVIEW N/A • Completed

RECOMMENDATION *MSB*

Authorize the participation in an Encampment Resolution Funding Program Grant with the County of San Diego and City of San Diego and authorize the City Manager to execute the grant application documents on behalf of the City of Santee.

ATTACHMENT

Notice of Funding Availability (NOFA)



California Interagency Council on Homelessness (Cal ICH)
Encampment Resolution Funding Program, Round 2, Second
Disbursement (ERF-2-R)
Notice of Funding Availability (NOFA)

I. GRANT OVERVIEW

A. ERF-2-R Objective

The Encampment Resolution Funding (ERF) Program will fund actionable, person-centered local proposals that resolve the experience of unsheltered homelessness for people residing in encampments. Resolving these experiences of homelessness will necessarily address the safety and wellness of people within encampments, resolve critical encampment concerns, and transition individuals into interim shelter with clear pathways to permanent housing or directly into permanent housing, using data-informed, non-punitive, low-barrier, person-centered, Housing First, and coordinated approaches.

Proposals may bolster existing, successful models and/or support new approaches that provide safe stable, and ultimately permanent housing for people experiencing homelessness in encampments.

B. Authority

Under the authority of Chapter 7 of Part 1 of Division 31 of the California Health and Safety Code (HSC) (sections 50250 et seq.), the Encampment Resolution Funding Program (Program) was established to increase collaboration between the California Interagency Council on Homelessness (Cal ICH), Local Jurisdictions, and Continuums of Care for the following purposes:

- Assist Local Jurisdictions in ensuring the safety and wellness of people experiencing homelessness in encampments.
- Provide grants to Local Jurisdictions and continuums of care to resolve critical encampment concerns and transition individuals into safe and stable housing.
- Encourage a data-informed, coordinated approach to address encampment concerns.

The ERF Program was initially authorized in 2021 through Assembly Bill (AB) 140 (Chapter 111, Statutes of 2021), which allocated \$50 million for what would become the first round of funding. SB 197 (Chapter 70, Statutes of 2022) amended the program and AB 178 (Chapter 45, Statutes of 2022) allocated an additional \$300 million for Round 2 of ERF funding.

C. Background

Cal ICH was created in 2017 to oversee the implementation of Housing First policies, guidelines, and regulations to reduce the prevalence and duration of homelessness in California. Cal ICH's mission is to develop policies and to identify and coordinate resources, benefits, and services to prevent and work toward ending homelessness in California.

The ERF Program is a 4-year grant program that includes two rounds of funding: \$50 million in Fiscal Year (FY) 2021-22 (ERF-1) and \$300 million in FY 2022-23 (ERF-2) to provide grants to Local Jurisdictions and continuums of care to resolve critical encampment concerns and transition individuals into safe and stable housing.

The first disbursement from the \$300 million of ERF-2 funds was provided to applicants from ERF-1 that satisfactorily met all program requirements but had not been awarded grants due to lack of available funds.

This NOFA is for the remaining \$237,301,738 of ERF-2 funds. Applications will be accepted on a rolling basis until June 30, 2023, or until all funds are exhausted, whichever comes first. Up to \$150 million will be prioritized for proposals that serve people living in encampments on state right-of-ways.

D. Eligible Applicants

- Local Jurisdiction – means a city, including a charter city, a county, including a charter county, or a city and county, including a charter city and county.
- Continuum of Care (CoC) – as defined in Section 578.3 of Title 24 of the Code of Federal Regulations.
 - Per statute (AB 178, Budget Act of 2022), Local Jurisdictions have priority to apply for ERF programs on state right-of-ways, over CoC applicants, until a date specified by Cal ICH. If a CoC applies for an ERF proposal located on a state right-of-way before May 1, 2023, the CoC must provide a Letter of Local Acknowledgment from each overlapping Local Jurisdiction that identifies the prioritized encampment and confirms that the CoC has communicated with each Local Jurisdiction and that no Local Jurisdiction intends to apply for ERF-2-R funds for the prioritized encampment.

E. Eligible Population to Serve

ERF-2-R funds may only be used for proposals that connect people experiencing homelessness in encampments to interim shelter with clear pathways to permanent housing or place people directly into permanent housing.

F. Rounds of Funding

- ERF-1 is Round 1 of the Encampment Resolution Funding Program. It featured one disbursement totaling \$48 million to 19 jurisdictions.
- ERF-2 is Round 2 of the Program. It features at least two disbursements.

- ERF-2’s first disbursement (ERF-2-L) was made available to jurisdictions that applied for ERF-1, satisfactorily met all applicable program requirements, but did not receive awards due to lack of available funds. \$47.7 M was awarded to eight jurisdictions (ERF-2-L indicates a *lookback* to unfunded ERF-1 applicants).
- ERF-2’s second disbursement (ERF-2-R) is made available through this NOFA (ERF-2-R indicates a *rolling* application process).

G. Available Funds

- Up to \$237,301,738 are available for award through ERF-2-R.
 - Applications will be accepted on a rolling basis until June 30, 2023, or until funds are exhausted, whichever is sooner.
 - Pursuant to the Budget Act of 2022 (Section 20 of AB 178), up to 50 percent of the \$300 million authorized for ERF-2 shall be prioritized for Local Jurisdictions with proposals that address encampments on state right-of-ways and that meet priority criteria established by Cal ICH in consultation with the Department of Transportation.

H. Key Dates

The rolling Application Window will open upon the release of this NOFA and the accompanying ERF-2-R application on December 1, 2022, and will remain open until June 30, 2023, or until all program funds have been exhausted, whichever comes first. Applications will be reviewed in batches as illustrated in the table and diagram below. Applications for projects on state right-of-ways will be prioritized in this review process.

If a CoC applies for an ERF proposal located on a state right-of-way (SROW) before May 1, 2023 (during Application Window #1 or #2), the CoC must provide a Letter of Local Acknowledgment from each overlapping Local Jurisdiction that identifies the prioritized encampment and confirms that no Local Jurisdiction intends to apply for funding for the prioritized encampment.

Table, ERF-2-R Events	Responsible Party	Date(s)
NOFA Release Date	Cal ICH	12/01/2022
Application Release Date	Cal ICH	12/01/2022
Application Window #1	Applicant	12/1/2022 - 2/28/2023
Application Window #2	Applicant	3/1/2023 - 4/30/2023
Review and Award Window #1 Applications	Cal ICH	
Letter of Local Acknowledgement No Longer Required for CoC Applications on SROW	Applicant	5/1/2023
Application Window #3	Applicant	5/1/2023 - 6/30/2023
Review and Award Window #2 Applications	Cal ICH	
Review and Award Window #3 Applications	Cal ICH	7/1/23 - 8/31/23
Deadline to Expend 50 Percent of Allocation	Applicant	6/30/2024
Deadline to Obligate 100 Percent of Allocation	Applicant	6/30/2024
Deadline to Expend 100 Percent of Allocation	Applicant	6/30/2026

Diagram, Application Window and Review									
	2022	2023							
	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG
Application Window 1									
Review of Window 1 Applications									
Application Window 2									
Review of Window 2 Applications									
Application Window 3									
Review of Window 3 Applications									

I. Applicant Conference:

General questions may be submitted by email to calichgrants@bcsh.ca.gov, with a heading “ERF-2-R” for the duration of the rolling application period. Please know that Cal ICH will likely respond to any inquiries through **official channels that are directed to the entire eligible applicant pool** (i.e., Applicant Conference, FAQ, or if necessary, an addendum to this NOFA). A non-mandatory Applicant Conference is a space for Cal ICH to walk through the application and submitted questions and answer live questions, as time permits. This conference will last an hour and is for informational purposes only. Attendance is voluntary and the conference will be recorded and posted on Cal ICH’s website for viewing as your schedule permits.

To have your question answered in the Applicant Conference, please email questions to calichgrants@bcsh.ca.gov with subject line: ERF-2-R by 5pm 12/21/2022.

Conference date and time: 1/05/2023 @ 10:00 – 11:00 AM Pacific Time

Register in advance for this webinar:
https://us06web.zoom.us/webinar/register/WN_vHuyirljTgKzNwIC170QzQ.

Applicant Conference Agenda:

- Welcome and Introduction
- NOFA Overview
- Answer Questions Submitted to Cal ICH
- Live Questions (as time permits)

II. **REQUIRED APPLICATION ELEMENTS, EVALUATION CRITERIA, AND PRIORITIZED FACTORS**

A. Required Application Elements

Eligible applicants must submit an Application in a form and manner specified by Cal ICH; the Application must include minimum elements as described in HSC Section 50252.1(c)(4). The Application made available through the Cognito Submission Portal includes all the minimum elements.

B. Evaluation Criteria

In determining which Applications to fund, Cal ICH shall evaluate and score proposals based on specific criteria as described in HSC Section 50251(c)(2). These specific criteria are operationalized through and located in the ERF-2-R Scoring Matrix at Section VI.A and B of this NOFA.

C. Prioritized Factors

In accordance with HSC Section 50252.1(c)(5), in awarding grants, funding shall be prioritized for both of the following:

- Applications that demonstrate cross-systems collaboration, including collaborations with state and federal entities, and innovative efforts to resolve encampment issues, while focusing on protecting the health and well-being of the individuals living in those encampments.
- Applications that represent the diversity of communities across the state, including, but not limited to, rural, urban, and suburban communities.

III. **ELIGIBLE USES**

A. Eligible Uses

Applicant’s program design and objective and their proposed eligible uses must advance ERF-2-R’s objective, which is set forth at Section I.A of this NOFA.

Proposal design may include any combination of the following ten Eligible Use categories:

Eligible Use Category	Non-Exhaustive List of Eligible Activities Applied to the Eligible Population
Rapid Rehousing	Rapid rehousing, including housing identification services, rental subsidies, security deposits, incentives to landlords, and holding fees for eligible persons, housing search assistance, case management and facilitate access to other community-based services.
Operating Subsidies	Operating subsidies in new and existing affordable or supportive housing units, emergency shelters, and navigation centers. Operating subsidies may include operating reserves.
Street Outreach	Street outreach to assist eligible persons to access crisis services, interim housing options, and permanent housing and services.
Services Coordination	Services coordination, which may include access to workforce, education, and training programs, or other services needed to improve and promote housing stability for eligible persons, as well as direct case management services being provided to persons.

Systems Support	Systems support for activities that improve, strengthen, augment, complement, and/or are necessary to create regional partnerships and a homeless services and housing delivery system that resolves persons' experiences of unsheltered homelessness.
Delivery of Permanent Housing	Delivery of permanent housing and innovative housing solutions, such as unit conversions that are well suited for eligible persons.
Prevention and Shelter Diversion	Prevention and shelter diversion to permanent housing, including flexible forms of financial assistance, problem solving assistance, and other services to prevent people that have been placed into permanent housing from losing their housing and falling back into unsheltered homelessness. This category is only available to serve people who were formerly residing in the prioritized ERF encampment site.
Interim Sheltering	Interim sheltering, limited to newly developed clinically enhanced congregate shelters, new or existing noncongregate shelters, and operations of existing navigation centers and shelters based on demonstrated need that are well suited for eligible persons.
Improvements to Existing Emergency Shelters	Improvements to existing emergency shelters to lower barriers, increase privacy, better address the needs of eligible persons, and improve outcomes and exits to permanent housing.
Administrative Costs	Administrative costs incurred by the city, county, continuum of care, to administer its program allocation. Up to 5% of grant funds may be applied to administrative costs.

Site restoration is not a permitted Eligible Use for ERF-2-R funds.

B. Budgets

Applicants must use the standardized budget template available at Box.com: (<https://dca.box.com/s/3hil5rn8zp4g4q91r619fjlt2lrc6qvl>). Where necessary, applicants may modify the budget template.

These budgets will be submitted through the Cognito submission portal: (<https://www.cognitofrms.com/CaliforniaInteragencyCouncilOnHomelessness/ERF2RApplication>).

Applicants must demonstrate a reasonable effort to correctly categorize their budgets into the appropriate Eligible Uses. Additionally, if one larger proposal may fall within two or more Eligible Use categories, applicants should split up the line item so that Cal ICH staff can track and better understand proposal components.

IV. APPLICATION

A. ERF-2-R Application

The ERF-2-R Application is a questionnaire style survey and has three required parts. A submitted Application that deviates from the following requirements may be considered nonresponsive and may be disqualified from the evaluation.

1. *Part 1: Administrative Information*

Requires the applicant to provide information pertaining to jurisdiction type, implementing organization, and contacts.

2. *Part 2: Proposal Overview*

Requires the applicant to provide information on three main areas:

- a) People Served: including metrics on how many people are living in the prioritized encampment and how many people are proposed to be served.
- b) Encampment Information: including a description of the people living in the prioritized encampment, the physical characteristics of the encampment, why the site and the people residing there are being prioritized, and whether the encampment is located entirely or partially on a state right-of-way. This includes:
 - **Attachment, Map**: Applicants must submit a map of the encampment site proposed to be served with ERF-2-R funds.
 - **If applicable, Attachment, Caltrans Letter of Support**: Projects entirely or partially on a state right-of-way must include a Letter of Support from Caltrans.
 - This letter must include confirmation from Caltrans that they are aware of and in support of the ERF project, including the projected timeline, and that they will only take action on that encampment site in collaboration with and with at least two weeks-notice to the ERF grantee, unless critical circumstances exist when an encampment poses an imminent threat to life, health, safety, or infrastructure and must be immediately addressed.
 - This letter should be signed by the local Caltrans Deputy District Director of Maintenance (DDDM) or their designee.
 - This letter may also include Caltrans role in the proposal and what Caltrans resources are being leveraged.
- c) Proposal's Outcomes: including a description of the proposal's planned outcomes, activities to support meeting these outcomes, and how the applicant will measure their progress.

3. Part 3: Implementation

Requires the applicant to provide details around proposal implementation around five key areas:

- a) Centering People: includes data, evidence, etc. that informed the proposal's design, how input from people with lived expertise was meaningfully incorporated into the proposal, the proposal's adherence to Housing First, the proposal's delivery of trauma informed housing services and supports, as well as how the proposal will prioritize the dignity, health and safety of people experiencing homelessness in the encampment.
- b) Core Service Delivery and Housing Strategies: including the proposed outreach strategies and/or service coordination for the persons experiencing homelessness while they continue to reside in the encampment, the proposed living situations immediately following the encampment, displacement mitigation strategies, commitment and ability to deliver permanent housing, service pathways to permanent housing, and strategies to mitigate returns to unsheltered homelessness.
- c) Budget and Resource Plan: including the total amount of ERF-2-R funds requested, the amount and description of non-ERF resources that will support the proposal, and an explanation for how the requested amount was determined based on the number of people served and the housing options provided. This includes:
 - **Attachment, Standardized Budget**: Applicants must use the standardized budget template available at Box.com: (<https://dca.box.com/s/3hil5rn8zp4g4q91r619fjlt2lrc6qvl>). Where necessary, applicants may modify the budget template. For guidance on Eligible Uses and categorization, see Eligible Uses in Section III.A.
- d) Key Entities and Staff: including the experience and qualifications for the implementing organization and key partners, evidence of collaboration between Local Jurisdiction(s) and the CoC, as well as identification of the primary parties with rights to and/or control of the property upon which the encampment resides (Caltrans, Union Pacific, private landowner, etc.) and their shared understanding of and commitment to the implementation of the proposal. For proposals on state right-of-ways, applicants must describe how they collaborated with Caltrans on their program design, implementation plans, and projected timeline.
 - **If applicable, Attachment, Letter of Local Acknowledgement**: Local Jurisdictions have priority to apply for ERF programs on state right-of-ways. If a CoC is applying for an ERF project for an encampment that is entirely or partially on a state right-of-way before May 1, 2023, the CoC must include a Letter of Local Acknowledgment from each overlapping jurisdiction. This letter must confirm that the applicant has communicated with each overlapping Local Jurisdiction and that no overlapping jurisdiction intends to apply for ERF-2-R funds for this particular encampment.

e) Accelerated Timeline: including how your community will act urgently and efficiently while prioritizing the dignity, safety and wellness of people experiencing homelessness within the encampment site and proposal milestones. This includes:

- **Attachment, Timeline**: Applicants must use the standardized timeline template for the appropriate application window available at Box.com:
 - Timeline for Application Window 1 (through February 28, 2023) (<https://dca.box.com/s/44esrb8roe0pc3lmm3y7h1v4qkja8gbk>)
 - Timeline for Application Window 2 (through April 30, 2023) (<https://dca.box.com/s/mn0oepvjshisp6asdg32g0duxfhy0phy>)
 - Timeline for Application Window 3 (through June 30, 2023) (<https://dca.box.com/s/kl1r5ndssno0uyqi66sz7b4zooweolts>)

V. APPLICATION SUBMISSION

A. Submission Portal Requirements

Applicants will utilize the Cognito submission portal:

(<https://www.cognitofrms.com/CaliforniaInteragencyCouncilOnHomelessness/ERF2RAapplication>).

Applications will be accepted on a rolling basis beginning on December 1, 2022, until June 30, 2023, or until all funds have been exhausted, whichever occurs first. As detailed above in the Key Dates table, this rolling application period will span three possible application submission windows. Complete applications submitted and received by 5:00 p.m. on the last day of the corresponding application window, will be reviewed and evaluated as a batch for that window. Applications received after 5:00 p.m. on the last day of the application window will be reviewed and evaluated during the following application window. Because Cal ICH does not have control over the platform's timing apparatus and uploading speed, and to mitigate for unforeseen occurrences, applicants are strongly encouraged to submit by noon on the last day of the corresponding application window. For example, applications submitted during application window #1 for the period of December 1, 2022 through February 28, 2023, must be submitted no later than 5:00 p.m. on February 28, 2023, and applicants are encouraged to submit by noon on that day to mitigate any unforeseen occurrences in the Cognito application portal. Applicants are permitted to submit a "test" submission at a time of their choosing to familiarize themselves with the Application and the Cognito platform. The Cognito platform will instruct applicants how to navigate this process.

VI. REVIEW, SCORING, AND AWARD

A. Review

Phase 1 – Administrative Review: Applications will be reviewed and evaluated for completeness of NOFA specifications, including checking that the application was submitted on behalf of an eligible applicant. In this review stage, reviewers will compare the contents of each application to ensure that all required items are populated and / or received. Applications that are not complete or do not contain all the required items and attachments will be considered non-responsive and may be disqualified from the evaluation.

Phase 2 – Scoring Review: Cal ICH and/or its designee will convene an evaluation panel of three qualified individuals who have knowledge and experience of the state grantmaking process and subject matter of the Program (Evaluation Panel). The Evaluation Panel will review and score applications in accordance with the ERF Scoring Matrix below. This panel will produce an application’s average score. Applications eligible for funding must score an average of at least 70 of the possible 100 points. In addition to receiving an average total score of at least 70, all applicant scores must average no less than the minimum scoring threshold for each of the following sections:

- 1) People Served and Encampment Information (must receive 3 out of the 5 possible points)
- 2) Proposal’s Outcomes (must receive 10 out of the 15 possible points)
- 3) Centering People (must receive 16 out of the 20 possible points)
- 4) Core Service Delivery and Housing Strategies (must receive 11 out of the 15 possible points)
- 5) Budget and Resource Plan (must receive 10 out of the 15 possible points)
- 6) Key Entities and Staff (must receive 10 out of the 15 possible points)
- 7) Accelerated Timeline (must receive 10 out of the 15 possible points)

B. Scoring

The Evaluation Panel will review and consider the totality of the information in the Application when determining whether the Application satisfies the minimum scoring threshold. However, applicants should respond to each Application criteria in the proper Application section to ensure all requirements are met.

ERF-2-R Scoring Matrix	
Proposal Overview	Factors that satisfy minimum scoring threshold:
<p>People Served and Encampment Information <i>(Must receive 3 out of the 5 possible points)</i></p>	<ul style="list-style-type: none"> • Clearly describes the characteristics and demographics of the people living in the prioritized encampment and the physical aspects of the encampment including location, size of area, types of structures onsite, and vehicles present. • Makes a logical and compelling case for why the identified encampment site is being prioritized.
<p>Proposal’s Outcomes <i>(Must receive 10 out of the 15 possible points)</i></p>	<ul style="list-style-type: none"> • Proposal’s outcomes meaningfully align with ERF-2-R’s objective (set forth at Section I.A of this NOFA). • Outcomes are specific, measurable, realistic, and time-based. • Logically describes how progress will be measured and outcomes achieved. • Applicant demonstrates an above average likelihood of achieving the Proposal’s Outcomes.

Implementation	Factors that satisfy minimum scoring threshold:
<p>Centering People <i>(Must receive 16 out of the possible 20 points)</i></p>	<ul style="list-style-type: none"> • Uses well-informed analyses or the perspectives of people with lived experience of homelessness to inform the proposal's decisions, processes, and actions which should advance the wellbeing of people experiencing unsheltered homelessness in the identified encampment. • Aligns with and exemplifies Housing First approaches. • Provides trauma informed services and supports, operationalizes harm reduction, and centers an individual's choice and preferences. • Prioritizes the dignity, health, and safety of people experiencing homelessness in the encampment. • Details the controls in place to not "penalize homelessness."
<p>Core Service Delivery and Housing Strategies <i>(Must receive 11 out of the possible 15 points)</i></p>	<ul style="list-style-type: none"> • Includes a comprehensive outreach and engagement strategy including case management and service coordination for people currently residing in the encampment. • Details identified interim shelter and permanent housing options and includes a description of how many individuals are projected to be served with each interim and permanent housing solution. • Includes compelling evidence of an applicant's demonstrated ability and commitment to deliver permanent housing for people residing in the prioritized encampment. Compelling evidence may include identification, availability, and prioritization of permanent housing resources. • Describes how the proposed service delivery model is tailored to meet the needs and preferences of the people residing in the encampment site. • Uses data and input from people with lived experience of homelessness to inform housing and service needs, preferences, and the availability of resources to meet those needs and preferences. • Details strategies likely to prevent displacement from the prioritized encampment to another unsheltered location and prevent returns to unsheltered homelessness. • Details operable plans to support individuals with the storage of their property and care of their pets.
<p>Budget and Resource Plan <i>(Must receive 10 out of the possible 15 points)</i></p>	<ul style="list-style-type: none"> • Demonstrates a sustainable, prudent, and effective use of requested funding. • Budget aligns with achieving the proposal's outcomes, services and housing options, and number of people served. • Identifies non-ERF-2-R resources that will be leveraged to

	<p>support proposal implementation including coordination of resources from other systems that would increase services and housing options.</p>
<p>Key Entities and Staff <i>(Must receive 10 out of the possible 15 points)</i></p>	<ul style="list-style-type: none"> • Includes a detailed description of the lead entity that will oversee the implementation of activities in the proposal. Describe lead entity’s mission, goals, values, geographic service area and existing efforts related to serving persons living in encampments. • Demonstrates the ability to recruit and deploy personnel with experience and expertise needed to support the success of the proposal. • Demonstrates commitment to cross-systems collaboration with descriptions of key contributions of each organization and local community partners including their experience and expertise in serving persons experiencing unsheltered homelessness with a range of service needs. • Demonstrates collaboration between Local Jurisdiction(s) and the CoC for this proposal. • Demonstrates capacity to carry out the proposal. • Identifies the primary parties with rights to and / or control of the property upon which the encampment resides and their shared understanding of and commitment to the implementation of the proposal. • If the encampment is on a state right-of-way, the proposal describes how the applicant collaborated with Caltrans on their program design, implementation plan, and projected timeline.
<p>Accelerated Timeline <i>(Must receive 10 out of the possible 15 points)</i></p>	<ul style="list-style-type: none"> • Demonstrates how the community will act urgently and efficiently while prioritizing the dignity, safety and wellness of people experiencing homelessness within the encampment site. • Demonstrates likelihood of meeting proposal milestones and objectives.

C. Award

After each application window has closed and all applications received during the window have been reviewed and scored, a Notice of Intent to Award shall be posted on the Cal ICH website and shall be sent by email to the proposed awardees.

Once awards have been determined by Cal ICH, a contract packet including the Standard Agreement and Request for Funds Form (RFF) form will be prepared and sent to the grantee. The grantee will return the signed Standard Agreement and RFF. Funds will be disbursed to the grantee upon receipt, review and approval of the completed Standard Agreement and RFF by Cal ICH, the Department of General Services (DGS) and the State Controller’s Office (SCO). The RFF must include the total amount of funds

proposed for expenditure. Grant funds will be disbursed via mailed check once the RFF has been received by the SCO. Checks will be mailed to the address and contact name listed on the RFF.

Applications that are denied funding will be provided Evaluation Panel feedback. Applicants are encouraged to incorporate this feedback and reapply in the next Application Window. Projects on state right-of-ways will be prioritized in this feedback process.

D. Appeals

Pursuant to HSC Section 50251(c)(1), Cal ICH's decision to approve or deny an application and the determination of the amount of funding to be provided shall be final and is not subject to appeal.

VII. PERFORMANCE AND REPORTING

A. Performance

Performance shall start no later than 30 days, or on the express date set by Cal ICH and the grantees, after all approvals have been obtained and the Standard Agreement is fully executed. Should the grantee fail to commence work at the agreed upon time, Cal ICH, upon five (5) days written notice to the grantee, reserves the right to terminate the Agreement. All performance under the Agreement shall be completed on or before the termination date of the Agreement.

ERF-2-R funds not expended by the 6/30/26 deadline shall be returned to Cal ICH and will revert to the fund of origin.

B. Reporting

The grantee shall submit quarterly reports to Cal ICH with fiscal and programmatic data reflecting the progress of their ERF program in a format provided by Cal ICH. These quarterly reports will include an anonymized person served list illustrating the housing outcomes of each person served by the grantee's ERF program. Grantees may also receive ad hoc requests for information from Cal ICH or its contractors in support of program monitoring, research, and evaluation. Grantees with projects on state right-of-ways may also be required to provide programmatic data to Caltrans.

At the end of the grant period, or upon request by Cal ICH, all grantees shall provide information and products developed with grant funds on service delivery models including any materials that may be necessary to study the program or replicate it for implementation across the state.

MEETING DATE February 22, 2023

ITEM TITLE APPOINTMENT OF ALTERNATE TO SAN DIEGO RIVER CONSERVANCY BOARD; FINDING THE ACTION IS NOT A PROJECT SUBJECT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

DIRECTOR/DEPARTMENT John W. Minto, Mayor

SUMMARY

Council Member Trotter is the appointed representative for the San Diego River Conservancy Board. There is currently no appointed alternate. Policy LPM 2018-1 authorizes the City Council to make appointments to the City's Boards, Commissions, and Committees at any regular or special council meeting. This item requests that City Council appoint an alternate to the San Diego River Conservancy Board.

Mayor Minto will call for a vote on his recommendation and direct the City Clerk to send notice of the appointment. The term will begin on February 23, 2023 and expire on January 22, 2025.

FINANCIAL STATEMENT *MS*

None.

CITY ATTORNEY REVIEW N/A • Completed

RECOMMENDATION *MSB*

Take action on the Mayor's recommendation for an alternate to the San Diego River Conservancy Board.

ATTACHMENT

Current Local Appointment List – Council Committees

CITY OF SANTEE – LOCAL APPOINTMENT LIST
BOARDS, COMMISSIONS AND COMMITTEES

(December 2022)

Council Committees

CITY COUNCIL & SANTEE ELEMENTARY SCHOOL DISTRICT CONFERENCE COMMITTEE

Qualifications: Member of the City Council or School Board; terms are annual

	Appointed	Current Term Expiration
Representative – Council Member Rob McNelis	12/14/22	01/22/25
Representative – Council Member Dustin Trotter	12/14/22	01/22/25

EAST COUNTY ECONOMIC DEVELOPMENT COUNCIL

Qualifications: Member of the City Council; terms are annual

	Appointed	Current Term Expiration
Representative – Council Member Dustin Trotter	12/14/22	01/22/25
Alternate – Council Member Ronn Hall	12/14/22	01/22/25

GOODAN RANCH POLICY COMMITTEE

Qualifications: Three elected representatives from the County of San Diego, City of Poway and City of Santee; terms are annual

	Appointed	Current Term Expiration
Representative – Council Member Dustin Trotter	12/14/22	01/22/25
Alternate – Council Member Rob McNelis	12/14/22	01/22/25

HEARTLAND COMMUNICATIONS FACILITY COMMISSION*

Each public agency which is a party to this agreement has one seat on the Commission. The cities of El Cajon, Lemon Grove, Santee, and La Mesa, and the Alpine, Bostonia, Lakeside and San Miguel Fire Protection Districts jointly equip, maintain, operate and staff a facility, thereby providing emergency services of receiving and dispatching calls to said public agencies; term is per appointing agency

	Appointed	Current Term Expiration
Representative – Vice Mayor Laura Koval	12/14/22	01/22/25
Alternate – Council Member Rob McNelis	12/14/22	01/22/25

**Stipend Received*

HEARTLAND FIRE TRAINING FACILITY AUTHORITY COMMISSION*

Qualifications: Agency member Heartland Fire Training Facility Authority; term is per appointing agency

	Appointed	Current Term Expiration
Representative – Council Member Rob McNelis	12/14/22	01/22/25
Alternate – Council Member Ronn Hall	12/14/22	01/22/25

**Stipend Received*

LOCAL APPOINTMENTS LIST, REVISED DECEMBER 2022

LEAGUE OF CALIFORNIA CITIES*

Qualifications: Member of the City Council; terms are annual.

	Appointed	Current Term Expiration
Representative – Mayor John W. Minto	12/14/22	01/22/25
Alternate – Council Member Ronn Hall	12/14/22	01/22/25

**Any Council Member may choose to attend any individual event*

MISSION TRAILS REGIONAL PARK TASK FORCE

Qualifications: Member of City Council; terms are annual

	Appointed	Current Term Expiration
Representative – Council Member Dustin Trotter	12/14/22	01/22/25
Alternate – Council Member Rob McNelis	12/14/22	01/22/25

SAN DIEGO ASSOCIATION OF GOVERNMENTS (SANDAG) Board of Directors*

Qualifications: Member of the City Council; terms are annual

	Appointed	Current Term Expiration
Representative – Mayor John W. Minto	12/14/22	01/22/25
Alternate – Vice Mayor Laura Koval	12/14/22	01/22/25
2 nd Alternate – Council Member Ronn Hall	12/14/22	01/22/25

**Stipend Received*

SAN DIEGO METROPOLITAN TRANSIT SYSTEM (MTS)*

Qualifications: Member of the City Council; terms are annual.

	Appointed	Current Term Expiration
Representative – Council Member Ronn Hall	12/14/22	01/22/25
Alternate – Vice Mayor Laura Koval	12/14/22	01/22/25

**Stipend Received*

SAN DIEGO RIVER CONSERVANCY BOARD

Qualifications: Member of the City Council; terms are annual.

	Appointed	Current Term Expiration
Representative – Council Member Dustin Trotter	12/14/22	01/22/25

SANTEE-LAKESIDE EMERGENCY MEDICAL SERVICES AUTHORITY (SLEMSA)

Qualifications: Member of the City Council; term is per appointing agency.

	Appointed	Current Term Expiration
Representative – Vice Mayor Laura Koval	12/14/22	01/22/25
Representative – Council Member Dustin Trotter	12/14/22	01/22/25
Alternate – Mayor John W. Minto	12/14/22	01/22/25